



West Somerset Local Plan
2012 – 2032 Preferred
Strategy

Sustainability Appraisal
Report

Appendix B Appraisal
Matrices

Prepared for:

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Williton, Somerset**

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Aspect of the plan being assessed: SPATIAL VISION AND STRATEGIC OBJECTIVES					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
1a. Reduce impacts on tranquility from noise and visual intrusion	+/?	+/?	+/?	<p>The spatial vision is likely to have a positive effect in relation to this SA objective, through its aim to increase provision of new housing specifically in areas that will help to secure a reduction in transport demand. In addition, its aim to ensure that, by 2032, more of the District's food supply will be produced locally is likely to have a positive effect on the SA objective, through reducing traffic volume.</p> <p>The potential effects of the strategic objectives in relation to this SA objective are uncertain as there is no provision made for minimising noise or reducing effects on tranquillity. As noise and tranquillity may worsen in the future, these would appear to be omissions.</p>	Mitigation measure (Spatial Vision and Strategic Objectives): The strategic objectives should be expanded to include reference to avoiding noise pollution and reducing effects on tranquillity.
1b. Reduce the need to travel and facilitate modal shift (particularly with regard to reducing the impact of traffic during the peak summer months)	+	+	+	<p>The spatial vision is likely to have a positive effect in relation to this SA objective, through its aim to increase provision of new housing specifically in Minehead and this will help to secure a reduction in transport demand. In addition, its aim to ensure that, by 2032, more of the District's food supply will be produced locally is likely to have a positive effect on the SA objective, through reducing food miles.</p> <p>The strategic objectives are likely to have a positive effect in relation to this SA, through increasing self-containment with the District's main settlements.</p>	
2a. Reduce greenhouse gas emissions	+	+	+	<p>The spatial vision is likely to have a positive effect in relation to this SA objective through its aims of enabling more people to work close to their homes, by diversifying the tourism industry with a wider range of sustainable enterprises, by developing new housing in locations which will help to secure a reduction in transport demand, by increasing the low carbon economy locally by 2032 and by producing more of the District's food supply locally by 2032. These aims will all help to reduce travel</p>	Enhancement measure (Spatial Vision and Strategic Objectives): The strategic objective concerning reducing CO ₂ emissions for the District could be expanded to state methods of emissions reduction, e.g. through greater energy efficiency and greater generation of

Aspect of the plan being assessed: SPATIAL VISION AND STRATEGIC OBJECTIVES					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				and greenhouse gas emissions. The strategic objectives are likely to have a positive effect in relation to this SA objective through making a significant reduction in greenhouse gas emissions for the District.	power from renewable sources.
2b. Improve adaptation for unavoidable climate change including consideration of the location of development	+	+	+	The spatial vision is likely to have a positive effect in relation to this SA objective through its aim to positively manage flood risk in accommodating new development. The strategic objectives are likely to have a positive effect in relation to this SA objective through successfully managing flood risk in implementing new development.	Enhancement measure (Spatial Vision and Strategic Objectives): The fourth bullet point of the strategic objectives could be expanded to include the design of new development adapting to climate change.
2c. Increase energy efficiency and the amount of energy generated from renewable sources	?	?	?	The spatial vision could have a positive effect in relation to this SA objective through its aim to achieve a marked increase in low carbon economy locally by 2026. However, there is no mention of promoting energy efficiency and renewable energy specifically, so it does not achieve a positive effect and is uncertain. The strategic objectives could have a positive effect in relation to this SA objective through aiming to make a significant reduction in CO ₂ emissions for the District, however, there is no specific mention of encouraging energy efficiency or renewable energy generation, therefore, it is not clear how this is to be achieved.	Mitigation measure (Spatial Vision and Strategic Objectives): The vision and strategic objectives should be improved by reference to increasing energy efficiency and generation and use of renewable energy.
3a. Reduce anti-social behaviour and fear of crime	+	+	+	The potential effects of the spatial vision in relation to this SA objective are currently uncertain as there is no provision made for reducing anti-social behaviour and fear of crime. However, it would not necessarily be expected that the vision goes into this level of detail and the strategic objectives are likely to have a positive effect in relation to this SA objective through creating an	

Aspect of the plan being assessed: SPATIAL VISION AND STRATEGIC OBJECTIVES					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				aspiring, enterprising and entrepreneurial culture and through developing the quality of the tourism offer. There is no specific inclusion of measures to reduce fear of crime, however, the baseline information shows that anti-social behaviour and fear of crime are not a key issue for West Somerset.	
4a. Ensure equitable access to viable facilities and services for all sectors of the community including those in rural areas	+	+	+	The spatial vision is likely to have a positive effect in relation to this SA objective through its aim to enhance the communities of Minehead, Watchet, Williton, Brushford and Dulverton into centres of a thriving and varied local economy, by 2032. There is no mention of specific services, such as public transport, however, this is not considered appropriate to the spatial vision. The strategic objectives are likely to have a positive effect on this SA objective through strengthening the role and function of the District's main settlements and through increasing self-containment in the District's main settlements.	
5a. To develop and maintain a balanced and sustainable population structure which good access to services, facilities and homes for all sectors of the society	+	+	+	The spatial vision is likely to have a positive effect in relation to this SA objective through its dual aims to both enhance the villages of Minehead, Watchet, Williton, Brushford and Dulverton into centres of a thriving and varied local economy, and to increase the amount of affordable housing by 2032. These aims are to encourage people to work close to their homes and increase the amount of affordable housing, and also help to achieve a balanced population structure with good access to services, facilities and homes. The strategic objectives are likely to have a positive effect on this SA objective through making a step change in the provision of affordable housing to meet identified local needs.	
6a. Reduce land contamination, and safeguard soil and geological quality and	?	?	?	The potential effects of the spatial vision and the strategic objectives in relation to this SA objective are currently uncertain	Mitigation measure (Spatial Vision and Strategic Objectives): As high

Aspect of the plan being assessed: SPATIAL VISION AND STRATEGIC OBJECTIVES					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
quantity				as there is no provision made for reducing contamination and safeguarding soil resources.	quality agricultural land is within the district, the strategic objectives should mention protecting soils, in particular, high quality agricultural land.
7a. To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste	?	?	?	The potential effects of the spatial vision and the strategic objectives in relation to this SA objective are currently uncertain as there is no provision made for waste reduction and sustainable waste management.	Mitigation measure (Spatial Vision and Strategic Objectives): The performance of the vision and the strategic objectives would be improved if they referred to waste reduction and sustainable waste management.
8a. Maintain and improve the quality of ground/river/coastal water	?	?	?	The potential effects of the spatial vision and the strategic objectives in relation to this SA objective are currently uncertain as there is no provision made for improving water quality.	Mitigation measure (Spatial Vision and Strategic Objectives): The performance of the vision and the strategic objectives would be improved if they referred to improving water quality.
8b. Reduce risk of flooding including coastal flooding	+	+	+	The spatial vision is likely to have a positive effect in relation to this SA objective through its aim to positively manage flood risk in accommodating new development. The strategic objectives are likely to have a positive effect on reducing flood risk through successfully managing flood in implementing new developments.	
8c. Improve efficiency of water use	?	?	?	The potential effects of the spatial vision and the strategic objectives in relation to this SA objective are currently uncertain as there is no provision made for improving the efficiency of water use.	Mitigation measure (Spatial Vision and Strategic Objectives): The strategic objectives could include an additional bullet point encouraging sustainable

Aspect of the plan being assessed: SPATIAL VISION AND STRATEGIC OBJECTIVES					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					construction and/or water efficiency in new developments.
9a. Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, recorded Historic Parks and gardens, maritime and coastal heritage, listed buildings and conservation areas	+	+	+	<p>The potential effects of the spatial vision in relation to this SA objective are currently uncertain as there is no provision made for protection of heritage and archaeological features. However, the strategic objectives address this issue so no mitigation is necessary.</p> <p>The strategic objectives are likely to have a positive effect in relation to this SA objective through both conserving and enhancing the character of historic settlements, buildings and landscapes and ensuring and that new development contributes to the area's heritage in a positive way.</p>	
10a. To improve the health and wellbeing of the population and improve access to health services for all	+	+	+	<p>The spatial vision could have a positive effect in relation to this SA objective through its aim to enhance the villages of Minehead, Watchet, Williton, Brushford and Dulverton and turn them into centres of a thriving and varied local economy, which would include the provision of better access to public transport and health services.</p> <p>The potential effects of the strategic objectives in relation to this SA objective are currently uncertain as there is no provision made for improving access to healthcare facilities or improving recreational or sports facilities. However, the objectives include increasing self-containment of settlements which could encourage more walking and cycling.</p>	
11a. Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced	+	+	+	<p>The potential effects of the spatial vision in relation to this SA objective are currently uncertain as there is no provision made for landscape conservation and enhancement. However, the strategic objectives address this issue so no mitigation is necessary.</p>	

Aspect of the plan being assessed: SPATIAL VISION AND STRATEGIC OBJECTIVES					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				The strategic objectives are likely to have a positive effect in relation to this SA objective through both conserving and enhancing the character of historic settlements, buildings and landscapes and ensuring and that new development contributes to the area's heritage in a positive way.	
11b. Enhance the form and design of the built environment	+	+	+	<p>The potential effects of the spatial vision in relation to this SA objective are currently uncertain as there is no provision made for enhancing the form and design of the built environment. However, the strategic objectives address this issue so no mitigation is necessary.</p> <p>The strategic objectives are likely to have a positive effect in relation to this SA objective through both enhancing the character of historic settlements and buildings and ensuring and that new development contributes to the area's heritage in a positive way.</p>	
11c. Ensure provision is made to incorporate green infrastructure into spatial planning	?	?	?	<p>The spatial vision will have an uncertain effect as it does not provide for any specific measures to encourage green infrastructure.</p> <p>The potential effects of the strategic objectives in relation to this SA objective are currently uncertain as there is no provision made for provision of green infrastructure in spatial planning.</p>	Mitigation measure (Spatial Vision and Strategic Objectives): The strategic objectives and vision would be improved if they referred to improving the district's green infrastructure resource.
12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas	+	+	+	<p>The spatial strategy is likely to have a positive effect in relation to this SA objective through its aim to enhance the villages of Minehead, Watchet, Williton, Brushford and Dulverton and turn them into centres of a thriving and varied local economy, by 2032, enabling more people to work close to their homes. The vision also includes improving skills and diversifying the tourism sector into a wider range of more sustainable enterprises.</p> <p>The strategic objectives are likely to have a positive effect in</p>	

Aspect of the plan being assessed: SPATIAL VISION AND STRATEGIC OBJECTIVES					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				relation to this SA objective through creating an aspiring, enterprising and entrepreneurial culture within West Somerset and providing affordable housing to meet local needs. These objectives will increase economic activity and enable the regeneration of key areas.	
13a. Protect and enhance biodiversity at all levels	+	+	+	The spatial vision is likely to have a positive effect in relation to this SA objective through its aim to strengthen biodiversity by 2032. The strategic objectives are likely to have a positive effect in relation to this SA objective through protecting and enhancing biodiversity throughout the District.	
13b. Maintain, restore and enhance populations of focal species	+	+	+	The spatial vision is likely to have a positive effect in relation to this SA objective through its aim to strengthen biodiversity by 2032. Specific populations of focal species are not mentioned, however, this is not considered appropriate to the spatial vision. The strategic objectives are likely to have a positive effect in relation to this SA objective through protecting and enhancing biodiversity throughout the District, however, specific species and locations are not given but this is not considered appropriate for the strategic objectives.	
13c. Increase the land area of UK Biodiversity Action Plan habitats within the district	+	+	+	The spatial vision is likely to have a positive effect in relation to this SA objective through its aim to strengthen biodiversity by 2032. There is no provision made for increasing the land area of UK BAP habitats within the district, however, this is not considered appropriate to the spatial vision. The strategic objectives are likely to have a positive effect in relation to this SA objective through its aim to strengthen biodiversity by 2032. There is no provision made for increasing the land area of UK BAP habitats within the district, however,	

Aspect of the plan being assessed: SPATIAL VISION AND STRATEGIC OBJECTIVES					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				this is not considered appropriate to the objectives.	
13d. Maintain and improve the conservation status of selected designated and non-designated nature conservation sites	+	+	+	The spatial vision and the strategic objectives are likely to have a positive effect in relation to this SA objective through their aim to strengthen biodiversity by 2032. There is no provision made for protecting conservation, however, this is not considered appropriate to the spatial vision and the strategic objectives.	

Aspect of the plan being assessed: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT (Policy SD1: Presumption in favour of sustainable development)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
1a. Reduce impacts on tranquility from noise and visual intrusion	?	?	?	The definition of sustainable development as set out by the policy includes promoting strong, vibrant and healthy communities. It is not clear from the plan whether this includes protecting communities from noise and visual intrusion. The effect of the policy, therefore, is uncertain.	Mitigation measure (Policy SD1): Information is needed in relation to the criteria that development will be judged against in deeming it sustainable. The definition of sustainability in the plan is useful but is not enough of a check to ensure that the sustainability of the District is protected from inappropriate development. Some sustainability criteria are addressed by various Local Plan Policies. However, there may be instances where an aspect of sustainability is not addressed by a Local Plan Policy. The SA recommends that that as a minimum the headline issues that the council would expect to see within any planning application should be listed. In addition, some more detailed guidance could be provided by the council which references the appropriate standards and targets which developments should be reaching/aspiring to.
1b. Reduce the need to travel and facilitate modal shift (particularly with regard to reducing the impact of traffic during the peak summer months)	?	?	?	The definition of sustainable development as set out by the policy includes making sure that development is in the right places. However, this is not enough detail to ensure that development is put forward that reduces the need to travel and	Mitigation measure (Policy SD1): As mitigation for 1a.

Aspect of the plan being assessed: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT (Policy SD1: Presumption in favour of sustainable development)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				facilitates modal shift. The effect on the SA objective is uncertain.	
2a. Reduce greenhouse gas emissions	+	+	+	The definition of sustainable development as set out by the policy includes reference to climate change mitigation. This will have a minor positive effect, although it would be beneficial to make references to energy efficiency and renewable energy.	Enhancement measure (Policy SD1): It would be beneficial to address energy efficiency, sustainable design and renewable energy within Policy SD1.
2b. Improve adaptation for unavoidable climate change including consideration of the location of development	+	+	+	The definition of sustainable development as set out by the policy includes reference to climate change adaptation. This will have a minor positive effect on the SA objective.	
2c. Increase energy efficiency and the amount of energy generated from renewable sources	+	+	+	The definition of sustainable development as set out by the policy includes reference to climate change mitigation. This will have a minor positive effect on the SA objective, although it would be beneficial to make references to energy efficiency and renewable energy.	Enhancement measure (Policy SD1): It would be beneficial to address energy efficiency, sustainable design and renewable energy within Policy SD1.
3a. Reduce anti-social behaviour and fear of crime	?	?	?	The definition of sustainable development as set out by the policy includes promoting strong, vibrant and healthy communities. It is not clear from the plan whether this includes reducing anti-social behaviour and crime. The effect of the policy, therefore, is uncertain.	Mitigation measure (Policy SD1): As mitigation for 1a.
4a. Ensure equitable access to viable facilities and services for all sectors of the community including those in rural areas	+	+	+	The definition of sustainable development as set out by the policy includes reference to development with accessible local services. This will have a minor positive effect on the SA objective. However, the policy (or any sustainability checklist that is developed) would benefit from listing the types of service that should be accessible.	Enhancement measure (Policy SD1): The policy (or supporting guidance) would benefit from listing the types of service that should be accessible. This should include services such as open space, recreation, healthcare,

Aspect of the plan being assessed: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT (Policy SD1: Presumption in favour of sustainable development)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					employment, shops and transport services.
5a. To develop and maintain a balanced and sustainable population structure which good access to services, facilities and homes for all sectors of the society	?	?	?	The definition of sustainable development as set out by the policy includes reference to development with accessible local services and using the planning system to promote strong, vibrant and healthy communities. It is not clear from the plan whether this includes provision of affordable housing and reducing deprivation. The effect of the policy, therefore, is uncertain.	Enhancement measure (Policy SD1): The policy (or supporting guidance) would benefit from listing the types of service that should be accessible. This should include services such as open space, recreation, healthcare, employment, shops and transport services.
6a. Reduce land contamination, and safeguard soil and geological quality and quantity	?	?	?	The definition of sustainable development as set out by the policy includes enhancing the natural environment. It is not clear from the plan whether this includes remediation of contamination, increasing brownfield development and protecting soil. The effect of the policy, therefore, is uncertain.	Mitigation measure (Policy SD1): As mitigation for 1a.
7a. To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste	?	?	?	The definition of sustainable development as set out by the policy includes enhancing the natural environment. It is not clear from the plan whether this includes helping to reduce waste and encourage recycling. The effect of the policy, therefore, is uncertain.	Mitigation measure (Policy SD1): As mitigation for 1a.
8a. Maintain and improve the quality of ground/river/coastal water	?	?	?	The definition of sustainable development as set out by the policy includes enhancing the natural environment. It is not clear from the plan whether this includes effects on water supply and pollution. The effect of the policy, therefore, is uncertain.	Mitigation measure (Policy SD1): As mitigation for 1a.
8b. Reduce risk of flooding including coastal flooding	?	?	?	The definition of sustainable development as set out by the policy includes enhancing the natural environment. It is not	Mitigation measure (Policy SD1): As mitigation for 1a.

Aspect of the plan being assessed: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT (Policy SD1: Presumption in favour of sustainable development)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				clear from the plan whether this includes effects on flooding and drainage. The effect of the policy, therefore, is uncertain.	
8c. Improve efficiency of water use	?	?	?	The definition of sustainable development as set out by the policy includes enhancing the natural environment. It is not clear from the plan whether this includes effects on water supply and water use. The effect of the policy, therefore, is uncertain.	Mitigation measure (Policy SD1): As mitigation for 1a.
9a. Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, recorded Historic Parks and gardens, maritime and coastal heritage, listed buildings and conservation areas	?	?	?	The definition of sustainable development as set out by the policy includes enhancing the natural, built and historic environment. It is not clear from the plan whether this includes effects on specific heritage assets. The effect of the policy, therefore, is uncertain.	Mitigation measure (Policy SD1): As mitigation for 1a.
10a. To improve the health and wellbeing of the population and improve access to health services for all	?	?	?	The definition of sustainable development as set out by the policy includes promoting strong, vibrant and healthy communities. It is not clear from the plan whether this includes improving access to healthcare and promoting healthy living. The effect of the policy, therefore, is uncertain.	Mitigation measure (Policy SD1): As mitigation for 1a.
11a. Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced	?	?	?	The definition of sustainable development as set out by the policy includes enhancing the natural environment. It is not clear from the plan whether this includes effects on landscape features and designations. The effect of the policy, therefore, is uncertain.	Mitigation measure (Policy SD1): As mitigation for 1a.
11b. Enhance the form and design of the built environment	?	?	?	The definition of sustainable development as set out by the policy includes enhancing the built environment. It is not clear from the plan whether this includes effects on existing character form and pattern of landscape, buildings and settlements. The	Mitigation measure (Policy SD1): As mitigation for 1a.

Aspect of the plan being assessed: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT (Policy SD1: Presumption in favour of sustainable development)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				effect of the policy, therefore, is uncertain.	
11c. Ensure provision is made to incorporate green infrastructure into spatial planning	?	?	?	The definition of sustainable development as set out by the policy includes enhancing the natural environment. It is not clear from the plan whether this includes enhancing green infrastructure. The effect of the policy, therefore, is uncertain.	Mitigation measure (Policy SD1): As mitigation for 1a.
12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas	?	?	?	The definition of sustainable development as set out by the policy includes building a strong, responsive and competitive economy. It is not clear from the plan whether this includes access to skills and training and other aspects of diversifying the economy. The effect of the policy, therefore, is uncertain.	Mitigation measure (Policy SD1): As mitigation for 1a.
13a. Protect and enhance biodiversity at all levels	?	?	?	The definition of sustainable development as set out by the policy includes enhancing the natural environment. It is not clear from the plan whether this includes effects on biodiversity. The effect of the policy, therefore, is uncertain.	Mitigation measure (Policy SD1): As mitigation for 1a.
13b. Maintain, restore and enhance populations of focal species	?	?	?	The definition of sustainable development as set out by the policy includes enhancing the natural environment. It is not clear from the plan whether this includes effects on biodiversity. The effect of the policy, therefore, is uncertain.	Mitigation measure (Policy SD1): As mitigation for 1a.
13c. Increase the land area of UK Biodiversity Action Plan habitats within the district	?	?	?	The definition of sustainable development as set out by the policy includes enhancing the natural environment. It is not clear from the plan whether this includes effects on biodiversity. The effect of the policy, therefore, is uncertain.	Mitigation measure (Policy SD1): As mitigation for 1a.
13d. Maintain and improve the conservation status of selected designated and non-designated nature conservation sites	?	?	?	The definition of sustainable development as set out by the policy includes enhancing the natural environment. It is not clear from the plan whether this includes effects on biodiversity. The effect of the policy, therefore, is uncertain.	Mitigation measure (Policy SD1): As mitigation for 1a.

Aspect of the plan being assessed: HINKLEY POINT AND OTHER MAJOR ENERGY GENERATING DEVELOPMENT (Policy EN1: Mitigation of impact of Hinkley Point new nuclear proposals and Policy EN2: Mitigation of impact of major energy generating proposals)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
1a. Reduce impacts on tranquility from noise and visual intrusion	0	+	+	The policies will be positive in contributing to the mitigation of the noise and visual effects of Hinkley Point and other major energy generating proposals. These proposals are likely to be medium – long term in their effects.	
1b. Reduce the need to travel and facilitate modal shift (particularly with regard to reducing the impact of traffic during the peak summer months)	0	+	+	The policies will be positive in contributing to the mitigation of the effects of Hinkley Point and other major energy generating proposals on congestion and vehicle numbers.	
2a. Reduce greenhouse gas emissions	0	+	+	The policies will be positive in contributing to the mitigation of the effects of Hinkley Point and other major energy generating proposals on congestion and vehicle numbers thus having a positive effect on emissions.	
2b. Improve adaptation for unavoidable climate change including consideration of the location of development	0	+	+	The policies will be positive contributing to the mitigation of the effects of Hinkley Point and other major energy generating proposals through ensuring adequate measures are taken to mitigate environmental effect of the development.	
2c. Increase energy efficiency and the amount of energy generated from renewable sources	0	0	0	The policies will have a neutral effect on the SA objective.	
3a. Reduce anti-social behaviour and fear of crime	0	0	0	The policies will have a neutral effect on the SA objective.	
4a. Ensure equitable access to viable facilities and services for all sectors of the community including those in rural areas	0	0	0	The policies will have a neutral effect on the SA objective.	

Aspect of the plan being assessed: HINKLEY POINT AND OTHER MAJOR ENERGY GENERATING DEVELOPMENT (Policy EN1: Mitigation of impact of Hinkley Point new nuclear proposals and Policy EN2: Mitigation of impact of major energy generating proposals)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
5a. To develop and maintain a balanced and sustainable population structure which good access to services, facilities and homes for all sectors of the society	0	0	0	The policies will have a neutral effect on the SA objective.	
6a. Reduce land contamination, and safeguard soil and geological quality and quantity	0	+	+	The policies will be positive in contributing to the mitigation of soil and land contamination effects of Hinkley Point and other major energy generating proposals.	
7a. To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste	0	+	+	The policies will be positive in contributing to the mitigation of the effects of Hinkley Point and other major energy generating proposals through ensuring adequate measures are taken to mitigate the environmental effect of the development.	
8a. Maintain and improve the quality of ground/river/coastal water	0	+	+	The policies will be positive in contributing to the mitigation of the effects of Hinkley Point and other major energy generating proposals through ensuring adequate measures are taken to mitigate the environmental effect of the development.	
8b. Reduce risk of flooding including coastal flooding	0	+	+	The policies will be positive in contributing to the mitigation of the effects of Hinkley Point and other major energy generating proposals through ensuring adequate measures are taken to mitigate the environmental effect of the development.	
8c. Improve efficiency of water use	0	0	0	The policies will have a neutral effect on the SA objective.	
9a. Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, recorded Historic Parks and gardens, maritime and coastal heritage, listed buildings and	0	+	+	The policies will be positive in contributing to the mitigation of the effects of Hinkley Point and other major energy generating proposals through ensuring adequate measures are taken to mitigate the environmental effect of the development.	

Aspect of the plan being assessed: HINKLEY POINT AND OTHER MAJOR ENERGY GENERATING DEVELOPMENT (Policy EN1: Mitigation of impact of Hinkley Point new nuclear proposals and Policy EN2: Mitigation of impact of major energy generating proposals)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
conservation areas					
10a. To improve the health and wellbeing of the population and improve access to health services for all	0	+	+	The policies will be positive in contributing to the mitigation of the effects of Hinkley Point and other major energy generating proposals through ensuring adequate measures are taken to mitigate the environmental and social effect of the development.	
11a. Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced	0	+	+	The policies will be positive in contributing to the mitigation of the effects of Hinkley Point and other major energy generating proposals through ensuring adequate measures are taken to mitigate the environmental effect of the development.	
11b. Enhance the form and design of the built environment	0	+	+	The policies will be positive in contributing to the mitigation of the effects of Hinkley Point and other major energy generating proposals through ensuring adequate measures are taken to mitigate the environmental effect of the development.	
11c. Ensure provision is made to incorporate green infrastructure into spatial planning	0	+	+	The policies will be positive in contributing to the mitigation of the effects of Hinkley Point and other major energy generating proposals through ensuring adequate measures are taken to mitigate the environmental effect of the development.	
12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas	0	?	?	The effect of Hinkley Point and other major energy generating proposals on issues such as local skills is uncertain as no references to these issues are made within the policy. These major proposals have the potential to significantly increase employment and skills of local people. It would be positive if the policy made more detailed references to ensuring local employment and skills are maximised by proposals.	Mitigation measure (Policies EN1 and EN2): The policies would be strengthened if more detailed references to ensuring local employment and maximising local skills were made
13a. Protect and enhance biodiversity at all levels	0	+	+	The policies will be positive in contributing to the mitigation of the effects of Hinkley Point and other major energy generating proposals through ensuring adequate measures are taken to	

Aspect of the plan being assessed: HINKLEY POINT AND OTHER MAJOR ENERGY GENERATING DEVELOPMENT (Policy EN1: Mitigation of impact of Hinkley Point new nuclear proposals and Policy EN2: Mitigation of impact of major energy generating proposals)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
				mitigate the environmental effect of the development.		
13b. Maintain, restore and enhance populations of focal species	-/?	-/?	-/?	The policies will be positive in contributing to the mitigation of the effects of Hinkley Point and other major energy generating proposals through ensuring adequate measures are taken to mitigate the environmental effect of the development. A number of policies (EN1, OC1, EC3, EC9, TR1, CF1, NH4 and NH5) which are non locational could potentially affect barbastelle flight lines, preventing or increasing the difficulty of access to feeding areas, and / or the feeding territories of individual bats themselves. These effects can occur at more than 9 kilometres from the roost and can be cumulative.	Counteracting measures have been put forward within the HRA which include: <ul style="list-style-type: none"> the inclusion of a Bat Consultation Zone policy; the development limit is added to the key diagram for Minehead for sites A4, A5 and A6 additional policy text under Policy MD2 and within Appendix 1 for strategic site numbers A4, A5 and A6 in Minehead to offset potential impacts on barbastelle bats; and the inclusion of a Wetland Bird Consultation Zone policy. 	
13c. Increase the land area of UK Biodiversity Action Plan habitats within the district	0	+	+	The policies will be positive in contributing to the mitigation of the effects of Hinkley Point and other major energy generating proposals through ensuring adequate measures are taken to mitigate the environmental effect of the development.		
13d. Maintain and improve the conservation status of selected designated and non-designated nature	-/?	-/?	-/?	The policies will be positive in contributing to the mitigation of the effects of Hinkley Point and other major energy generating proposals through ensuring adequate measures are taken to	Counteracting measures have been put forward within the HRA which include:	

Aspect of the plan being assessed: HINKLEY POINT AND OTHER MAJOR ENERGY GENERATING DEVELOPMENT (Policy EN1: Mitigation of impact of Hinkley Point new nuclear proposals and Policy EN2: Mitigation of impact of major energy generating proposals)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
conservation sites				mitigate the environmental effect of the development. A number of policies (EN1, OC1, EC3, EC9, TR1, CF1, NH4 and NH5) which are non locational could potentially affect barbastelle flight lines, preventing or increasing the difficulty of access to feeding areas, and / or the feeding territories of individual bats themselves. These effects can occur at more than 9 kilometres from the roost and can be cumulative.	<ul style="list-style-type: none"> the inclusion of a Bat Consultation Zone policy; the development limit is added to the key diagram for Minehead for sites A4, A5 and A6 additional policy text under Policy MD2 and within Appendix 1 for strategic site numbers A4, A5 and A6 in Minehead to offset potential impacts on barbastelle bats; and the inclusion of a Wetland Bird Consultation Zone policy. 	

Aspect of the plan being assessed: SUSTAINABLE COMMUNITIES (Policy SC1: Hierarchy of settlements, Policy SC2: Strategic development, Policy SC3: Appropriate mix of housing types and tenures, Policy SC4: Affordable housing, Policy SC5: Self-containment of settlements, Policy SC6: Mixed-use development)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
1a. Reduce impacts on tranquility from noise and visual intrusion	+/0/?	+/0/?	+/0/?	<p>Policy SC1 and SC2: The policies may help reduce noise and protect tranquility by concentrating development in urban areas and areas with better public transport provision such as Minehead, Watchet and Williton and limiting development in other settlements and the remaining countryside. This will have a minor positive effect on the SA objective.</p> <p>Policy SC3, SC4 and SC5: The policies will have a neutral effect.</p> <p>Policy SC6: The effect will be uncertain. As long as the development is commercial, community or leisure use the effect would be neutral. If mixed use developments are promoted that include any use that is of a more industrial nature the effect could be negative.</p>	Mitigation measure (Policy SC6): The policy should be amended to specify commercial, community or leisure use	
1b. Reduce the need to travel and facilitate modal shift (particularly with regard to reducing the impact of traffic during the peak summer months)	+/0	+/0	+/0	<p>Policy SC1 and SC2: The policies may reduce the need to travel through strengthening the local economy in larger settlements so that the level of service provision is sufficient to deter longer distance commuting. This will have a minor positive effect on the SA objective.</p> <p>Policy SC3 and SC4: The policies will have a neutral effect.</p> <p>Policy SC5 and SC6: The policies will have a minor positive effect in reducing the need to travel and facilitating modal shift through improving the balance of land uses within settlements.</p>		
2a. Reduce greenhouse gas emissions	+/0	+/0	+/0	<p>Policy SC1 and SC2: The policies may lead to a reduction in emissions through reducing the need to travel (see above). This will have a minor positive effect on the SA objective.</p> <p>Policy SC3: The policy will have a neutral effect.</p> <p>Policy SC4: The policy will have a positive effect as affordable</p>		

Aspect of the plan being assessed: SUSTAINABLE COMMUNITIES (Policy SC1: Hierarchy of settlements, Policy SC2: Strategic development, Policy SC3: Appropriate mix of housing types and tenures, Policy SC4: Affordable housing, Policy SC5: Self-containment of settlements, Policy SC6: Mixed-use development)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				houses will be built to Code level 4 specifications. Policy SC5 and SC6: The policies may lead to a reduction in emissions through reducing the need to travel (see above). This will have a minor positive effect on the SA objective.	
2b. Improve adaptation for unavoidable climate change including consideration of the location of development	0	0	0	Policy SC1 and SC2: The policies could have negative effects on flooding as Minehead and Williton are situated within areas at risk of fluvial flooding. Please see the assessment of Policy MD2 and WI2 for details. Policy SC3, SC4, SC5 and SC6: The policies will have a neutral effect.	
2c. Increase energy efficiency and the amount of energy generated from renewable sources	0/+/-	0/+/-	0/+/-	Policy SC1, SC2, SC3, SC5, SC6: The policies will have a neutral effect. Policy SC4: The policy will have a positive effect as affordable houses will be built to Code level 4 specifications. However, this should be extended to cover all market housing to maximise sustainability. This will cause a negative effect.	Mitigation measure (Policy SC4): The requirement for Code Level 4 in Policy SC4 should be extended to cover all market housing to maximise sustainability.
3a. Reduce anti-social behaviour and fear of crime	+/0	+/0	+/0	Policy SC1 and SC2: The policies are likely to have a minor positive effect in relation to Minehead, Watchet and Williton, where the economy would be strengthened and service provision enhanced. The effect would be neutral in other areas. Policy SC3, SC4, SC5 and SC6: The policies will have a neutral effect.	

Aspect of the plan being assessed: SUSTAINABLE COMMUNITIES (Policy SC1: Hierarchy of settlements, Policy SC2: Strategic development, Policy SC3: Appropriate mix of housing types and tenures, Policy SC4: Affordable housing, Policy SC5: Self-containment of settlements, Policy SC6: Mixed-use development)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
4a. Ensure equitable access to viable facilities and services for all sectors of the community including those in rural areas	+/0	+/0	+/0	<p>Policy SC1 and SC2: The policies are likely to have a positive effect in relation to Minehead, Watchet and Williton, where the economy would be strengthened and service provision enhanced. The effect would be neutral in other areas.</p> <p>Policy SC3 and SC4: The policy will have a neutral effect.</p> <p>Policy SC5 and SC6: The policies will have a minor positive effect by preventing the loss of community facilities where possible and improving the balance of land uses within settlements.</p>	
5a. To develop and maintain a balanced and sustainable population structure which good access to services, facilities and homes for all sectors of the society	+	+	+	<p>Policy SC1 and SC2: The new development proposed at Minehead, Watchet and Williton will help to maintain a balanced population structure and address the shortage within the local housing market. Other aspects of the policies will ensure that other settlements will be able to benefit from development where it will bring wider sustainability benefits. This will have a minor positive effect on the SA objective.</p> <p>Policy SC3 and SC4: The policy will help to maintain a balanced population structure as the needs of the community will be met in terms of affordability, housing type and tenure. The policy will also help to ensure flexibility in the use of homes. This will have a minor positive effect on the SA objective.</p> <p>Policy SC5 and SC6: The policies will have a minor positive effect by preventing the loss of community facilities where possible and improving the balance of land uses within settlements.</p>	
6a. Reduce land contamination, and safeguard soil and geological quality and	+/0	+/0	+/0	Policy SC1 and SC2: Concentrating development in urban areas could have a minor positive effect on the SA objective	

Aspect of the plan being assessed: SUSTAINABLE COMMUNITIES (Policy SC1: Hierarchy of settlements, Policy SC2: Strategic development, Policy SC3: Appropriate mix of housing types and tenures, Policy SC4: Affordable housing, Policy SC5: Self-containment of settlements, Policy SC6: Mixed-use development)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
quantity				through helping to remediate brownfield / contaminated land and protect soil. Policy SC3, SC4, SC5 and SC6: The policies will have a neutral effect.		
7a. To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste	+/0	+/0	+/0	Policy SC1 and SC2: Concentrating development in urban areas could have a minor positive effect on the SA objective through making waste collection and treatment more sustainable and affordable. Policy SC3, SC4, SC5 and SC6: The policies will have a neutral effect.		
8a. Maintain and improve the quality of ground/river/coastal water	0	0	0	All the policies will have a neutral effect.		
8b. Reduce risk of flooding including coastal flooding	0	0	0	Policy SC1 and SC2: The policies could have negative effects on flooding as Minehead and Williton are situated within areas at risk of fluvial flooding. Please see the assessment of Policy MD2 and WI2 for details. Policy SC3, SC4, SC5 and SC6: The policies will have a neutral effect.		
8c. Improve efficiency of water use	0/+/-	0/+/-	0/+/-	Policy SC1, SC2, SC3, SC5, SC6: The policies will have a neutral effect. Policy SC4: The policy will have a positive effect as affordable houses will be built to Code level 4 specifications. However, this should be extended to cover all market housing to maximise sustainability. This will cause a negative effect.	Mitigation measure (Policy SC4): The requirement for Code Level 4 in Policy SC4 should be extended to cover all market housing to maximise sustainability.	
9a. Protect the fabric and setting of designated and undesignated	0	0	0	All the policies will have a neutral effect.		

Aspect of the plan being assessed: SUSTAINABLE COMMUNITIES (Policy SC1: Hierarchy of settlements, Policy SC2: Strategic development, Policy SC3: Appropriate mix of housing types and tenures, Policy SC4: Affordable housing, Policy SC5: Self-containment of settlements, Policy SC6: Mixed-use development)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
archaeological sites, monuments, structures and buildings, recorded Historic Parks and gardens, maritime and coastal heritage, listed buildings and conservation areas						
10a. To improve the health and wellbeing of the population and improve access to health services for all	+ / 0	+ / 0	+ / 0	Policy SC1 and SC2: The policies would have a minor positive effect in relation to Minehead, Watchet and Williton as new development will have adequate access to healthcare. The effect would be neutral in other areas. Policy SC3, SC4, SC5 and SC6: The policies will have a neutral effect.		
11a. Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced	0	0	0	All the policies will have a neutral effect.		
11b. Enhance the form and design of the built environment	0	0	0	All the policies will have a neutral effect.		
11c. Ensure provision is made to incorporate green infrastructure into spatial planning	0	0	0	All the policies will have a neutral effect.		
12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas	+ + / 0	+ + / 0	+ + / 0	Policy SC1 and SC2: The policies are likely to have a significant positive effect in relation to this SA objective as it promotes the strengthening of the Minehead economy and also strengthen Watchet and Williton as important local centres. This would include economic regeneration and public transport improvements and would reduce the need for people to commute outside the area for employment, shopping and entertainment trips.		

Aspect of the plan being assessed: SUSTAINABLE COMMUNITIES (Policy SC1: Hierarchy of settlements, Policy SC2: Strategic development, Policy SC3: Appropriate mix of housing types and tenures, Policy SC4: Affordable housing, Policy SC5: Self-containment of settlements, Policy SC6: Mixed-use development)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				Policy SC3, SC4, SC5 and SC6: The policies will have a neutral effect.	
13a. Protect and enhance biodiversity at all levels	0	0	0	All the policies will have a neutral effect.	
13b. Maintain, restore and enhance populations of focal species	0	0	0	All the policies will have a neutral effect.	
13c. Increase the land area of UK Biodiversity Action Plan habitats within the district	0	0	0	All the policies will have a neutral effect.	
13d. Maintain and improve the conservation status of selected designated and non-designated nature conservation sites	0	0	0	All the policies will have a neutral effect.	

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Policy MD1: Minehead development, Policy MD2: Strategic development around Minehead, Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
1a. Reduce impacts on tranquility from noise and visual intrusion	0	+	+	Policy MD1: The policy may help reduce noise and protect tranquility by concentrating development in Minehead through strengthening its role as a service centre. This will have a minor positive effect on the SA objective in the medium and long term.	
	0	0/-	0/-	Policy MD2 (South of A39): There are no air quality issues affecting this strategic development area and the effect on air quality will be neutral. Development adjacent to the A39 could be subject to some noise and could this cause a minor negative effect on new residents in the medium and long term as the site is developed.	Mitigation measure (Policy MD2 (South of A39)): Noise attenuation measures may be necessary if development occurs adjacent to the A39. These measures should be specified in the plan or in a development brief.
	0	-	-	Policy MD2 (NE of Seaward Way): Monitoring has shown an increase in NO2 emissions in nearby Vulcan Road. These are still below European thresholds but new development in this location could cause a minor negative effect. The strategic development area is adjacent to the railway line. The development could be subject to some noise and this could cause a minor negative effect on new residents in the medium and long term as the site is developed.	Mitigation measure (Policy MD2 (NE of Seaward Way)): Before development goes ahead the air quality implications of new development in this location should be understood. This should be specified in a development brief. Mitigation measure (Policy MD2 (NE of Seaward Way)): Noise attenuation measures may be necessary if development occurs adjacent to the railway line. These measures should be specified in the plan or in a development brief.
	0	0	0/-	Policy MD2 (Post 2022 West of Dunster Marsh): There are no air quality issues affecting the strategic development area. The strategic development area is adjacent to the railway line. The	Mitigation measure (Policy MD2 (Post 2022 West of Dunster Marsh)): Noise attenuation

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Policy MD1: Minehead development, Policy MD2: Strategic development around Minehead, Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				development could be subject to some noise and this could cause a minor negative effect on new residents in the medium and long term as the site is developed.	measures may be necessary if development occurs adjacent to the railway line. These measures should be specified in the plan or in a development brief.
	0	0/?	0/?	Policy EC2 (Mart Road, Minehead): There are no air quality issues affecting this strategic development area and the effect on air quality will be neutral. The effect of the employment site on noise will be dependent on its location in relation to nearby residents. The effect on noise will be uncertain.	Mitigation measure (Policy EC2 (Mart Road, Minehead)): The effect of development on local residents should be assessed before development goes ahead and this should be specified in the plan or a development brief. The policy would also benefit from making it clear that if development outside use classes B1, B2 and B8 are proposed they should be subject to an assessment of their effects and that this should be weighed against their contribution to the local economy.
1b. Reduce the need to travel and facilitate modal shift (particularly with regard to reducing the impact of traffic during the peak summer months)	0	+	+	Policy MD1: The policy may reduce the need to travel through strengthening the local economy in Minehead so that the level of service provision is sufficient to deter longer distance commuting. This will have a minor positive effect on the SA objective in the medium and long term.	
	0	-	-	Policy MD2 (South of A39): Parts of the strategic development area are remote from Minehead Town Centre and the area is separated from Minehead by the A39. This could cause some issues accessing services by foot, cycle and public transport	Mitigation measure (Policy MD2 (South of A39)): If development goes ahead public transport should be improved so that people can

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Policy MD1: Minehead development, Policy MD2: Strategic development around Minehead, Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				and could have a minor negative effect.	access Minehead sustainably. In addition, adequate services commensurate with the size of the development should be provided within the development. These measures should be specified in the plan or in a development brief.
	0	+	+	Policy MD2 (NE of Seaward Way): The strategic development area is in close proximity to Minehead town centre and Alcombe Local Centre and supermarkets for employment and services / facilities. This will cause a minor positive effect on the SA objective.	
	0	0	-	Policy MD2 (Post 2022 West of Dunster Marsh): The areas proposed for longer term development are remote from the main settlement of Minehead but are well linked in transport terms around the existing community at Dunster Marsh. However, the services at Dunster Marsh are geared towards tourists so there are no services accessible by foot and cycle. This could cause a minor negative effect on the SA objective as people may choose to travel by car.	Mitigation measure (Policy MD2 (Post 2022 West of Dunster Marsh)): If development goes ahead adequate services commensurate with the size of the development should be provided within the development. These measures should be specified in the plan or in a development brief.
	0	+	+	Policy EC2 (Mart Road, Minehead): Focusing employment in Minehead will be positive in reducing the need to travel by deterring longer distance commuting. This will have a minor positive effect on the SA objective in the medium and long term.	
2a. Reduce greenhouse gas emissions	0	+	+	Policy MD1: The policy may lead to a reduction in emissions through reducing the need to travel (see above). This will have a minor positive effect on the SA objective in the medium and	

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Policy MD1: Minehead development, Policy MD2: Strategic development around Minehead, Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				long term.	
	0	-	-	Policy MD2 (South of A39): The need to travel by car may increase (see assessment against 1b) so greenhouse gas emissions may increase.	Mitigation measure (Policy MD2 (South of A39)): If development goes ahead public transport should be improved so that people can access Minehead sustainably. In addition, adequate services commensurate with the size of the development should be provided within the development. These measures should be specified in the plan or in a development brief.
	0	+	+	Policy MD2 (NE of Seaward Way): The close proximity of the strategic development area to Minehead main and secondary service areas will be positive for reducing the need to travel and reducing emissions.	
	0	0	-	Policy MD2 (Post 2022 West of Dunster Marsh): The need to travel by car may increase (see assessment against 1b) so greenhouse gas emissions may increase.	Mitigation measure (Policy MD2 (Post 2022 West of Dunster Marsh)): If development goes ahead adequate services commensurate with the size of the development should be provided within the development. These measures should be specified in the plan or in a development brief.
	0	+	+	Policy EC2 (Mart Road, Minehead): The policy may lead to a reduction in emissions through reducing the need to travel (see above). This will have a minor positive effect on the SA	

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Policy MD1: Minehead development, Policy MD2: Strategic development around Minehead, Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				objective in the medium and long term.	
2b. Improve adaptation for unavoidable climate change including consideration of the location of development	0	+	+	Policy MD1: The policy will require development proposals to contribute towards resolving flood risk issues where appropriate. This will have a minor positive effect on climate change adaptation.	
	0	-	-	Policy MD2 (South of A39): Generally the strategic development area is Flood Zone 1 but adjacent to the area to the south west is operational floodplain. This is not seen as a major constraint by the SFRA, however, and has been scored as a minor negative.	Mitigation measure (Policy MD2 (South of A39)): Investigation is needed regarding the need for flood attenuation measures to the south west portion of the strategic development area. These measures should be specified in the plan or in a development brief.
	0	--	--	Policy MD2 (NE of Seaward Way): The strategic development area is in low lying land (which is also Flood Zone 3) and there are water retention and drainage issues for the site. This could cause a significant negative effect on the SA objective.	Mitigation measure (Policy MD2 (NE of Seaward Way)): Investigation is needed regarding the need for flood attenuation measures (both fluvial and coastal) which are likely to be extensive. Measures should be put forward to reduce the risk of flooding on and off site. These measures should be specified in the plan or in a development brief.
	0	0	--	Policy MD2 (Post 2022 West of Dunster Marsh): The strategic development area is in low lying land (which is also Flood Zone 2) and there are water retention and drainage issues for the site. This could cause a significant negative effect on the SA	Mitigation measure (Policy MD2 (Post 2022 West of Dunster Marsh)): Investigation is needed regarding the need for flood

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Policy MD1: Minehead development, Policy MD2: Strategic development around Minehead, Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				objective.	attenuation measures (both fluvial and coastal) which are likely to be extensive. Measures should be put forward to reduce the risk of flooding on and off site. These measures should be specified in the plan or in a development brief.
	0	--	--	Policy EC2 (Mart Road, Minehead): The area is in Flood Zone 3a and this could cause a significant negative effect on the SA objective.	Mitigation measure (Policy EC2 (Mart Road, Minehead)): Investigation is needed regarding the need for flood attenuation measures (both fluvial and coastal) which are likely to be extensive. Measures should be put forward to reduce the risk of flooding on and off site. These measures should be specified in the plan or in a development brief.
2c. Increase energy efficiency and the amount of energy generated from renewable sources	0	0	0	Policy MD1: The policy will have a neutral effect.	
	0	0	0	Policy MD2 (South of A39): The strategic development area will have a neutral effect.	
	0	0	0	Policy MD2 (NE of Seaward Way): The strategic development area will have a neutral effect.	
	0	0	0	Policy MD2 (Post 2022 West of Dunster Marsh): The strategic development area will have a neutral effect.	

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Policy MD1: Minehead development, Policy MD2: Strategic development around Minehead, Policy EC2 Major employment sites – Minehead site only)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
	0	0	0	Policy EC2 (Mart Road, Minehead): The major employment site will have a neutral effect.		
3a. Reduce anti-social behaviour and fear of crime	0	0	0	Policy MD1: The policy will have a neutral effect.		
	0	0	0	Policy MD2 (South of A39): The strategic development area will have a neutral effect.		
	0	0	0	Policy MD2 (NE of Seaward Way): The strategic development area will have a neutral effect.		
	0	0	0	Policy MD2 (Post 2022 West of Dunster Marsh): The strategic development area will have a neutral effect.		
	0	0	0	Policy EC2 (Mart Road, Minehead): The major employment site will have a neutral effect.		
4a. Ensure equitable access to viable facilities and services for all sectors of the community including those in rural areas	0	+	+	Policy MD1: The policy is likely to have a positive effect in relation to access to services in Minehead, where the economy would be strengthened and service provision enhanced. The effect would be neutral in other areas.		
	0	-	-	Policy MD2 (South of A39): Parts of the strategic development area are remote from Minehead Town Centre and the area is separated from Minehead by the A39. This could cause some issues accessing services and could have a minor negative effect.	Mitigation measure (Policy MD2 (South of A39)): If development goes ahead adequate services commensurate with the size of the development should be provided within the development. These measures should be specified in the plan or in a development brief.	
	0	+	+	Policy MD2 (NE of Seaward Way): The strategic development area is in close proximity to Minehead town centre and Alcombe		

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Policy MD1: Minehead development, Policy MD2: Strategic development around Minehead, Policy EC2 Major employment sites – Minehead site only)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
				Local Centre and supermarkets for employment and services / facilities. This will cause a minor positive effect on the SA objective		
	0	0	-	Policy MD2 (Post 2022 West of Dunster Marsh): The areas proposed for longer term development are remote from the main settlement of Minehead but are well linked in transport terms around the existing community at Dunster Marsh. However, the services at Dunster Marsh are geared towards tourists so there are no services accessible by foot and cycle. This could cause a minor negative effect on the SA objective as people may not be able to access the services they need.	Mitigation measure (Policy MD2 (Post 2022 West of Dunster Marsh)): If development goes ahead adequate services commensurate with the size of the development should be provided within the development. These measures should be specified in the plan or in a development brief.	
	0	+	+	Policy EC2 (Mart Road, Minehead): The site is likely to have a positive effect in relation to access to services in Minehead, where the economy would be strengthened and service provision enhanced.		
5a. To develop and maintain a balanced and sustainable population structure which has good access to services, facilities and homes for all sectors of the society	0	+	+	Policy MD1: The policy will help to maintain a balanced population structure by concentrating development in Minehead and strengthening its role as a service centre. This will have a minor positive effect on the SA objective.		
	0	+	+	Policy MD2 (South of A39): Development in the strategic development area will be subject to the policies in the Local Plan regarding affordable housing and lifetime homes and will help to maintain a balanced population structure. This will be positive as Minehead contains pockets of deprivation.		
	0	+	+	Policy MD2 (NE of Seaward Way): See above		

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Policy MD1: Minehead development, Policy MD2: Strategic development around Minehead, Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	0	0	+	Policy MD2 (Post 2022 West of Dunster Marsh): See above	
	0	+	+	Policy EC2 (Mart Road, Minehead): The site will have a positive effect through helping to ensure that the population of Minehead can work within the town. Strengthening the economy in this way may have an indirect positive effect on changing the ratio of average earnings to average house prices and make housing more affordable and thus helping to reduce deprivation.	
6a. Reduce land contamination, and safeguard soil and geological quality and quantity	0	0	0	Policy MD1: The policy will have a neutral effect.	
	0	+	+	Policy MD2 (South of A39): The strategic development area is mainly greenfield. However, two small areas were used as landfill sites until the 1980's and 1990's and there may be some contamination issues. With adequate remediation this could be positive in remediating contaminated sites and increasing building on brownfield land.	
	0	+	+	Policy MD2 (NE of Seaward Way): The strategic development area is mainly greenfield currently used for grazing. There is a former landfill site in the area which was last used in 1992 and there may be some contamination issues. With adequate remediation this could be positive in remediating contaminated sites and increasing building on brownfield land.	
	0	0	-/?	Policy MD2 (Post 2022 West of Dunster Marsh): The site is greenfield and will not contribute to brownfield land targets. The strategic development area affects areas of Best and Most Versatile Agricultural land Grade 3a and 2. This could have a negative effect dependent on whether this is seen as a significant issue in the area or district as a whole. The effect has	Mitigation measure (Policy MD2 (Post 2022 West of Dunster Marsh)): It is not possible to mitigate the fact that the Dunster Marsh site will not contribute to brownfield land targets. This is

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Policy MD1: Minehead development, Policy MD2: Strategic development around Minehead, Policy EC2 Major employment sites – Minehead site only)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
				been scored as uncertain.	because there is little opportunity in the area to develop a new housing area that is not greenfield land. Mitigation measure (Policy MD2 (Post 2022 West of Dunster Marsh)): Before development goes ahead a wider understanding is needed of the significance of developing on this area of Best and Most Versatile Agricultural land. These measures should be specified in the plan or in a development brief.	
	0	?	?	Policy EC2 (Mart Road, Minehead): The effect of the site on soils and geology is uncertain until the exact boundaries of the site are known.	Mitigation measure (Policy EC2 (Mart Road, Minehead)): The effect of development on soils and geology should be assessed before development goes ahead and this should be specified in the plan or a development brief.	
7a. To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste	0	0	0	Policy MD1: The policy will have a neutral effect.		
	0	0	0	Policy MD2 (South of A39): The strategic development area will have a neutral effect		
	0	0	0	Policy MD2 (NE of Seaward Way): The strategic development area will have a neutral effect.		
	0	0	0	Policy MD2 (Post 2022 West of Dunster Marsh): The strategic development area will have a neutral effect.		

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Policy MD1: Minehead development, Policy MD2: Strategic development around Minehead, Policy EC2 Major employment sites – Minehead site only)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
	0	0	0	Policy EC2 (Mart Road, Minehead): The major employment site will have a neutral effect.		
8a. Maintain and improve the quality of ground/river/coastal water	0	0	0	Policy MD1: The policy will have a neutral effect.		
	0	0	0	Policy MD2 (South of A39): The strategic development area will have a neutral effect.		
	0	0	0	Policy MD2 (NE of Seaward Way): The strategic development area will have a neutral effect		
	0	0	0	Policy MD2 (Post 2022 West of Dunster Marsh): The strategic development area will have a neutral effect		
	0	0	0	Policy EC2 (Mart Road, Minehead): The major employment site will have a neutral effect.		
8b. Reduce risk of flooding including coastal flooding	0	+	+	Policy MD1: The policy will require development proposals to contribute towards resolving flood risk issues where appropriate. This will have a minor positive effect on the SA objective.		
	0	-	-	Policy MD2 (South of A39): Generally the strategic development areas are Flood Zone 1 but adjacent to the area to the south west is operational floodplain. This is not seen as a major constraint in the SFRA, however, and has been scored as minor negative.	Mitigation measure (Policy MD2 (South of A39)): Investigation is needed regarding the need for flood attenuation measures to the south west portion of the strategic development area. These measures should be specified in the plan or in a development brief.	
	0	--	--	Policy MD2 (NE of Seaward Way): There is a high probability of flooding in this this strategic development area as it is in Flood	Mitigation measure (Policy MD2 (NE of Seaward Way)):	

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Policy MD1: Minehead development, Policy MD2: Strategic development around Minehead, Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				Zone 3 and is susceptible to tidal and river flooding. Development would require extensive flood mitigation measures for both the site and any surrounding land likely to be affected by displaced water as a consequence of the development. Residential development will be subject to the exceptions test. The strategic development area could have a significant negative effect on the SA objective.	Investigation is needed regarding the need for flood attenuation measures (both fluvial and coastal) which are likely to be extensive. Measures should be put forward to reduce the risk of flooding on and off site. The site should contribute to strengthening the town's sea defences. These measures should be specified in the plan or in a development brief.
	0	0	--	Policy MD2 (Post 2022 West of Dunster Marsh): The area is at high probability of flooding from tidal and river sources and is within Flood Zones 2 and 3. Development would require extensive flood mitigation measures for both the site and any surrounding land likely to be affected by displaced water as a consequence of the development. Residential development will be subject to the exceptions test. The strategic development area could have a significant negative effect on the SA objective.	Mitigation measure (Policy MD2 (Post 2022 West of Dunster Marsh)): Investigation is needed regarding the need for flood attenuation measures (both fluvial and coastal) which are likely to be extensive. Measures should be put forward to reduce the risk of flooding on and off site. These measures should be specified in the plan or in a development brief.
	0	--	--	Policy EC2 (Mart Road, Minehead): The area is in Flood Zone 3a and this could cause a significant negative effect on the SA objective.	Mitigation measure (Policy EC2 (Mart Road, Minehead)): Investigation is needed regarding the need for flood attenuation measures (both fluvial and coastal) which are likely to be extensive. Measures should be put forward to reduce the risk of flooding on and

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Policy MD1: Minehead development, Policy MD2: Strategic development around Minehead, Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					off site. These measures should be specified in the plan or in a development brief.
8c. Improve efficiency of water use	0	0	0	Policy MD1: The policy will have a neutral effect.	
	0	0	0	Policy MD2 (South of A39): Wessex Water has indicated that it is unlikely that any major water supply or water treatment projects are likely to be needed to service the level of development provided for in the plan. Therefore, a neutral score has been given.	
	0	0	0	Policy MD2 (NE of Seaward Way): As above.	
	0	0	0	Policy MD2 (Post 2022 West of Dunster Marsh): As above.	
	0	0	0	Policy EC2 (Mart Road, Minehead): As above	
9a. Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, recorded Historic Parks and gardens, maritime and coastal heritage, listed buildings and conservation areas	+	+	+	Policy MD1: The policy will help to ensure that development protects the diversity and quality of Minehead's historic environment. This will have a minor positive effect on the SA objective.	
	0	?	?	Policy MD2 (South of A39): The likely effect of the site on heritage is uncertain. The Historic Environment Record contains some records within the strategic development area and there have been prehistoric lithic finds across the area indicating a high potential for Mesolithic and Neolithic remains. The area is predominantly greenfield which means that its full potential for significant heritage assets cannot adequately be assessed from existing records.	Mitigation measure (Policy MD2 (South of A39)): Programmes of archaeological field evaluation would be required prior to determination of individual planning applications.
	0	?	?	Policy MD2 (NE of Seaward Way): As above	Mitigation measure (Policy MD2

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Policy MD1: Minehead development, Policy MD2: Strategic development around Minehead, Policy EC2 Major employment sites – Minehead site only)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
					(NE of Seaward Way): Programmes of archaeological field evaluation would be required prior to determination of individual planning applications.	
	0	0	?	Policy MD2 (Post 2022 West of Dunster Marsh): As above	Mitigation measure (Policy MD2 (Post 2022 West of Dunster Marsh)): Programmes of archaeological field evaluation would be required prior to determination of individual planning applications.	
	0	?	?	Policy EC2 (Mart Road, Minehead): The likely effect of the site on heritage is uncertain as the exact boundaries are not yet known and it is unclear whether greenfield land will be affected by development.	Mitigation measure (Policy EC2 (Mart Road, Minehead)): Programmes of archaeological field evaluation would be required prior to determination of individual planning applications.	
10a. To improve the health and wellbeing of the population and improve access to health services for all	0	0	0	Policy MD1: The policy will have a neutral effect.		
	0	0	0	Policy MD2 (South of A39): The strategic development area will have a neutral effect.		
	0	0	0	Policy MD2 (NE of Seaward Way): The strategic development area will have a neutral effect.		
	0	0	0	Policy MD2 (Post 2022 West of Dunster Marsh): The strategic development area will have a neutral effect.		
	0	0	0	Policy EC2 (Mart Road, Minehead): The major employment site		

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Policy MD1: Minehead development, Policy MD2: Strategic development around Minehead, Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				will have a neutral effect.	
11a. Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced	+	+	+	Policy MD1: The policy will help to ensure that development protects the diversity and quality of Minehead's natural environment and give appropriate treatment to the town's surroundings. This will have a minor positive effect on the SA objective.	
	0	--	--	Policy MD2 (South of A39): The strategic development area does not directly affect designated landscapes. However, the area is adjacent to the border of the Exmoor National Park, is of high landscape value and brings the town of Minehead and its development closer to the National Park, past the barrier of the A39. This could have a significant negative effect on the SA objective.	Mitigation measure (Policy MD2 (South of A39)): It is possible that development may go ahead in areas south of the A39 in separate parcels. If this occurs each developer should be expected to carry out a landscape appraisal before development goes ahead. This should take into account the cumulative effect of other development to the south of the A39.
	0	+	+	Policy MD2 (NE of Seaward Way): The strategic development area will not affect any areas deemed to be of high landscape value. The area will have a minor positive effect on the SA objective.	
	0	0	+	Policy MD2 (Post 2022 West of Dunster Marsh): The strategic development area will not affect any areas deemed to be of high landscape value. The area will have a minor positive effect on the SA objective.	
	0	+	+	Policy EC2 (Mart Road, Minehead): The strategic development	

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Policy MD1: Minehead development, Policy MD2: Strategic development around Minehead, Policy EC2 Major employment sites – Minehead site only)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
				area will not affect any areas deemed to be of high landscape value. The area will have a minor positive effect on the SA objective.		
11b. Enhance the form and design of the built environment	0	+	+	Policy MD1: The policy will help to ensure that development protects the diversity and quality of Minehead's natural environment, protects the town's attractiveness as a tourist destination and give appropriate treatment to the town's surroundings. This will have a minor positive effect on the SA objective.		
	0	0	0	Policy MD2 (South of A39): The strategic development area will have a neutral effect as the form of the proposed development has not been decided yet		
	0	0	0	Policy MD2 (NE of Seaward Way): The strategic development area will have a neutral effect as the form of the proposed development has not been decided yet		
	0	0	0	Policy MD2 (Post 2022 West of Dunster Marsh): The strategic development area will have a neutral effect as the form of the proposed development has not been decided yet		
	0	0	0	Policy EC2 (Mart Road, Minehead): The major employment site will have a neutral effect as the form of the proposed development has not been decided yet		
11c. Ensure provision is made to incorporate green infrastructure into spatial planning	0	0	0	Policy MD1: The policy will have a neutral effect.		
	0	0	0	Policy MD2 (South of A39): The strategic development area will have a neutral effect.		
	0	0	0	Policy MD2 (NE of Seaward Way): The strategic development		

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Policy MD1: Minehead development, Policy MD2: Strategic development around Minehead, Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				area will have a neutral effect.	
	0	0	0	Policy MD2 (Post 2022 West of Dunster Marsh): The strategic development area will have a neutral effect.	
	0	0	0	Policy EC2 (Mart Road, Minehead): The major employment site will have a neutral effect.	
12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas	0	+	+	Policy MD1: The policy will help to strengthen Minehead's role as the main employment centre in West Somerset and will have a minor positive effect on the SA objective.	
	0	+	+	Policy MD2 (South of A39): All of the strategic development areas will be mixed use development offering some employment land. Therefore, all the areas will be positive in increasing available workspace and access to opportunities in the town. This will have a minor positive effect on the SA objective.	
	0	+	+	Policy MD2 (NE of Seaward Way): See above	
	0	0	+	Policy MD2 (Post 2022 West of Dunster Marsh): See above	
	0	++	++	Policy EC2 (Mart Road, Minehead): The site will be positive in increasing available workspace and access to opportunities in the town. This will have a significant positive effect on the SA objective.	
13a. Protect and enhance biodiversity at all levels	0	+	+	Policy MD1: The policy will help to ensure that development protects the diversity and quality of Minehead's natural environment. This will have a minor positive effect on the SA objective.	

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Policy MD1: Minehead development, Policy MD2: Strategic development around Minehead, Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	0	0	0	Policy MD2 (South of A39): The strategic development area will have a neutral effect on the SA objective. Most of the area is currently farmland but there are small amounts of woodland to the western end of the area. These should be surveyed before any development goes ahead.	Enhancement measure (Policy MD2 (South of A39)): If development goes ahead a full ecological assessment should be carried out. This should be specified in the plan or in a development brief.
	0	?	?	Policy MD2 (NE of Seaward Way): The strategic development area could have a negative effect on the SA objective but this is currently uncertain due to lack of information available on the likely extent of development. The area is mainly grassland but there is also a reed pond on the site and there is also a local nature reserve and informal open space on the north western edge of the area.	Mitigation measure (Policy MD2 (NE of Seaward Way)): If development goes ahead on the site the north western edge of the area should be avoided because of its higher ecological value. This should be specified in the plan or in a development brief.
	0	0	?	Policy MD2 (Post 2022 West of Dunster Marsh): The strategic development area could have a negative effect on the SA objective but this is currently uncertain due to lack of information available on the likely extent of development. There may be some effects on hedges and rhynes (drainage ditches) dependent on where development occurs.	Mitigation measure (Policy MD2 (Post 2022 West of Dunster Marsh)): If development goes ahead a full ecological assessment should be carried out to determine which areas should be avoided because of their higher ecological value. This should be specified in the plan or in a development brief.
	0	?	?	Policy EC2 (Mart Road, Minehead): The major employment site will have an uncertain effect on biodiversity due to lack of information available on the likely extent of development.	Mitigation measure (Policy EC2 (Mart Road, Minehead)): If development goes ahead a full ecological assessment should be

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Policy MD1: Minehead development, Policy MD2: Strategic development around Minehead, Policy EC2 Major employment sites – Minehead site only)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
					carried out to determine which areas should be avoided because of their higher ecological value. This should be specified in the plan or in a development brief.	
13b. Maintain, restore and enhance populations of focal species	0	0	0	Policy MD1: The policy will have a neutral effect.		
				Policy MD2 (South of A39): The HRA states that Policy MD2 specifically relates to the strategic location of development at Minehead. At Minehead the strategic sites which fall within the EZI and therefore host habitat that potentially support the maintenance of the Horner Wood barbastelle bat population include site numbers A4, A5 and A6.	Counteracting measures have been put forward within the HRA which include: <ul style="list-style-type: none"> the inclusion of a Bat Consultation Zone policy; the development limit is added to the key diagram for Minehead for sites A4, A5 and A6 additional policy text under Policy MD2 and within Appendix 1 for strategic site numbers A4, A5 and A6 in Minehead to offset potential impacts on barbastelle bats; and the inclusion of a Wetland Bird Consultation Zone policy. 	
	0	+	+	Policy MD2 (NE of Seaward Way): The strategic development area is unlikely to affect focal species according to data		

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Policy MD1: Minehead development, Policy MD2: Strategic development around Minehead, Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				collected as part of the SA scoping report. This will have a minor positive effect on the SA objective.	
	0	0	+	Policy MD2 (Post 2022 West of Dunster Marsh): See above.	
	0	+	+	Policy EC2 (Mart Road, Minehead): See above.	
13c. Increase the land area of UK Biodiversity Action Plan habitats within the district	0	0	0	Policy MD1: The policy will have a neutral effect.	
	0	-	-	Policy MD2 (South of A39): The strategic development area will have a minor negative effect as it will not increase BAP habitats.	Mitigation measure (Policy MD2 (South of A39)): To enhance sustainability the site development process should address how the site can enhance biodiversity at all levels including how BAP habitats and species can be enhanced. This should be specified in the plan or in a development brief.
	0	-	-	Policy MD2 (NE of Seaward Way): The strategic development area will have a minor negative effect as it will not increase BAP habitats.	Mitigation measure (Policy MD2 (NE of Seaward Way)): To enhance sustainability the site development process should address how the site can enhance biodiversity at all levels including how BAP habitats and species can be enhanced. This should be specified in the plan or in a development brief.
	0	-	-	Policy MD2 (Post 2022 West of Dunster Marsh): The strategic development area will have a minor negative effect as it will not	Mitigation measure (Policy MD2 (Post 2022 West of Dunster Marsh)): To enhance sustainability

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Policy MD1: Minehead development, Policy MD2: Strategic development around Minehead, Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				increase BAP habitats.	the site development process should address how the site can enhance biodiversity at all levels including how BAP habitats and species can be enhanced. This should be specified in the plan or in a development brief.
	0	-	-	Policy EC2 (Mart Road, Minehead): The major employment site will have a minor negative effect as it will not increase BAP habitats.	Mitigation measure (Policy EC2 (Mart Road, Minehead)): To enhance sustainability the site development process should address how the site can enhance biodiversity at all levels including how BAP habitats and species can be enhanced. This should be specified in the plan or in a development brief.
13d. Maintain and improve the conservation status of selected designated and non-designated nature conservation sites	0	0	0	Policy MD1: The policy will have a neutral effect.	
				Policy MD2 (South of A39): The HRA states that Policy MD2 specifically relates to the strategic location of development at Minehead. At Minehead the strategic sites which fall within the EZI and therefore host habitat that potentially support the maintenance of the Horner Wood barbastelle bat population include site numbers A4, A5 and A6.	Counteracting measures have been put forward within the HRA which include: <ul style="list-style-type: none"> the inclusion of a Bat Consultation Zone policy; the development limit is added to the key diagram for Minehead for sites A4, A5 and A6 additional policy text

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Policy MD1: Minehead development, Policy MD2: Strategic development around Minehead, Policy EC2 Major employment sites – Minehead site only)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
					under Policy MD2 and within Appendix 1 for strategic site numbers A4, A5 and A6 in Minehead to offset potential impacts on barbastelle bats; and <ul style="list-style-type: none"> the inclusion of a Wetland Bird Consultation Zone policy. 	
	0	?	?	Policy MD2 (NE of Seaward Way): The strategic development area does not affect any intentionally or nationally designated wildlife sites. However, there is also a local nature reserve and on the north western edge of the area. The effect is uncertain due to lack of information available on the likely extent of development.	Mitigation measure (Policy MD2 (NE of Seaward Way)): If development goes ahead on the site the north western edge of the area should be avoided because of its higher ecological value. This should be specified in the plan or in a development brief.	
	0	?	?	Policy MD2 (Post 2022 West of Dunster Marsh): The strategic development area does not affect any intentionally or nationally designated wildlife sites. However, Dunster Marsh is a Local Nature Reserve and the strategic development areas could have a negative effect. The effect has been scored as uncertain because the exact boundary of the strategic development areas is not known.	Mitigation measure (Policy MD2 (Post 2022 West of Dunster Marsh)): If development goes ahead a full ecological assessment should be carried out to determine which areas should be avoided because of their higher ecological value. This should be specified in the plan or in a development brief.	
	0	0	0	Policy EC2 (Mart Road, Minehead): The major employment site will have a neutral effect.		

Aspect of the plan being assessed: SETTLEMENT POLICIES WATCHET (Policy WA1: Watchet development, Policy WA2 Strategic development at Watchet)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
1a. Reduce impacts on tranquility from noise and visual intrusion	0	+	+	Policy WA1: The policy may help reduce noise and protect tranquility by concentrating development in Watchet through strengthening its role as a local service centre. This will have a minor positive effect on the SA objective in the medium and long term.	
	0	0	0	Policy WA2 (South of the town): There are no air quality issues affecting this strategic development area and the effect on air quality will be neutral. Effects on noise are also likely to be neutral.	
	0	0	0	Policy WA2 (East of the town): There are no air quality issues affecting this strategic development area and the effect on air quality will be neutral. Effects on noise are also likely to be neutral.	
1b. Reduce the need to travel and facilitate modal shift (particularly with regard to reducing the impact of traffic during the peak summer months)	0	+	+	Policy WA1: The policy may reduce the need to travel through strengthening the local economy in Watchet (and links to Williton) so that the level of service provision is sufficient to deter longer distance commuting. The development may also seek to resolve the severance issue in the town and the localized traffic problems this causes. This will have a minor positive effect on the SA objective in the medium and long term.	
	0	-	-	Policy WA2 (South of the town): The strategic development area is in fairly close proximity to services at both Watchet and Williton. However, currently these areas are difficult to access by foot, cycle or public transport (either due to distance or because of the presence of the railway line) and this could cause a minor negative effect on car use.	Mitigation measure (Policy WA2 (South of the town)): The development proposed should be mixed use development offering a range of services to the new residents. Development should also be expected to help resolve the severance issue in the town and the localized traffic problems

Aspect of the plan being assessed: SETTLEMENT POLICIES WATCHET (Policy WA1: Watchet development, Policy WA2 Strategic development at Watchet)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					this causes. This should be specified in the plan or in a development brief.
	0	-	-	Policy WA2 (East of the town): As above	Mitigation measure (Policy WA2 (East of the town)): The development proposed should be mixed use development offering a range of services to the new residents. Development should also be expected to help resolve the severance issue in the town and the localized traffic problems this causes. This should be specified in the plan or in a development brief.
2a. Reduce greenhouse gas emissions	0	+	+	Policy WA1: The policy may lead to a reduction in emissions through reducing the need to travel (see 1b above). This will have a minor positive effect on the SA objective in the medium and long term.	
	0	-	-	Policy WA2 (South of the town): The strategic development area might lead to an increase in emissions because of an increase in car use (see 1b above).	Mitigation measure (Policy WA2 (South of the town)): The development proposed should be mixed use development offering a range of services to the new residents to try and reduce car use. This should be specified in the plan or in a development brief.
	0	-	-	Policy WA2 (East of the town): As above	Mitigation measure (Policy WA2 ((East of the town)): The

Aspect of the plan being assessed: SETTLEMENT POLICIES WATCHET (Policy WA1: Watchet development, Policy WA2 Strategic development at Watchet)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					development proposed should be mixed use development offering a range of services to the new residents to try and reduce car use. This should be specified in the plan or in a development brief.
2b. Improve adaptation for unavoidable climate change including consideration of the location of development	0	+	+	Policy WA1: The policy will require development proposals to contribute towards resolving the flood risk issues which affect the settlement. This will have a minor positive effect on climate change adaptation.	
	0	+	+	Policy WA2 (South of the town): The development site is not subject to fluvial flooding and is in Flood Zone 1. This will have a minor positive effect on the SA objective.	
	0	+	+	Policy WA2 (East of the town): The development site is not subject to fluvial flooding and is in Flood Zone 1. This will have a minor positive effect on the SA objective.	
2c. Increase energy efficiency and the amount of energy generated from renewable sources	0	0	0	Policy WA1: The policy will have a neutral effect.	
	0	0	0	Policy WA2 (South of the town): The strategic development area will have a neutral effect.	
	0	0	0	Policy WA2 (East of the town): The strategic development area will have a neutral effect.	
3a. Reduce anti-social behaviour and fear of crime	0	0	0	Policy WA1: The policy will have a neutral effect.	
	0	0	0	Policy WA2 (South of the town): The strategic development area will have a neutral effect.	
	0	0	0	Policy WA2 (East of the town): The strategic development area	

Aspect of the plan being assessed: SETTLEMENT POLICIES WATCHET (Policy WA1: Watchet development, Policy WA2 Strategic development at Watchet)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				will have a neutral effect.	
4a. Ensure equitable access to viable facilities and services for all sectors of the community including those in rural areas	0	+	+	Policy WA1: The policy is likely to have a positive effect in relation to access to services in Watchet and Williton, where the economy would be strengthened and service provision enhanced. The policy would also seek to provide additional allotments and to strengthen linkages between different parts of the town.	
	0	-	-	Policy WA2 (South of the town): The strategic development area is in fairly close proximity to services at both Watchet and Williton. However, currently these areas are difficult to access by foot, cycle or public transport (either due to distance or because of the presence of the railway line) and this could cause a minor negative effect on access to all members of the community	Mitigation measure (Policy WA2 (South of the town)): The development proposed should be mixed use development offering a range of services to the new residents. Development should also be expected to help resolve the severance issue in the town and the localized traffic problems this causes. This should be specified in the plan or in a development brief.
	0	-	-	Policy WA2 (East of the town): As above.	Mitigation measure (Policy WA2 (East of the town)): The development proposed should be mixed use development offering a range of services to the new residents. Development should also be expected to help resolve the severance issue in the town and the localized traffic problems this causes. This should be specified in the plan or in a

Aspect of the plan being assessed: SETTLEMENT POLICIES WATCHET (Policy WA1: Watchet development, Policy WA2 Strategic development at Watchet)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					development brief.
5a. To develop and maintain a balanced and sustainable population structure which good access to services, facilities and homes for all sectors of the society	0	+	+	Policy WA1: The policy will help to maintain a balanced population structure by concentrating development in Watchet and strengthening its role as a local service centre. This will have a minor positive effect on the SA objective.	
	0	+	+	Policy WA2 (South of the town): Development in all of the strategic development areas will be subject to the policies in the Local Plan regarding affordable housing and lifetime homes and will help to maintain a balanced population structure.	
	0	+	+	Policy WA2 (East of the town): As above	
6a. Reduce land contamination, and safeguard soil and geological quality and quantity	0	0	0	Policy WA1: The policy will have a neutral effect.	
	0	-/?	-/?	Policy WA2 (South of the town): The site is greenfield apart from some farm buildings and will not contribute to brownfield land targets. There is possible contamination on site due to agricultural products and fuel oil Best and Most Versatile Agricultural Land (Grade 3a) surrounds the site. This could have a negative effect dependent on whether this is seen as a significant issue in the area or district as a whole. The effect has been scored as uncertain.	<p>Mitigation measure (Policy WA2 (South of the town)): Before development goes ahead a wider understanding is needed of the significance of developing on this area of Best and Most Versatile Agricultural land and the ability to remediate the contamination on site. This should be specified in the plan or in a development brief.</p> <p>Mitigation measure (Policy WA2 (South of the town)): It is not possible to mitigate the fact that the Watchet sites will not contribute to brownfield land targets. This is because there is little opportunity in the area to develop a new housing</p>

Aspect of the plan being assessed: SETTLEMENT POLICIES WATCHET (Policy WA1: Watchet development, Policy WA2 Strategic development at Watchet)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					area that is not greenfield land.
	0	-/?	-/?	Policy WA2 (East of the town): The site is greenfield and will not contribute to brownfield land targets. There is possible contamination on site due to agricultural products and fuel oil. It is uncertain whether this can be remediated. . The site represents greenfield development and will not contribute to brownfield land targets. However, there is little opportunity in the area to develop a new housing area that is not greenfield land so this has been scored as neutral.	<p>Mitigation measure (Policy WA2 ((East of the town)): Before development goes ahead an understanding is needed of the ability to remediate the contamination on site. This should be specified in the plan or in a development brief.</p> <p>Mitigation measure (Policy WA2 ((East of the town)): It is not possible to mitigate the fact that the Watchet sites will not contribute to brownfield land targets. This is because there is little opportunity in the area to develop a new housing area that is not greenfield land.</p>
7a. To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste	0	0	0	Policy WA1: The policy will have a neutral effect.	
	0	0	0	Policy WA2 (South of the town): The strategic development area will have a neutral effect.	
	0	0	0	Policy WA2 (East of the town): The strategic development area will have a neutral effect.	
8a. Maintain and improve the quality of ground/river/coastal water	0	0	0	Policy WA1: The policy will have a neutral effect.	
	0	0	0	Policy WA2 (South of the town): The strategic development area will have a neutral effect.	
	0	0	0	Policy WA2 (East of the town): The strategic development area	

Aspect of the plan being assessed: SETTLEMENT POLICIES WATCHET (Policy WA1: Watchet development, Policy WA2 Strategic development at Watchet)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				will have a neutral effect.	
8b. Reduce risk of flooding including coastal flooding	0	+	+	Policy WA1: The policy will require development proposals to contribute towards resolving the flood risk issues which affect the settlement. This will have a minor positive effect on flooding.	
	0	?	?	Policy WA2 (South of the town): The site is not subject to fluvial flooding but the northern boundary of the strategic development area adjoins retreating coastline although the West Somerset railway provides a defence in part. The significance of this issue is unknown so this has been scored as uncertain.	Mitigation measure (Policy WA2 (South of the town)): Investigation is needed on the significance of the coastal retreat issue before development goes ahead. This should be specified in the plan or in a development brief.
	0	+	+	Policy WA2 (East of the town): The site is not subject to fluvial flooding so has been scored as minor positive.	
8c. Improve efficiency of water use	0	0	0	Policy WA1: The policy will have a neutral effect.	
	0	0	0	Policy WA2 (South of the town): Wessex Water has indicated that it is unlikely that any major water supply or water treatment projects are likely to be needed to service the level of development provided for in the plan. Therefore, a neutral score has been given.	
	0	0	0	Policy WA2 (East of the town): As above	
9a. Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, recorded Historic Parks and gardens, maritime and coastal heritage, listed buildings and	0	0	0	Policy WA1: The policy will have a neutral effect.	Enhancement measure (Policy WA1): Development policies for Minehead make several references to protecting and enhancing the historic and natural environment. Policy WA1 would benefit from

Aspect of the plan being assessed: SETTLEMENT POLICIES WATCHET (Policy WA1: Watchet development, Policy WA2 Strategic development at Watchet)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
conservation areas					similar additions to policy.
	0	?	?	Policy WA2 (South of the town): The likely effect of the site on heritage is uncertain. The Historic Environment Record contains some records within the strategic development area and these records show the high potential for prehistoric remains in the Watchet area. The area is predominantly greenfield which means that its full potential for significant heritage assets cannot adequately be assessed from existing records.	Mitigation measure (Policy WA2 (South of the town)): Programmes of archaeological field evaluation would be required prior to determination of individual planning applications.
	0	?	?	Policy WA2 (East of the town): As above	Mitigation measure (Policy WA2 ((East of the town)): Programmes of archaeological field evaluation would be required prior to determination of individual planning applications.
10a. To improve the health and wellbeing of the population and improve access to health services for all	0	0	0	Policy WA1: The policy will have a neutral effect.	
	0	0	0	Policy WA2 (South of the town): The strategic development area will have a neutral effect.	
	0	0	0	Policy WA2 (East of the town): The strategic development area will have a neutral effect.	
11a. Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced	0	0	0	Policy WA1: The policy will have a neutral effect.	Enhancement measure (Policy WA1): Development policies for Minehead make several references to protecting and enhancing the historic and natural environment. Policy WA1 would benefit from similar additions to policy.

Aspect of the plan being assessed: SETTLEMENT POLICIES WATCHET (Policy WA1: Watchet development, Policy WA2 Strategic development at Watchet)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	0	-	-	Policy WA2 (South of the town): The strategic development area does not directly affect designated landscapes. However, the site is immediately north of South Bells Ridge Line and unless carefully planned, development could have a minor negative effect on the SA objective.	Mitigation measure (Policy WA2 (South of the town)): It will be necessary to ensure that development does not become visible from the south above the ridge as this forms the landscape boundary between Watchet and Williton. Careful design will be required especially in terms of building heights in some parts of the strategic development area to avoid development being visible from Williton village.
	0	-	-	Policy WA2 (East of the town): The strategic development area does not directly affect designated landscapes and should not affect any areas deemed to be of high landscape value. However, parts of the site are relatively flat and open terrain and this could cause a minor negative effect on the SA objective.	Mitigation measure (Policy WA2 ((East of the town)): A landscape appraisal should be carried out before development goes ahead. This should be specified in the plan or in a development brief.
11b. Enhance the form and design of the built environment	0	+	+	Policy WA1: The policy will help to ensure that development protects the town's attractiveness as a tourist destination. This will have a minor positive effect on the SA objective.	
	0	0	0	Policy WA2 (South of the town): The strategic development area will have a neutral effect as the form of the proposed development has not been decided yet	
	0	0	0	Policy WA2 (East of the town): The strategic development area will have a neutral effect as the form of the proposed development has not been decided yet	

Aspect of the plan being assessed: SETTLEMENT POLICIES WATCHET (Policy WA1: Watchet development, Policy WA2 Strategic development at Watchet)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
11c. Ensure provision is made to incorporate green infrastructure into spatial planning	0	0	0	Policy WA1: The policy will have a neutral effect.	
	0	0	0	Policy WA2 (South of the town): The strategic development area will have a neutral effect.	
	0	0	0	Policy WA2 (East of the town): The strategic development area will have a neutral effect.	
12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas	0	+	+	Policy WA1: The policy will help to strengthen Watchet's role as the main employment centre for the North Eastern part of West Somerset and will also help to maintain and enhance the role of the Marina. This will have a minor positive effect on the SA objective.	
	0	+	+	Policy WA2 (South of the town): Both the strategic development areas will be mixed use development offering some employment land. Therefore, all the areas will be positive in increasing available workspace and access to opportunities in the town. This will have a minor positive effect on the SA objective.	
	0	+	+	Policy WA2 (East of the town): As above	
13a. Protect and enhance biodiversity at all levels	0	0	0	Policy WA1: The policy will have a neutral effect.	Enhancement measure (Policy WA1): Development policies for Minehead make several references to protecting and enhancing the historic and natural environment. Policy WA1 would benefit from similar additions to policy.
	0	0	0	Policy WA2 (South of the town): The strategic development area will have a neutral effect on the SA objective. Most of the area is currently farmland although there are some hedgerows	Mitigation measure (Policy WA2 (South of the town)): If development goes ahead a full

Aspect of the plan being assessed: SETTLEMENT POLICIES WATCHET (Policy WA1: Watchet development, Policy WA2 Strategic development at Watchet)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				on site. These should be surveyed before development goes ahead.	ecological assessment should be carried out. This should be specified in the plan or in a development brief.
	0	0	0	Policy WA2 (East of the town): As above	Mitigation measure (Policy WA2 (East of the town)): If development goes ahead a full ecological assessment should be carried out. This should be specified in the plan or in a development brief.
13b. Maintain, restore and enhance populations of focal species	0	0	0	Policy WA1: The policy will have a neutral effect.	
	0	0	0	Policy WA2 (South of the town): The strategic development area does not affect any populations of focal species.	
	0	0	0	Policy WA2 (East of the town): The strategic development area does not affect any populations of focal species.	
13c. Increase the land area of UK Biodiversity Action Plan habitats within the district	0	0	0	Policy WA1: The policy will have a neutral effect.	
	0	-	-	Policy WA2 (South of the town): The strategic development area will have a minor negative effect as it will not increase BAP habitats.	Mitigation measure (Policy WA2 (South of the town)): To enhance sustainability the site development process should address how the site can enhance biodiversity at all levels including how BAP habitats and species can be enhanced. This should be specified in the plan or in a development brief.
	0	-	-	Policy WA2 (East of the town): The strategic development area will have a minor negative effect as it will not increase BAP	Mitigation measure (Policy WA2 (East of the town)): To enhance

Aspect of the plan being assessed: SETTLEMENT POLICIES WATCHET (Policy WA1: Watchet development, Policy WA2 Strategic development at Watchet)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				habitats.	sustainability the site development process should address how the site can enhance biodiversity at all levels including how BAP habitats and species can be enhanced. This should be specified in the plan or in a development brief.
13d. Maintain and improve the conservation status of selected designated and non-designated nature conservation sites	0	0	0	Policy WA1: The policy will have a neutral effect.	
	0	0	0	Policy WA2 (South of the town): The strategic development area does not affect any internationally, nationally or locally designated wildlife sites or undesignated sites.	
	0	0	0	Policy WA2 (East of the town): The strategic development area does not affect any internationally, nationally or locally designated wildlife sites or undesignated sites.	

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Policy WI1: Williton development, Policy WI2 Strategic development at Williton, Policy EC2 Major employment sites –Williton site only)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
1a. Reduce impacts on tranquility from noise and visual intrusion	0	+	+	Policy WI1: The policy may help reduce noise and protect tranquility by concentrating development in Williton through strengthening its role as a local service centre. This will have a minor positive effect on the SA objective in the medium and long term.		
	0	0/-	0/-	Policy WI2 (West of the town): There are no air quality issues affecting this strategic development area and the effect on air quality will be neutral. Development adjacent to the A39 could be subject to some noise and could this cause a minor negative effect on new residents in the medium and long term as the site is developed.	Mitigation measure (Policy WI2 (West of the town)): Noise attenuation measures may be necessary if development occurs adjacent to the A39. These measures should be specified in the plan or in a development brief.	
	0	0/-	0/-	Policy WI2 (East of the town): There are no air quality issues affecting this strategic development area and the effect on air quality will be neutral. Development adjacent to the A39 or A358 could be subject to some noise and could this cause a minor negative effect on new residents in the medium and long term as the site is developed.	Mitigation measure (Policy WI2 (East of the town)): Mitigation measure: Noise attenuation measures may be necessary if development occurs adjacent to the A39 or A358. These measures should be specified in the plan or in a development brief.	
	0	0	0	Policy WI2 (North of the town): There are no air quality issues affecting this strategic development area and the effect on air quality will be neutral. Effects on noise are also likely to be neutral.		
	0	0/?	0/?	Policy EC2 (Roughmoor, Williton): There are no air quality issues affecting this strategic development area and the effect on air quality will be neutral. The effect of the employment site on noise will be dependent on its location in relation to nearby	Mitigation measure (Policy EC2 (Roughmoor, Williton)): The effect of development on local residents should be assessed before	

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Policy WI1: Williton development, Policy WI2 Strategic development at Williton, Policy EC2 Major employment sites –Williton site only)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
				residents. The effect on noise will be uncertain.	development goes ahead and this should be specified in the plan or a development brief. The policy would also benefit from making it clear that if development outside use classes B1, B2 and B8 are proposed they should be subject to an assessment of their effects and that this should be weighed against their contribution to the local economy.	
1b. Reduce the need to travel and facilitate modal shift (particularly with regard to reducing the impact of traffic during the peak summer months)	0	+	+	Policy WI1: The policy may reduce the need to travel through strengthening the local economy in Williton so that the level of service provision is sufficient to deter longer distance commuting. The policy will also require development to contribute to the improvement of traffic and transport management in the village. This will have a minor positive effect on the SA objective in the medium and long term.		
	0	+	+	Policy WI2 (West of the town): The strategic development area is well related to the existing commercial and service centre. This will ensure that the maximum number of trips are made by cycle or on foot and will have a minor positive effect.		
	0	--	--	Policy WI2 (East of the town): The strategic development area is more remote from the existing village centre making services difficult to access without a car. This could have a significant negative effect if no services were provided at all within the development itself, making car use a necessity.	Mitigation measure (Policy WI2 (East of the town)): If development goes ahead adequate services commensurate with the size of the development should be provided	

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Policy WI1: Williton development, Policy WI2 Strategic development at Williton, Policy EC2 Major employment sites –Williton site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					within the development. These measures should be specified in the plan or in a development brief.
	0	--	--	Policy WI2 (North of the town): The strategic development area is more remote from the existing village centre making services difficult to access without a car. This could have a significant negative effect if no services were provided at all within the development itself, making car use a necessity.	Mitigation measure (Policy WI2 (North of the town)): If development goes ahead adequate services commensurate with the size of the development should be provided within the development. These measures should be specified in the plan or in a development brief.
	0	+	+	Policy EC2 (Roughmoor, Williton): Focusing employment in Williton will be positive in reducing the need to travel by deterring longer distance commuting. This will have a minor positive effect on the SA objective in the medium and long term.	
2a. Reduce greenhouse gas emissions	0	+	+	Policy WI1: The policy may lead to a reduction in emissions through reducing the need to travel (see above). This will have a minor positive effect on the SA objective in the medium and long term.	
	0	+	+	Policy WI2 (West of the town): The need to travel by car may reduce (see assessment against 1b) so greenhouse gas emissions may reduce.	
	0	--	--	Policy WI2 (East of the town): The need to travel by car may increase significantly (see assessment against 1b) so greenhouse gas emissions may increase significantly.	Mitigation measure (Policy WI2 (East of the town)): If development goes ahead adequate services commensurate with the size of the development should be provided

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Policy WI1: Williton development, Policy WI2 Strategic development at Williton, Policy EC2 Major employment sites –Williton site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					within the development. These measures should be specified in the plan or in a development brief.
	0	--	--	Policy WI2 (North of the town): The need to travel by car may increase significantly (see assessment against 1b) so greenhouse gas emissions may increase significantly.	Mitigation measure (Policy WI2 (North of the town)): If development goes ahead adequate services commensurate with the size of the development should be provided within the development. These measures should be specified in the plan or in a development brief.
	0	+	+	Policy EC2 (Roughmoor, Williton): The policy may lead to a reduction in emissions through reducing the need to travel (see above). This will have a minor positive effect on the SA objective in the medium and long term.	
2b. Improve adaptation for unavoidable climate change including consideration of the location of development	0	+	+	Policy WI1: The policy will require development proposals to contribute towards resolving flood risk issues where appropriate. This will have a minor positive effect on climate change adaptation.	
	0	-	-	Policy WI2 (West of the town): There is a high probability of flooding in this strategic development area as part of the area is in Flood Zone 3b (operational floodplain). The SFRA Level 2 has further assessed the site and deemed the hazard low and has stated that mitigation may be achievable through the incorporation of SUDS. The strategic development area could have a minor negative effect on the SA objective.	Mitigation measure (Policy WI2 (West of the town)): Further investigation is needed regarding the mitigation measures needed to reduce flood risk to an acceptable level.
	0	--	--	Policy WI2 (East of the town): There is a high probability of	Mitigation measure (Policy WI2

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Policy WI1: Williton development, Policy WI2 Strategic development at Williton, Policy EC2 Major employment sites –Williton site only)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
				flooding in this this strategic development area as it is in Flood Zone 3b (operational floodplain) with flooding possible from Doniford Brook and Monksilver Stream. Development would require extensive flood mitigation measures for both the site and any surrounding land likely to be affected by displaced water as a consequence of the development. Residential development will be subject to the exceptions test. The strategic development area could have a significant negative effect on the SA objective.	(East of the town)): Investigation is needed regarding the need for flood attenuation measures which are likely to be extensive. Measures should be put forward to reduce the risk of flooding on and off site. These measures should be specified in the plan or in a development brief.	
	0	--	--	Policy WI2 (North of the town): There is a high probability of flooding in this strategic development area as the southern part of the area is in Flood Zone 3b (operational floodplain) from the stream and drainage of former water meadows west of Williton. Development would require extensive flood mitigation measures for both the site and any surrounding land likely to be affected by displaced water as a consequence of the development. Only essential infrastructure can be placed on those areas in operational floodplain so this may cause some constraints to development. Other areas of the site are not subject to flooding or are in Flood Zone 2. The strategic development area could have a significant negative effect on the SA objective.	Mitigation measure (Policy WI2 (North of the town)): Investigation is needed regarding the need for flood attenuation measures which are likely to be extensive. Measures should be put forward to reduce the risk of flooding on and off site. Only essential infrastructure can be placed on those areas in operational floodplain. These measures should be specified in the plan or in a development brief.	
	0	--	--	Policy EC2 (Roughmoor, Williton): The area is in Flood Zone 3b and this could cause a significant negative effect on the SA objective.	(Policy EC2 (Roughmoor, Williton)): Investigation is needed regarding the need for flood attenuation measures which are likely to be extensive. Measures should be put forward to reduce the risk of flooding on and off site. These measures should be specified in	

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Policy WI1: Williton development, Policy WI2 Strategic development at Williton, Policy EC2 Major employment sites –Williton site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					the plan or in a development brief.
2c. Increase energy efficiency and the amount of energy generated from renewable sources	0	0	0	Policy WI1: The policy will have a neutral effect.	
	0	0	0	Policy WI2 (West of the town): The strategic development area will have a neutral effect.	
	0	0	0	Policy WI2 (East of the town): The strategic development area will have a neutral effect.	
	0	0	0	Policy WI2 (North of the town): The strategic development area will have a neutral effect.	
	0	0	0	Policy EC2 (Roughmoor, Williton): The major employment site will have a neutral effect.	
3a. Reduce anti-social behaviour and fear of crime	0	0	0	Policy WI1: The policy will have a neutral effect.	
	0	0	0	Policy WI2 (West of the town): The strategic development area will have a neutral effect.	
	0	0	0	Policy WI2 (East of the town): The strategic development area will have a neutral effect.	
	0	0	0	Policy WI2 (North of the town): The strategic development area will have a neutral effect.	
	0	0	0	Policy EC2 (Roughmoor, Williton): The major employment site will have a neutral effect.	
4a. Ensure equitable access to viable facilities and services for all sectors of the community including those in rural	0	+	+	Policy WI1: The policy is likely to have a positive effect in relation to access to services in Williton, where the economy would be strengthened and service provision enhanced.	

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Policy WI1: Williton development, Policy WI2 Strategic development at Williton, Policy EC2 Major employment sites –Williton site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
areas				Complementing provision of employment facilities in Watchet is also likely to be positive.	
	0	+	+	Policy WI2 (West of the town): The strategic development area is well related to the village's commercial and service centre. This will increase the likelihood that the new residents will use (and sustain) the existing services for the benefit of the whole village. This could have a minor positive effect.	
	0	--	--	Policy WI2 (East of the town): The strategic development area is more remote from the existing village centre making services difficult to access without a car. Development at this location would be less likely to sustain the existing village services or make services accessible to all. This would have a significant negative effect if no services were provided at all within the development itself.	Mitigation measure (Policy WI2 (East of the town)): If development goes ahead adequate services commensurate with the size of the development should be provided within the development. These measures should be specified in the plan or in a development brief.
	0	--	--	Policy WI2 (North of the town): The strategic development area is more remote from the existing village centre making services difficult to access without a car. Development at this location would be less likely to sustain the existing village services or make services accessible to all. This would have a significant negative effect if no services were provided at all within the development itself.	Mitigation measure (Policy WI2 (North of the town)): If development goes ahead adequate services commensurate with the size of the development should be provided within the development. These measures should be specified in the plan or in a development brief.
	0	+	+	Policy EC2 (Roughmoor, Williton): The site is likely to have a positive effect in relation to access to services in Williton, where the economy would be strengthened and service provision enhanced.	

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Policy WI1: Williton development, Policy WI2 Strategic development at Williton, Policy EC2 Major employment sites –Williton site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
5a. To develop and maintain a balanced and sustainable population structure which has good access to services, facilities and homes for all sectors of the society	0	+	+	Policy WI1: The policy will help to maintain a balanced population structure by concentrating development in Williton and strengthening its role as a local service centre. This will have a minor positive effect on the SA objective.	
	0	+	+	Policy WI2 (West of the town): Development in all of the strategic development areas will be subject to the policies in the Local Plan regarding affordable housing and lifetime homes and will help to maintain a balanced population structure.	
	0	+	+	Policy WI2 (East of the town): See above	
	0	+	+	Policy WI2 (North of the town): See above	
	0	+	+	Policy EC2 (Roughmoor, Williton): The site will have a positive effect through helping to ensure that the population of Williton can work within the town. Strengthening the economy in this way may have an indirect positive effect on changing the ratio of average earnings to average house prices and make housing more affordable and thus helping to reduce deprivation.	
6a. Reduce land contamination, and safeguard soil and geological quality and quantity	0	0	0	Policy WI1: The policy will have a neutral effect.	
	0	-	-	Policy WI2 (West of the town): The strategic development area is greenfield. The site represents greenfield development and will not contribute to brownfield land targets.	Mitigation measure (Policy WI2 (West of the town)): It is not possible to mitigate the fact that the Williton sites will not contribute to brownfield land targets. This is because there is little opportunity in the area to develop a new housing area that is not greenfield land.

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Policy WI1: Williton development, Policy WI2 Strategic development at Williton, Policy EC2 Major employment sites –Williton site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	0	-	-	Policy WI2 (East of the town): The strategic development area is greenfield. . The site represents greenfield development and will not contribute to brownfield land targets.	Mitigation measure (Policy WI2 (East of the town)): It is not possible to mitigate the fact that the Williton sites will not contribute to brownfield land targets. This is because there is little opportunity in the area to develop a new housing area that is not greenfield land.
	0	-	-	Policy WI2 (North of the town): The strategic development area is mainly greenfield. . The site represents greenfield development and will not contribute to brownfield land targets.	Mitigation measure (Policy WI2 (North of the town)): It is not possible to mitigate the fact that the Williton sites will not contribute to brownfield land targets. This is because there is little opportunity in the area to develop a new housing area that is not greenfield land.
	0	?	?	Policy EC2 (Roughmoor, Williton): The effect of the site on soils and geology is uncertain until the exact boundaries of the site are known.	(Policy EC2 (Roughmoor, Williton)): The effect of development on soils and geology should be assessed before development goes ahead and this should be specified in the plan or a development brief.
7a. To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste	0	0	0	Policy WI1: The policy will have a neutral effect.	
	0	0	0	Policy WI2 (West of the town): The strategic development area will have a neutral effect	
	0	0	0	Policy WI2 (East of the town): The strategic development area will have a neutral effect.	

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Policy WI1: Williton development, Policy WI2 Strategic development at Williton, Policy EC2 Major employment sites –Williton site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	0	0	0	Policy WI2 (North of the town): The strategic development area will have a neutral effect.	
	0	0	0	Policy EC2 (Roughmoor, Williton): The major employment site will have a neutral effect.	
8a. Maintain and improve the quality of ground/river/coastal water	0	0	0	Policy WI1: The policy will have a neutral effect.	
	0	0	0	Policy WI2 (West of the town): The strategic development area will have a neutral effect.	
	0	-	-	Policy WI2 (East of the town): The strategic development area is in an area close to the confluence of the Doniford Brook and the Monksilver Stream and could cause a pollution risk. However, the site does pose some drainage challenges so there is a risk that pollution could occur. The site has been assessed as minor negative.	Mitigation measure (Policy WI2 (East of the town)): There are issues with drainage and water retention as the site is so low lying. Currently there is limited capacity of culverts draining the site and becoming blocked. Any development will need a complete drainage strategy to prevent localized flooding and pollution. Adequate drainage and best practice construction techniques should be utilised on site.
	0	-	-	Policy WI2 (North of the town): A stream runs from west to east through the southern part of the area and development on the site could have a minor negative effect.	Mitigation measure (Policy WI2 (North of the town)): Adequate drainage and best practice construction techniques should be utilised on site.
	0	-	-	Policy EC2 (Roughmoor, Williton): A stream runs from west to	Mitigation measure (Policy EC2

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Policy WI1: Williton development, Policy WI2 Strategic development at Williton, Policy EC2 Major employment sites –Williton site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				east through part of the area and development on the site could have a minor negative effect.	(Roughmoor, Williton): Adequate drainage and best practice construction techniques should be utilised on site.
8b. Reduce risk of flooding including coastal flooding	0	+	+	Policy WI1: The policy will require development proposals to contribute towards resolving flood risk issues where appropriate. This will have a minor positive effect on the SA objective.	
	0	-	-	Policy WI2 (West of the town): There is a high probability of flooding in this strategic development area as part of the area is in Flood Zone 3b (operational floodplain). The SFRA Level 2 has further assessed the site and deemed the hazard low and has stated that mitigation may be achievable through the incorporation of SUDS. The strategic development area could have a minor negative effect on the SA objective.	Mitigation measure (Policy WI2 (West of the town)): Further investigation is needed regarding the mitigation measures needed to reduce flood risk to an acceptable level.
	0	--	--	Policy WI2 (East of the town): There is a high probability of flooding in this strategic development area as the southern part of the area is in Flood Zone 3b (operational floodplain) from the stream and drainage of former water meadows west of Williton. Development would require extensive flood mitigation measures for both the site and any surrounding land likely to be affected by displaced water as a consequence of the development. Only essential infrastructure can be placed on those areas in operational floodplain so this may cause some constraints to development. Other areas of the site are not subject to flooding. The strategic development area could have a significant negative effect on the SA objective.	Mitigation measure (Policy WI2 (East of the town)): Investigation is necessary regarding the need for flood attenuation measures which is likely to be extensive. Measures should be put forward to reduce the risk of flooding on and off site. Only essential infrastructure can be placed on those areas in operational floodplain. These measures should be specified in the plan or in a development brief.
	0	--	--	Policy WI2 (North of the town): There is a high probability of	Mitigation measure (Policy WI2

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Policy WI1: Williton development, Policy WI2 Strategic development at Williton, Policy EC2 Major employment sites –Williton site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				flooding in this strategic development area as part of the area is in Flood Zone 3b (operational floodplain) with flooding possible from Doniford Brook and Monksilver Stream. Development would require extensive flood mitigation measures for both the site and any surrounding land likely to be affected by displaced water as a consequence of the development. Only essential infrastructure can be placed on those areas in operational floodplain so this may cause some constraints to development. Other areas of the site are not subject to flooding or are in Flood Zone 2. The strategic development area could have a significant negative effect on the SA objective.	(North of the town)): Investigation is necessary regarding the need for flood attenuation which is likely to be extensive. Measures should be put forward to reduce the risk of flooding on and off site. These measures should be specified in the plan or in a development brief.
	0	--	--	Policy EC2 (Roughmoor, Williton): The area is in Flood Zone 3b and this could cause a significant negative effect on the SA objective.	(Policy EC2 (Roughmoor, Williton)): Investigation is necessary regarding the need for flood attenuation which is likely to be extensive. Measures should be put forward to reduce the risk of flooding on and off site. These measures should be specified in the plan or in a development brief.
8c. Improve efficiency of water use	0	0	0	Policy WI1: The policy will have a neutral effect.	
	0	0	0	Policy WI2 (West of the town): Wessex Water has indicated that it is unlikely that any major water supply or water treatment projects are likely to be needed to service the level of development provided for in the plan. Therefore, a neutral score has been given.	
	0	0	0	Policy WI2 (East of the town): As above.	

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Policy WI1: Williton development, Policy WI2 Strategic development at Williton, Policy EC2 Major employment sites –Williton site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	0	0	0	Policy WI2 (North of the town): As above.	
	0	0	0	Policy EC2 (Roughmoor, Williton): As above	
9a. Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, recorded Historic Parks and gardens, maritime and coastal heritage, listed buildings and conservation areas	0	0	0	Policy WI1: The policy will have a neutral effect.	Enhancement measure (Policy WI1): Development policies for Minehead make several references to protecting and enhancing the historic and natural environment. Policy WI1 would benefit from similar additions to policy.
	0	?	?	Policy WI2 (West of the town): The northern boundary of the site abuts an Area of High Archaeological Potential. The Historic Environment Record contains some records within all the strategic development areas. These records show that there is high potential for heritage assets of local significance within the areas. Most of these represent designated heritage assets (Scheduled Monuments) and show the high potential for significant prehistoric remains in the Williton area. The areas are predominantly Greenfield which means that their full potential for significant heritage assets cannot adequately be assessed from existing records.	Mitigation measure (Policy WI2 (West of the town)): Programmes of archaeological field evaluation would be required prior to determination of individual planning applications.
	0	?	?	Policy WI2 (East of the town): The Historic Environment Record contains some records within all the strategic development areas. These records show that there is high potential for heritage assets of local significance within the areas. Most of these represent designated heritage assets (Scheduled Monuments) and show the high potential for significant prehistoric remains in the Williton area.	Mitigation measure (Policy WI2 (East of the town)): Programmes of archaeological field evaluation would be required prior to determination of individual planning applications.

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Policy WI1: Williton development, Policy WI2 Strategic development at Williton, Policy EC2 Major employment sites –Williton site only)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
				The areas are predominantly Greenfield which means that their full potential for significant heritage assets cannot adequately be assessed from existing records.		
	0	0	?	<p>Policy WI2 (North of the town): The Historic Environment Record contains some records within all the strategic development areas. These records show that there is high potential for heritage assets of local significance within the areas. Most of these represent designated heritage assets (Scheduled Monuments) and show the high potential for significant prehistoric remains in the Williton area.</p> <p>The areas are predominantly Greenfield which means that their full potential for significant heritage assets cannot adequately be assessed from existing records.</p>	Mitigation measure (Policy WI2 (North of the town)): Programmes of archaeological field evaluation would be required prior to determination of individual planning applications.	
	0	?	?	Policy EC2 (Roughmoor, Williton): The likely effect of the site on heritage is uncertain as the exact boundaries are not yet known and it is unclear whether greenfield land will be affected by development.	(Policy EC2 (Roughmoor, Williton)): Programmes of archaeological field evaluation would be required prior to determination of individual planning applications.	
10a. To improve the health and wellbeing of the population and improve access to health services for all	0	0	0	Policy WI1: The policy will have a neutral effect.		
	0	0	0	Policy WI2 (West of the town): The strategic development area will have a neutral effect.		
	0	0	0	Policy WI2 (East of the town): The strategic development area will have a neutral effect.		
	0	0	0	Policy WI2 (North of the town): The strategic development area will have a neutral effect.		

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Policy WI1: Williton development, Policy WI2 Strategic development at Williton, Policy EC2 Major employment sites –Williton site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	0	0	0	Policy EC2 (Roughmoor, Williton): The major employment site will have a neutral effect.	
11a. Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced	+	+	+	Policy WI1: The policy will have a neutral effect but could be further enhanced.	Enhancement measure (Policy WI1): Development policies for Minehead make several references to protecting and enhancing the historic and natural environment. Policy WI1 would benefit from similar additions to policy.
	0	0	0	Policy WI2 (West of the town): The strategic development area does not directly affect designated landscapes and should not affect any areas deemed to be of high landscape value.	
	0	-	-	Policy WI2 (East of the town): The strategic development area will not affect any areas deemed to be of high landscape value. However, there are some elevated parts of the site and if these were developed any development would be highly visible from the A358 west of the railway bridge. Any structure would need to be well set back from the ridge line to minimise visual effect. Unless well planned, this could cause a minor negative effect on the SA objective.	Mitigation measure (Policy WI2 (East of the town)): It will be necessary to ensure that development does not become visible above the ridge line. This may be difficult to achieve on the site as the low lying areas of land are prone to flooding.
	0	-	-	Policy WI2 (North of the town): The strategic development area will not affect any areas deemed to be of high landscape value. However, the area is on the lower part of the escarpment that overlooks Williton village and could have some effects on views from the town. Unless well planned, development could cause a minor negative effect on the SA objective.	Mitigation measure (Policy WI2 (North of the town)): A landscape appraisal should be carried out before development goes ahead. This should be specified in the plan or in a development brief.
	0	0	0	Policy EC2 (Roughmoor, Williton): The site does not directly	

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Policy WI1: Williton development, Policy WI2 Strategic development at Williton, Policy EC2 Major employment sites –Williton site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				affect designated landscapes and should not affect any areas deemed to be of high landscape value.	
11b. Enhance the form and design of the built environment	0	0	0	Policy WI1: The policy will have a neutral effect.	Enhancement measure (Policy WI1): Development policies for Minehead make several references to protecting and enhancing the historic and natural environment. Policy WI1 would benefit from similar additions to policy.
	0	0	0	Policy WI2 (West of the town): The strategic development area will have a neutral effect as the form of the proposed development has not been decided yet	
	0	0	0	Policy WI2 (East of the town): The strategic development area will have a neutral effect as the form of the proposed development has not been decided yet	
	0	0	0	Policy WI2 (North of the town): The strategic development area will have a neutral effect as the form of the proposed development has not been decided yet	
	0	0	0	Policy EC2 (Roughmoor, Williton): The major employment site will have a neutral effect as the form of the proposed development has not been decided yet	
11c. Ensure provision is made to incorporate green infrastructure into spatial planning	0	0	0	Policy WI1: The policy will have a neutral effect. Other policies deal with green infrastructure.	
	0	0	0	Policy WI2 (West of the town): The strategic development area will have a neutral effect.	

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Policy WI1: Williton development, Policy WI2 Strategic development at Williton, Policy EC2 Major employment sites –Williton site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	0	0	0	Policy WI2 (East of the town): The strategic development area will have a neutral effect.	
	0	0	0	Policy WI2 (North of the town): The strategic development area will have a neutral effect.	
	0	0	0	Policy EC2 (Roughmoor, Williton): The major employment site will have a neutral effect.	
12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas	0	+	+	Policy WI1: The policy will help to strengthen Williton's role as a local employment centre for the North Eastern part of West Somerset. This will have a minor positive effect.	
	0	+	+	Policy WI2 (West of the town): All of the strategic development areas will be mixed use development offering some employment land. Therefore, all the areas will be positive in increasing available workspace and access to opportunities in the town. This will have a minor positive effect.	
	0	+	+	Policy WI2 (East of the town): See above	
	0	0	+	Policy WI2 (North of the town): See above	
	0	++	++	Policy EC2 (Roughmoor, Williton): The site will be positive in increasing available workspace and access to opportunities in the town. This will have a significant positive effect.	
13a. Protect and enhance biodiversity at all levels	0	0	0	Policy WI1: The policy will have a neutral effect. However, the policy could be enhanced.	Enhancement measure (Policy WI1): Development policies for Minehead make several references to protecting and enhancing the historic and natural environment. Policy WI1 would benefit from

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Policy WI1: Williton development, Policy WI2 Strategic development at Williton, Policy EC2 Major employment sites –Williton site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					similar additions to policy.
	0	0	0	Policy WI2 (West of the town): The strategic development area will have a neutral effect. The area is mainly pasture and arable farm land. However, there are some hedges and trees on the site which should be surveyed before any development takes place.	Mitigation measure (Policy WI2 (West of the town)): If development goes ahead a full ecological assessment should be carried out. This should be specified in the plan or in a development brief.
	0	0	0	Policy WI2 (East of the town): As Policy WI2 (West of the Town)..	Mitigation measure (Policy WI2 (East of the town)): If development goes ahead a full ecological assessment should be carried out. This should be specified in the plan or in a development brief.
	0	0	0	Policy WI2 (North of the town): The strategic development area will have a neutral effect. The area is mainly pasture and arable farming but there are some areas of rough grassland on the site which should be surveyed before any development takes place.	Mitigation measure (Policy WI2 (North of the town)): If development goes ahead a full ecological assessment should be carried out. This should be specified in the plan or in a development brief.
	0	?	?	Policy EC2 (Roughmoor, Williton): The major employment site will have an uncertain effect on biodiversity due to lack of information available on the likely extent of development.	(Policy EC2 (Roughmoor, Williton)): If development goes ahead a full ecological assessment should be carried out to determine which areas should be avoided because of their higher ecological value. This should be specified in the plan or in a development brief.

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Policy WI1: Williton development, Policy WI2 Strategic development at Williton, Policy EC2 Major employment sites –Williton site only)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
13b. Maintain, restore and enhance populations of focal species	0	0	0	Policy WI1: The policy will have a neutral effect. Other policies address biodiversity.		
	0			Policy WI2 (West of the town): The strategic development area does not affect any populations of focal species.		
				Policy WI2 (East of the town): The strategic development area may have an effect on barbastelle bat activity from the Exmoor and Quantocks oak Woodlands SAC. Potential loss of feeding habitat and habitat forming structural flight lines of Barbastelle bats due to housing development east of the A358, which lies within the Ecological Zone of Influence of the SAC.	Counteracting measures have been put forward within the HRA which include: <ul style="list-style-type: none"> the inclusion of a Bat Consultation Zone policy; the development limit is added to the key diagram for Minehead for sites A4, A5 and A6 additional policy text under Policy MD2 and within Appendix 1 for strategic site numbers A4, A5 and A6 in Minehead to offset potential impacts on barbastelle bats; and the inclusion of a Wetland Bird Consultation Zone policy. 	
	0	0	0	Policy WI2 (North of the town): The strategic development area does not affect any populations of focal species.		

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Policy WI1: Williton development, Policy WI2 Strategic development at Williton, Policy EC2 Major employment sites –Williton site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	0	0	0	Policy EC2 (Roughmoor, Williton): The site does not affect any populations of focal species.	
13c. Increase the land area of UK Biodiversity Action Plan habitats within the district	0	0	0	Policy WI1: The policy will have a neutral effect. Other policies address biodiversity.	
	0	-	-	Policy WI2 (West of the town): The strategic development area will have a minor negative effect as it will not increase BAP habitats.	Mitigation measure (Policy WI2 (West of the town)): To enhance sustainability the site development process should address how the site can enhance biodiversity at all levels including how BAP habitats and species can be enhanced. This should be specified in the plan or in a development brief.
	0	-	-	Policy WI2 (East of the town): The strategic development area will have a minor negative effect as it will not increase BAP habitats.	Mitigation measure (Policy WI2 (East of the town)): To enhance sustainability the site development process should address how the site can enhance biodiversity at all levels including how BAP habitats and species can be enhanced. This should be specified in the plan or in a development brief.
	0	-	-	Policy WI2 (North of the town): The strategic development area will have a minor negative effect as it will not increase BAP habitats.	Mitigation measure (Policy WI2 (North of the town)): To enhance sustainability the site development process should address how the site can enhance biodiversity at all levels including how BAP habitats

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Policy WI1: Williton development, Policy WI2 Strategic development at Williton, Policy EC2 Major employment sites –Williton site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					and species can be enhanced. This should be specified in the plan or in a development brief.
	0	-	-	Policy EC2 (Roughmoor, Williton): The site will have a minor negative effect as it will not increase BAP habitats.	(Policy EC2 (Roughmoor, Williton)): To enhance sustainability the site development process should address how the site can enhance biodiversity at all levels including how BAP habitats and species can be enhanced. This should be specified in the plan or in a development brief.
13d. Maintain and improve the conservation status of selected designated and non-designated nature conservation sites	0	0	0	Policy WI1: The policy will have a neutral effect. Other policies address biodiversity.	
	0	0	0	Policy WI2 (West of the town): The strategic development area does not affect any internationally, nationally or locally designated wildlife sites or undesignated sites.	
				Policy WI2 (East of the town): The strategic development area does not affect any nationally or locally designated wildlife sites or undesignated sites. However, there may be an effect on barbastelle bat activity from the Exmoor and Quantocks oak Woodlands SAC. There may also be some recreational effects on the Exmoor Heaths SAC and Exmoor and Quantocks Oak Woodlands SAC. Potential loss of feeding habitat and habitat forming structural flight lines of Barbastelle bats due to housing development east of the A358, which lies within the	<p>Counteracting measures have been put forward within the HRA which include:</p> <ul style="list-style-type: none"> the inclusion of a Bat Consultation Zone policy; the development limit is added to the key diagram for Minehead for sites A4, A5 and A6

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Policy WI1: Williton development, Policy WI2 Strategic development at Williton, Policy EC2 Major employment sites –Williton site only)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
				Ecological Zone of Influence of the SAC.	<ul style="list-style-type: none"> additional policy text under Policy MD2 and within Appendix 1 for strategic site numbers A4, A5 and A6 in Minehead to offset potential impacts on barbastelle bats; and the inclusion of a Wetland Bird Consultation Zone policy. 	
	0	0	0	Policy WI2 (North of the town): The strategic development area does not affect any internationally, nationally or locally designated wildlife sites or undesignated sites.		
	0	0	0	Policy EC2 (Roughmoor, Williton): The site does not affect any internationally, nationally or locally designated wildlife sites or undesignated sites.		

Aspect of the plan being assessed: SETTLEMENT POLICIES OTHER (Policy SV1 Development at other settlements, Policy OC1 Open countryside development)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
1a. Reduce impacts on tranquility from noise and visual intrusion	0	0	0	Both policies will have a neutral effect.	
1b. Reduce the need to travel and facilitate modal shift (particularly with regard to reducing the impact of traffic during the peak summer months)	+/0	+/0	+/0	Policy SV1: The policy may reduce the need to travel in a small way by strengthening the services available in local communities meaning that residents do not have to drive further afield to access some services. This will have a minor positive effect. Policy OC1: The policy will have a neutral effect.	
2a. Reduce greenhouse gas emissions	+/0	+/0	+/0	Policy SV1: The policies may lead to a reduction in emissions through reducing the need to travel (see above). This will have a minor positive effect. Policy OC1: The policy will have a neutral effect.	
2b. Improve adaptation for unavoidable climate change including consideration of the location of development	0	0	0	Both policies will have a neutral effect. Other policies address climate change issues.	
2c. Increase energy efficiency and the amount of energy generated from renewable sources	0/?	0/?	0/?	Policy SV1: The policy will have a neutral effect. Other policies address energy issues. Policy OC1: The policy specifies that development should be low impact. This could include energy efficiency and renewable energy but it is not clear from the policy.	Mitigation measure (Policy OC1): The SPD on Low Impact Development will set out the criteria that a low impact development should meet.
3a. Reduce anti-social behaviour and fear of crime	0	0	0	Both policies will have a neutral effect.	
4a. Ensure equitable access to viable facilities and services for all sectors of the community including those in rural areas	+/0	+/0	+/0	Policy SV1: The policy will help to strengthen some of the services available in local communities including those in rural areas and will have a minor positive effect on the SA objective. Policy OC1: The policy will have a neutral effect.	

Aspect of the plan being assessed: SETTLEMENT POLICIES OTHER (Policy SV1 Development at other settlements, Policy OC1 Open countryside development)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
5a. To develop and maintain a balanced and sustainable population structure which good access to services, facilities and homes for all sectors of the society	+	+	+	Policy SV1: The development proposed will help to maintain a balanced population structure and address the shortage and affordability issues within the local housing market. This will have a minor positive effect. Policy OC1: The development proposed could help to address the shortage and affordability issues within the local housing market. This will have a minor positive effect.	
6a. Reduce land contamination, and safeguard soil and geological quality and quantity	0	0	0	Both policies will have a neutral effect.	
7a. To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste	0?	0/?	0/?	Policy SV1: The policy will have a neutral effect. Policy OC1: The policy specifies that development should be low impact. This could include measures to reduce waste although this is uncertain.	Mitigation measure (Policy OC1): The SPD on Low Impact Development will set out the criteria that a low impact development should meet.
8a. Maintain and improve the quality of ground/river/coastal water	0	0	0	Both policies will have a neutral effect.	
8b. Reduce risk of flooding including coastal flooding	0	0	0	Both policies will have a neutral effect.	
8c. Improve efficiency of water use	?	?	?	Policy SV1: The policy will have a neutral effect. Policy OC1: The policy specifies that development should be low impact. This could include measures to reduce water use although this is uncertain.	Mitigation measure (Policy OC1): The SPD on Low Impact Development will set out the criteria that a low impact development should meet.
9a. Protect the fabric and setting of designated and undesignated archaeological sites, monuments,	0	0	0	Both policies will have a neutral effect.	

Aspect of the plan being assessed: SETTLEMENT POLICIES OTHER (Policy SV1 Development at other settlements, Policy OC1 Open countryside development)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
structures and buildings, recorded Historic Parks and gardens, maritime and coastal heritage, listed buildings and conservation areas					
10a. To improve the health and wellbeing of the population and improve access to health services for all	+/0	+/0	+/0	Policy SV1: The policy will help to strengthen some of the services available in local communities including those in rural areas and will have a minor positive effect on the SA objective. Policy OC1: The policy will have a neutral effect.	
11a. Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced	0	0	0	Both policies will have a neutral effect.	
11b. Enhance the form and design of the built environment	+	+	+	Policy SV1: The policy will have a neutral effect. Policy OC1: The policy will encourage the retention of traditionally constructed buildings in the countryside and this will have a minor positive effect on the SA objective.	
11c. Ensure provision is made to incorporate green infrastructure into spatial planning	0	0	0	Both policies will have a neutral effect.	
12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas	+	+	+	Policy SV1: Small amounts of development could strengthen the viability of existing businesses in villages having a minor positive effect. Policy OC1: The policy encourages small scale employment uses in the countryside increasing employment available for rural populations. The policy will have a minor positive effect on the SA objective.	
13a. Protect and enhance biodiversity at all levels	0	0	0	Both policies will have a neutral effect.	

Aspect of the plan being assessed: SETTLEMENT POLICIES OTHER (Policy SV1 Development at other settlements, Policy OC1 Open countryside development)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
13b. Maintain, restore and enhance populations of focal species	-/?	-/?	-/?	Both policies will have a neutral effect. A number of policies (EN1, OC1, EC3, EC9, TR1, CF1, NH4 and NH5) which are non locational could potentially affect barbastelle flight lines, preventing or increasing the difficulty of access to feeding areas, and / or the feeding territories of individual bats themselves. These effects can occur at more than 9 kilometres from the roost and can be cumulative.	Counteracting measures have been put forward within the HRA which include: <ul style="list-style-type: none"> the inclusion of a Bat Consultation Zone policy; the development limit is added to the key diagram for Minehead for sites A4, A5 and A6 additional policy text under Policy MD2 and within Appendix 1 for strategic site numbers A4, A5 and A6 in Minehead to offset potential impacts on barbastelle bats; and the inclusion of a Wetland Bird Consultation Zone policy.
13c. Increase the land area of UK Biodiversity Action Plan habitats within the district	0	0	0	Both policies will have a neutral effect.	
13d. Maintain and improve the conservation status of selected designated and non-designated nature conservation sites	-/?	-/?	-/?	Both policies will have a neutral effect. A number of policies (EN1, OC1, EC3, EC9, TR1, CF1, NH4 and NH5) which are non locational could potentially affect barbastelle flight lines, preventing or increasing the difficulty of access to feeding areas, and / or the feeding territories of individual bats themselves. These effects can occur at more than 9 kilometres from the roost and can be cumulative.	Counteracting measures have been put forward within the HRA which include: <ul style="list-style-type: none"> the inclusion of a Bat Consultation Zone policy; the development limit is

Aspect of the plan being assessed: SETTLEMENT POLICIES OTHER (Policy SV1 Development at other settlements, Policy OC1 Open countryside development)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					<p>added to the key diagram for Minehead for sites A4, A5 and A6</p> <ul style="list-style-type: none"> • additional policy text under Policy MD2 and within Appendix 1 for strategic site numbers A4, A5 and A6 in Minehead to offset potential impacts on barbastelle bats; and • the inclusion of a Wetland Bird Consultation Zone policy.

Aspect of the plan being assessed: ECONOMY (Policy EC1 Widening and strengthening the local economy, Policy EC3 Greenfield employment generating development, Policy EC4 Home-based business activities, Policy EC5 Safeguarding existing employment uses, Policy EC6 Work/live developments, Policy EC7 Training and educational provision, Policy EC8 Tourism in settlements, Policy EC9 Tourism outside of settlements, Policy EC10 Gateway settlements, Policy EC11 Agriculture)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
1a. Reduce impacts on tranquility from noise and visual intrusion	0	0	0	All the policies have the potential to have a negative effect on noise and visual intrusion if they suggest development that directly impacts upon communities. However, this is addressed by Policy NH6.	
1b. Reduce the need to travel and facilitate modal shift (particularly with regard to reducing the impact of traffic during the peak summer months)	+/0	+/0	+/0	<p>Policy EC1, EC4, EC5, EC6 and EC7: Plans to make the West Somerset economy stronger will reduce out-commuting to other neighbouring districts and will reduce the need to travel and allowing live-work units and home based businesses will help reduce local commuting and traffic. This will have a minor positive effect.</p> <p>Policy EC3: The policy will be positive in ensuring that employment development is only directed to greenfield sites once other sites have been investigated and only if the site will not cause unsustainable travel patterns. This will have a minor positive effect.</p> <p>Policy EC8, EC9 and EC10: The policies ensure that where possible tourist attractions are within existing settlements thus maximizing their accessibility by public transport. This will have a minor positive effect.</p> <p>Policy EC11: The policy will have a neutral effect.</p>	
2a. Reduce greenhouse gas emissions	+/0	+/0	+/0	<p>Policy EC1, EC4, EC5, EC6, EC7, EC8, EC9 and EC10: The policies may lead to a reduction in emissions through reducing the need to travel and facilitating public transport use (see above). This will have a minor positive effect.</p> <p>Policy EC3: The policy will have a neutral effect.</p>	

Aspect of the plan being assessed: ECONOMY (Policy EC1 Widening and strengthening the local economy, Policy EC3 Greenfield employment generating development, Policy EC4 Home-based business activities, Policy EC5 Safeguarding existing employment uses, Policy EC6 Work/live developments, Policy EC7 Training and educational provision, Policy EC8 Tourism in settlements, Policy EC9 Tourism outside of settlements, Policy EC10 Gateway settlements, Policy EC11 Agriculture)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				Policy EC11: The policy aims to support a low carbon economy through encouraging farm diversification for fuel production. This will have a minor positive effect.	
2b. Improve adaptation for unavoidable climate change including consideration of the location of development	0	0	0	All the policies will have a neutral effect.	
2c. Increase energy efficiency and the amount of energy generated from renewable sources	0/+	0/+	0/+	Policy EC1, EC3, EC4, EC5, EC6, EC7, EC8, EC9 and EC10: The policies will have a neutral effect. Policy EC11: The policy aims to support a low carbon economy through encouraging farm diversification for fuel production. This will have a minor positive effect.	
3a. Reduce anti-social behaviour and fear of crime	0	0	0	All the policies will have a neutral effect.	
4a. Ensure equitable access to viable facilities and services for all sectors of the community including those in rural areas	+/0	+/0	+/0	Policy EC1, EC3, EC4, EC5, EC6, EC7 and EC11: The provision of a range of employment opportunities and skills training for local people could have a minor positive effect on deprivation. Policy EC8, EC9 and EC10: The policies will have a neutral effect.	
5a. To develop and maintain a balanced and sustainable population structure which good access to services, facilities and homes for all sectors of the society	+	+	+	All policies: Increasing the skills of the workforce, the range of jobs and the proportion of better paid jobs in the area may have an indirect positive effect on changing the ratio of average earnings to average house prices and make housing more affordable. This will have a minor positive effect.	

Aspect of the plan being assessed: ECONOMY (Policy EC1 Widening and strengthening the local economy, Policy EC3 Greenfield employment generating development, Policy EC4 Home-based business activities, Policy EC5 Safeguarding existing employment uses, Policy EC6 Work/live developments, Policy EC7 Training and educational provision, Policy EC8 Tourism in settlements, Policy EC9 Tourism outside of settlements, Policy EC10 Gateway settlements, Policy EC11 Agriculture)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
6a. Reduce land contamination, and safeguard soil and geological quality and quantity	0/+	0/+	0/+	Policy EC1, EC4, EC5, EC6, EC7, EC8, EC9, EC10 and EC11: The policy will have a neutral effect. Policy EC3: The policy will be positive in ensuring that employment development is only directed to greenfield sites once other sites have been investigated.	
7a. To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste	0	0	0	All the policies will have a neutral effect.	
8a. Maintain and improve the quality of ground/river/coastal water	0	0	0	All the policies will have a neutral effect.	
8b. Reduce risk of flooding including coastal flooding	0	0	0	All the policies will have a neutral effect.	
8c. Improve efficiency of water use	0	0	0	All the policies will have a neutral effect.	
9a. Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, recorded Historic Parks and gardens, maritime and coastal heritage, listed buildings and conservation areas	0	0	0	All the policies will have a neutral effect.	
10a. To improve the health and wellbeing of the population and improve access to health services for all	0	0	0	All the policies will have a neutral effect.	

Aspect of the plan being assessed: ECONOMY (Policy EC1 Widening and strengthening the local economy, Policy EC3 Greenfield employment generating development, Policy EC4 Home-based business activities, Policy EC5 Safeguarding existing employment uses, Policy EC6 Work/live developments, Policy EC7 Training and educational provision, Policy EC8 Tourism in settlements, Policy EC9 Tourism outside of settlements, Policy EC10 Gateway settlements, Policy EC11 Agriculture)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
11a. Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced	0	0	0	All the policies will have a neutral effect.	
11b. Enhance the form and design of the built environment	0	0	0	All the policies will have a neutral effect.	
11c. Ensure provision is made to incorporate green infrastructure into spatial planning	0	0	0	All the policies will have a neutral effect.	
12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas	++	++	++	Policy EC1, EC3, EC4, EC5, EC6, EC7, EC8, EC9, EC10 and EC11: Encouraging development that makes the local economy stronger and more diverse whilst increasing skills, the proportion of higher paid jobs and higher value businesses will have a significant positive effect.	
13a. Protect and enhance biodiversity at all levels	0	0	0	All the policies will have a neutral effect.	
13b. Maintain, restore and enhance populations of focal species	-/?	-/?	-/?	A number of policies (EN1, OC1, EC3, EC9, TR1, CF1, NH4 and NH5) which are non locational could potentially affect barbastelle flight lines, preventing or increasing the difficulty of access to feeding areas, and / or the feeding territories of individual bats themselves. These effects can occur at more than 9 kilometres from the roost and can be cumulative.	Counteracting measures have been put forward within the HRA which include: <ul style="list-style-type: none"> the inclusion of a Bat Consultation Zone policy; the development limit is added to the key diagram for Minehead for sites A4, A5 and A6

Aspect of the plan being assessed: ECONOMY (Policy EC1 Widening and strengthening the local economy, Policy EC3 Greenfield employment generating development, Policy EC4 Home-based business activities, Policy EC5 Safeguarding existing employment uses, Policy EC6 Work/live developments, Policy EC7 Training and educational provision, Policy EC8 Tourism in settlements, Policy EC9 Tourism outside of settlements, Policy EC10 Gateway settlements, Policy EC11 Agriculture)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					<ul style="list-style-type: none"> • additional policy text under Policy MD2 and within Appendix 1 for strategic site numbers A4, A5 and A6 in Minehead to offset potential impacts on barbastelle bats; and • the inclusion of a Wetland Bird Consultation Zone policy.
13c. Increase the land area of UK Biodiversity Action Plan habitats within the district	0	0	0	All the policies will have a neutral effect.	
13d. Maintain and improve the conservation status of selected designated and non-designated nature conservation sites	-/?	-/?	-//	A number of policies (EN1, OC1, EC3, EC9, TR1, CF1, NH4 and NH5) which are non locational could potentially affect barbastelle flight lines, preventing or increasing the difficulty of access to feeding areas, and / or the feeding territories of individual bats themselves. These effects can occur at more than 9 kilometres from the roost and can be cumulative.	Counteracting measures have been put forward within the HRA which include: <ul style="list-style-type: none"> • the inclusion of a Bat Consultation Zone policy; • the development limit is added to the key diagram for Minehead for sites A4, A5 and A6 • additional policy text under Policy MD2 and within Appendix 1 for strategic site numbers A4,

Aspect of the plan being assessed: ECONOMY (Policy EC1 Widening and strengthening the local economy, Policy EC3 Greenfield employment generating development, Policy EC4 Home-based business activities, Policy EC5 Safeguarding existing employment uses, Policy EC6 Work/live developments, Policy EC7 Training and educational provision, Policy EC8 Tourism in settlements, Policy EC9 Tourism outside of settlements, Policy EC10 Gateway settlements, Policy EC11 Agriculture)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					A5 and A6 in Minehead to offset potential impacts on barbastelle bats; and <ul style="list-style-type: none"> the inclusion of a Wetland Bird Consultation Zone policy.

Aspect of the plan being assessed: TRANSPORT (Policy TR1 Access to and from West Somerset, Policy TR2 Reducing reliance on the private car)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
1a. Reduce impacts on tranquility from noise and visual intrusion	+	+	+	Policy TR1 and TR2: The policies will help to promote modal shift and reduce reliance on the private car so should reduce air and noise pollution. The policies will have a minor positive effect.	
1b. Reduce the need to travel and facilitate modal shift (particularly with regard to reducing the impact of traffic during the peak summer months)	+	+	+	Policy TR1 and TR2: The policies will help to promote modal shift and reduce reliance on the private car so should have a minor positive effect.	
2a. Reduce greenhouse gas emissions	+	+	+	Policy TR1 and TR2: The policies will help to promote modal shift and reduce reliance on the private car (thus reducing greenhouse gas emissions) so should have a minor positive effect.	
2b. Improve adaptation for unavoidable climate change including consideration of the location of development	0	0	0	Both the policies will have a neutral effect.	
2c. Increase energy efficiency and the amount of energy generated from renewable sources	0	0	0	Both the policies will have a neutral effect.	
3a. Reduce anti-social behaviour and fear of crime	0	0	0	Both the policies will have a neutral effect.	
4a. Ensure equitable access to viable facilities and services for all sectors of the community including those in rural areas	+	+	+	Policy TR1 and TR2: Development will be promoted that helps to complement existing service and facility provision and this will have a minor positive effect.	
5a. To develop and maintain a balanced and sustainable population structure which good access to services, facilities	0	0	0	Both the policies will have a neutral effect.	

Aspect of the plan being assessed: TRANSPORT (Policy TR1 Access to and from West Somerset, Policy TR2 Reducing reliance on the private car)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
and homes for all sectors of the society					
6a. Reduce land contamination, and safeguard soil and geological quality and quantity	0	0	0	Both the policies will have a neutral effect.	
7a. To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste	0	0	0	Both the policies will have a neutral effect.	
8a. Maintain and improve the quality of ground/river/coastal water	0	0	0	Both the policies will have a neutral effect.	
8b. Reduce risk of flooding including coastal flooding	0	0	0	Both the policies will have a neutral effect.	
8c. Improve efficiency of water use	0	0	0	Both the policies will have a neutral effect.	
9a. Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, recorded Historic Parks and gardens, maritime and coastal heritage, listed buildings and conservation areas	0	0	0	Both the policies will have a neutral effect.	
10a. To improve the health and wellbeing of the population and improve access to health services for all	0	0	0	Both the policies will have a neutral effect.	
11a. Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced	0	0	0	Both the policies will have a neutral effect.	

Aspect of the plan being assessed: TRANSPORT (Policy TR1 Access to and from West Somerset, Policy TR2 Reducing reliance on the private car)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
11b. Enhance the form and design of the built environment	0	0	0	Both the policies will have a neutral effect.	
11c. Ensure provision is made to incorporate green infrastructure into spatial planning	0	0	0	Both the policies will have a neutral effect.	
12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas	0	0	0	Both the policies will have a neutral effect.	
13a. Protect and enhance biodiversity at all levels	0	0	0	Both the policies will have a neutral effect.	
13b. Maintain, restore and enhance populations of focal species	-/?	-/?	-/?	A number of policies (EN1, OC1, EC3, EC9, TR1, CF1, NH4 and NH5) which are non locational could potentially affect barbastelle flight lines, preventing or increasing the difficulty of access to feeding areas, and / or the feeding territories of individual bats themselves. These effects can occur at more than 9 kilometres from the roost and can be cumulative.	<p>Counteracting measures have been put forward within the HRA which include:</p> <ul style="list-style-type: none"> the inclusion of a Bat Consultation Zone policy; the development limit is added to the key diagram for Minehead for sites A4, A5 and A6 additional policy text under Policy MD2 and within Appendix 1 for strategic site numbers A4, A5 and A6 in Minehead to offset potential impacts on barbastelle bats; and the inclusion of a Wetland Bird Consultation Zone

Aspect of the plan being assessed: TRANSPORT (Policy TR1 Access to and from West Somerset, Policy TR2 Reducing reliance on the private car)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					policy.
13c. Increase the land area of UK Biodiversity Action Plan habitats within the district	0	0	0	Both the policies will have a neutral effect.	
13d. Maintain and improve the conservation status of selected designated and non-designated nature conservation sites	-/?	-/?	-/?	A number of policies (EN1, OC1, EC3, EC9, TR1, CF1, NH4 and NH5) which are non locational could potentially affect barbastelle flight lines, preventing or increasing the difficulty of access to feeding areas, and / or the feeding territories of individual bats themselves. These effects can occur at more than 9 kilometres from the roost and can be cumulative.	<p>Counteracting measures have been put forward within the HRA which include:</p> <ul style="list-style-type: none"> the inclusion of a Bat Consultation Zone policy; the development limit is added to the key diagram for Minehead for sites A4, A5 and A6 additional policy text under Policy MD2 and within Appendix 1 for strategic site numbers A4, A5 and A6 in Minehead to offset potential impacts on barbastelle bats; and the inclusion of a Wetland Bird Consultation Zone policy.

Aspect of the plan being assessed: COMMUNITY FACILITIES AND PUBLIC HEALTH (Policy CF1 Maximising access to recreational facilities, Policy CF2 Planning for healthy communities)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
1a. Reduce impacts on tranquility from noise and visual intrusion	0	0	0	Both the policies will have a neutral effect.	
1b. Reduce the need to travel and facilitate modal shift (particularly with regard to reducing the impact of traffic during the peak summer months)	0/+	0/+	0/+	Policy CF1: The policy will have a neutral effect. Policy CF2: The policy will help to encourage walking and cycling as a means of accessing services and also recreationally. This may have a minor positive effect on reducing the effect of traffic.	
2a. Reduce greenhouse gas emissions	0/+	0/+	0/+	Policy CF1: The policy will have a neutral effect. Policy CF2: The policy will help to encourage walking and cycling as a means of accessing services and also recreationally. This may have a minor positive effect on reducing the effect of traffic and of carbon emissions.	
2b. Improve adaptation for unavoidable climate change including consideration of the location of development	0	0	0	Both the policies will have a neutral effect.	
2c. Increase energy efficiency and the amount of energy generated from renewable sources	0	0	0	Both the policies will have a neutral effect.	
3a. Reduce anti-social behaviour and fear of crime	0	0	0	Both the policies will have a neutral effect.	
4a. Ensure equitable access to viable facilities and services for all sectors of the community including those in rural areas	+	+	+	Policy CF1: The policy will help to ensure the provision and retention of sport, recreation and cultural facilities so will have a minor positive effect. Policy CF2: The policy will help to encourage walking and cycling so will encourage access to services and will have a	

Aspect of the plan being assessed: COMMUNITY FACILITIES AND PUBLIC HEALTH (Policy CF1 Maximising access to recreational facilities, Policy CF2 Planning for healthy communities)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				minor positive effect on the SA objective.	
5a. To develop and maintain a balanced and sustainable population structure which good access to services, facilities and homes for all sectors of the society	0	0	0	Both the policies will have a neutral effect.	
6a. Reduce land contamination, and safeguard soil and geological quality and quantity	0	0	0	Both the policies will have a neutral effect.	
7a. To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste	0	0	0	Both the policies will have a neutral effect.	
8a. Maintain and improve the quality of ground/river/coastal water	0	0	0	Both the policies will have a neutral effect.	
8b. Reduce risk of flooding including coastal flooding	0	0	0	Both the policies will have a neutral effect.	
8c. Improve efficiency of water use	0	0	0	Both the policies will have a neutral effect.	
9a. Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, recorded Historic Parks and gardens, maritime and coastal heritage, listed buildings and conservation areas	0	0	0	Both the policies will have a neutral effect.	
10a. To improve the health and wellbeing of the population and improve access to	+	+	+	Policy CF1: The policy will help to ensure the provision and retention of sport, recreation and cultural facilities which are	

Aspect of the plan being assessed: COMMUNITY FACILITIES AND PUBLIC HEALTH (Policy CF1 Maximising access to recreational facilities, Policy CF2 Planning for healthy communities)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
health services for all				likely to encourage healthy behaviour so will have a minor positive effect. Policy CF2: The policy will help to encourage walking and cycling so will encourage access to services, healthy behaviour and will have a minor positive effect.		
11a. Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced	0	0	0	Both the policies will have a neutral effect.		
11b. Enhance the form and design of the built environment	0/+	0/+	0/+	Policy CF1: The policy will have a neutral effect. Policy CF2: The policy will help to encourage design that shapes healthy communities and will have a minor positive effect.		
11c. Ensure provision is made to incorporate green infrastructure into spatial planning	0	0	0	Policy CF1: The policy will have a neutral effect. Policy CF2: The policy will help to encourage design that shapes healthy communities. However, the policy does not go as far as mentioning green infrastructure in particular so the effect on the SA objective will be neutral. The provision of adequate green infrastructure is addressed in Policy ID1.		
12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas	0	0	0	Both the policies will have a neutral effect.		
13a. Protect and enhance biodiversity at all levels	0	0	0	Both the policies will have a neutral effect.		
13b. Maintain, restore and enhance populations of focal species	-/?	-/?	-/?	A number of policies (EN1, OC1, EC3, EC9, TR1, CF1, NH4 and NH5) which are non locational could potentially affect barbastelle flight lines, preventing or increasing the difficulty of	Counteracting measures have been put forward within the HRA	

Aspect of the plan being assessed: COMMUNITY FACILITIES AND PUBLIC HEALTH (Policy CF1 Maximising access to recreational facilities, Policy CF2 Planning for healthy communities)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
				access to feeding areas, and / or the feeding territories of individual bats themselves. These effects can occur at more than 9 kilometres from the roost and can be cumulative.	which include: <ul style="list-style-type: none"> the inclusion of a Bat Consultation Zone policy; the development limit is added to the key diagram for Minehead for sites A4, A5 and A6 additional policy text under Policy MD2 and within Appendix 1 for strategic site numbers A4, A5 and A6 in Minehead to offset potential impacts on barbastelle bats; and the inclusion of a Wetland Bird Consultation Zone policy. 	
13c. Increase the land area of UK Biodiversity Action Plan habitats within the district	0	0	0	Both the policies will have a neutral effect.		
13d. Maintain and improve the conservation status of selected designated and non-designated nature conservation sites	-/?	-/?	-/?	A number of policies (EN1, OC1, EC3, EC9, TR1, CF1, NH4 and NH5) which are non locational could potentially affect barbastelle flight lines, preventing or increasing the difficulty of access to feeding areas, and / or the feeding territories of individual bats themselves. These effects can occur at more than 9 kilometres from the roost and can be cumulative.	Counteracting measures have been put forward within the HRA which include: <ul style="list-style-type: none"> the inclusion of a Bat Consultation Zone policy; the development limit is added to the key diagram for Minehead for sites A4, 	

Aspect of the plan being assessed: COMMUNITY FACILITIES AND PUBLIC HEALTH (Policy CF1 Maximising access to recreational facilities, Policy CF2 Planning for healthy communities)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					A5 and A6 <ul style="list-style-type: none"> • additional policy text under Policy MD2 and within Appendix 1 for strategic site numbers A4, A5 and A6 in Minehead to offset potential impacts on barbastelle bats; and • the inclusion of a Wetland Bird Consultation Zone policy.

Aspect of the plan being assessed: CLIMATE CHANGE (Policy CC1 Carbon reduction, Policy CC2 Flood risk management, Policy CC3 Coastal change management area, Policy CC4 Coastal zone protection, Policy CC5 Water efficiency, Policy CC6 Water management)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
1a. Reduce impacts on tranquility from noise and visual intrusion	?/0/+	?/0/+	?/0/+	<p>Policy CC1: The policy may have implications on air and noise dependent on what kind of renewable energy systems are developed. For example, large number of wood fuel systems could have negative effects on air quality due to emissions. The effect has been scored as uncertain.</p> <p>Policy CC2, CC5, CC6: The policies will have a neutral effect.</p> <p>Policy CC3, CC4: The policies will have a minor positive effect on tranquility by reducing development in the coastal zone to that which requires a coastal location.</p>	<p>Mitigation measure (Policy CC1): A full air and noise assessment should be carried out before development of renewable energy systems goes ahead. This should be specified in the plan and could form part of an energy strategy which includes details on fuel supply, transport and routes as well as the carbon savings achievable.</p>	
1b. Reduce the need to travel and facilitate modal shift (particularly with regard to reducing the impact of traffic during the peak summer months)	0/?	0/?	0/?	<p>Policy CC1: The policy may have implications on road traffic dependent on what kind of renewable energy systems are developed. For example, large number of wood fuel systems could have negative effects due to wood deliveries. The effect has been scored as uncertain.</p> <p>Policy CC2, CC3, CC4, CC5, CC6: The policies will have a neutral effect.</p>	<p>Mitigation measure (Policy CC1): A full transport implications assessment should be carried out before wood fuel systems (or other systems that involve the delivery of fuel) goes ahead. This should be specified in the plan and could form part of an energy strategy which includes details on fuel supply, transport and routes as well as the carbon savings achievable.</p>	
2a. Reduce greenhouse gas emissions	+/0	+/0	+/0	<p>Policy CC1: The policies will have a minor positive effect in reducing carbon emissions through promotion of renewable energy and low energy systems.</p> <p>Policy CC2, CC3, CC4, CC5, CC6: The policies will have a neutral effect.</p>	<p>Enhancement measure (Policy CC1): The policy would be clearer if it referred to the importance of energy efficiency as well as the importance of low energy systems and renewable energy.</p>	
2b. Improve adaptation for unavoidable	0/+ +	0/+ +	0/+ +	Policy CC1, CC4, CC5: The policies will have a neutral effect.		

Aspect of the plan being assessed: CLIMATE CHANGE (Policy CC1 Carbon reduction, Policy CC2 Flood risk management, Policy CC3 Coastal change management area, Policy CC4 Coastal zone protection, Policy CC5 Water efficiency, Policy CC6 Water management)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
climate change including consideration of the location of development				<p>Policy CC2: The policy will have a significant positive effect through locating development in areas that would not exacerbate flooding and ensuring an assessment is carried out on the flood implications of new development.</p> <p>Policy CC3: The policy will ensure that development does not occur in areas at risk of rapid coastal erosion and will have a significant positive effect.</p> <p>Policy CC6: The policy will help to ensure that areas at cumulative risk of flooding will only be permitted provided that suitable protection is given. This will have a significant positive effect.</p>		
2c. Increase energy efficiency and the amount of energy generated from renewable sources	+/0	+/0	+/0	<p>Policy CC1: The policies will have a minor positive effect in reducing carbon emissions through promotion of renewable energy.</p> <p>Policy CC2, CC3, CC4, CC5, CC6: The policies will have a neutral effect.</p>	Enhancement measure (Policy CC1): The policy would be clearer if it referred to the importance of energy efficiency as well as the importance of low energy systems and renewable energy.	
3a. Reduce anti-social behaviour and fear of crime	0	0	0	All the policies will have a neutral effect.		
4a. Ensure equitable access to viable facilities and services for all sectors of the community including those in rural areas	0	0	0	All the policies will have a neutral effect.		
5a. To develop and maintain a balanced and sustainable population structure which good access to services, facilities and homes for all sectors of the society	0	0	0	All the policies will have a neutral effect.		

Aspect of the plan being assessed: CLIMATE CHANGE (Policy CC1 Carbon reduction, Policy CC2 Flood risk management, Policy CC3 Coastal change management area, Policy CC4 Coastal zone protection, Policy CC5 Water efficiency, Policy CC6 Water management)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
6a. Reduce land contamination, and safeguard soil and geological quality and quantity	0	0	0	All the policies will have a neutral effect.		
7a. To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste	0	0	0	All the policies will have a neutral effect.		
8a. Maintain and improve the quality of ground/river/coastal water	0/+	0/+	0/+	Policy CC1, CC2, CC3, CC4, CC5: The policies will have a neutral effect. Policy CC6: The policy will have a minor positive effect by ensuring that development will not have an effect on water availability, the water table, access to watercourses and cumulative risk of flooding.		
8b. Reduce risk of flooding including coastal flooding	0/+ +	0/+ +	0/+ +	Policy CC1, CC4, CC5: The policies will have a neutral effect. Policy CC2: The policy will have a significant positive effect through locating development in areas that would not exacerbate flooding and ensuring an assessment is carried out on the flood implications of new development. Policy CC3: The policy will ensure that development does not occur in areas at risk of rapid coastal erosion and will have a significant positive effect on reducing the risk to communities of coastal inundation. Policy CC6: The policy will help to ensure that areas at cumulative risk of flooding will only be permitted provided that suitable protection is given. This will have a significant positive effect.	Enhancement measure (Policy CC5): The policy would have a more positive effect if it required water saving measures rather than just encouraging them.	
8c. Improve efficiency of water use	0/+	0/+	0/+	Policy CC1, CC2, CC3, CC4: The policies will have a neutral		

Aspect of the plan being assessed: CLIMATE CHANGE (Policy CC1 Carbon reduction, Policy CC2 Flood risk management, Policy CC3 Coastal change management area, Policy CC4 Coastal zone protection, Policy CC5 Water efficiency, Policy CC6 Water management)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
				effect. Policy CC5: The policy will have a minor positive effect on the SA objective through encouraging the use of water saving measures in development Policy CC6: The policy will have a minor positive effect by encouraging development that will not have an effect on water availability		
9a. Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, recorded Historic Parks and gardens, maritime and coastal heritage, listed buildings and conservation areas	0	0	0	All the policies will have a neutral effect.		
10a. To improve the health and wellbeing of the population and improve access to health services for all	0	0	0	All the policies will have a neutral effect.		
11a. Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced	?/0/+	?/0/+	?/0/+	Policy CC1: The policy may have implications on landscape dependent on what kind of renewable energy systems are developed. The effect has been scored as uncertain. Policy CC2, CC5, CC6: The policies will have a neutral effect. Policy CC3, CC4: The policies will have a minor positive effect on tranquility by reducing development in the coastal zone to that which requires a coastal location.	Mitigation measure (Policy CC1): A full landscape and townscape assessment should be carried out before development of renewable energy systems goes ahead. This should be specified in the plan.	
11b. Enhance the form and design of the built environment	?/0	?/0	?/0	Policy CC1: The policy may have implications on the form of the built environment dependent on what kind of renewable energy systems are developed. The effect has been scored as	Mitigation measure (Policy CC1): A full landscape and townscape assessment should be carried out	

Aspect of the plan being assessed: CLIMATE CHANGE (Policy CC1 Carbon reduction, Policy CC2 Flood risk management, Policy CC3 Coastal change management area, Policy CC4 Coastal zone protection, Policy CC5 Water efficiency, Policy CC6 Water management)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
				uncertain. Policy CC2, CC3, CC4, CC5, CC6: The policies will have a neutral effect.	before development of renewable energy systems goes ahead. This should be specified in the plan.	
11c. Ensure provision is made to incorporate green infrastructure into spatial planning	0	0	0	All the policies will have a neutral effect.		
12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas	0/+	0/+	0/+	Policy CC1, CC2, CC3, CC5, CC6: The policies will have a neutral effect. Policy CC4: The policy will help to ensure that tourism activities which require a coastal location are able to take advantage of these locations, whilst protecting the coastal zone from inessential development. This will have a minor positive effect.		
13a. Protect and enhance biodiversity at all levels	0	0	0	All the policies will have a neutral effect.		
13b. Maintain, restore and enhance populations of focal species	-/?	-/?	-/?	The HRA has identified the following potential impacts with relation to Barbastelle Bats with relation to the Exmoor and Quantocks Oak Woodlands SAC: <ul style="list-style-type: none"> Loss of feeding habitat and severance of flight lines preventing access to feeding areas Mortality from wind turbine development Disturbance due to increased human activity around roosts as part of recreational activity generated by new residential housing and /or increased tourism (also to Bechstein's bat roosts) 	Counteracting measures have been put forward within the HRA which include: <ul style="list-style-type: none"> the inclusion of a Bat Consultation Zone policy; the development limit is added to the key diagram for Minehead for sites A4, A5 and A6 additional policy text under Policy MD2 and within Appendix 1 for 	

Aspect of the plan being assessed: CLIMATE CHANGE (Policy CC1 Carbon reduction, Policy CC2 Flood risk management, Policy CC3 Coastal change management area, Policy CC4 Coastal zone protection, Policy CC5 Water efficiency, Policy CC6 Water management)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
						<p>strategic site numbers A4, A5 and A6 in Minehead to offset potential impacts on barbastelle bats; and</p> <ul style="list-style-type: none"> the inclusion of a Wetland Bird Consultation Zone policy.
13c. Increase the land area of UK Biodiversity Action Plan habitats within the district	0/+ +	0/+ +	0/+ +	<p>Policy CC1, CC2, CC5: The policies will have a neutral effect.</p> <p>Policy CC3, CC4: The policies will have a significant positive effect on protecting areas of mudflats along the coast.</p> <p>Policy CC6: The policy will help to protect the water table which will have a significant positive effect in protecting wetland and meadow habitats in the district.</p>		
13d. Maintain and improve the conservation status of selected designated and non-designated nature conservation sites	-/?	-/?	-/?	<p>Policy CC1, CC2, CC5: The policies will have a neutral effect.</p> <p>Policy CC3, CC4: The policies will help protect the Blue Anchor to Lilstock Coast SSSI. This could have a significant positive effect on this area.</p> <p>The HRA has identified the following potential impacts with relation to Barbastelle Bats with relation to the Exmoor and Quantocks Oak Woodlands SAC:</p> <ul style="list-style-type: none"> Loss of feeding habitat and severance of flight lines preventing access to feeding areas Mortality from wind turbine development Disturbance due to increased human activity around roosts as part of recreational activity generated by new residential housing and /or increased tourism (also to Bechstein's bat roosts) 	<p>Counteracting measures have been put forward within the HRA which include:</p> <ul style="list-style-type: none"> the inclusion of a Bat Consultation Zone policy; the development limit is added to the key diagram for Minehead for sites A4, A5 and A6 additional policy text under Policy MD2 and within Appendix 1 for strategic site numbers A4, A5 and A6 in Minehead to offset potential impacts on 	

Aspect of the plan being assessed: CLIMATE CHANGE (Policy CC1 Carbon reduction, Policy CC2 Flood risk management, Policy CC3 Coastal change management area, Policy CC4 Coastal zone protection, Policy CC5 Water efficiency, Policy CC6 Water management)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					barbastelle bats; and <ul style="list-style-type: none"> the inclusion of a Wetland Bird Consultation Zone policy.

Aspect of the plan being assessed: NATURAL AND HISTORIC ENVIRONMENT (Policy NH1 Historic environment, Policy NH2 Landscape character protection, Policy NH3 Nature conservation and the protection and enhancement of biodiversity, Policy NH4 Green infrastructure, Policy NH5 Protection of best and most versatile agricultural land, Policy NH6 Pollution, contaminated land and land instability)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
1a. Reduce impacts on tranquility from noise and visual intrusion	+ +/0	+ +/0	+ +/0	Policy NH1: The policy will have a significant positive effect on the SA objective by protecting current and future residents against air and noise pollution. Policy NH2, NH3, NH4, NH5, NH6: The policies will have a neutral effect.	
1b. Reduce the need to travel and facilitate modal shift (particularly with regard to reducing the impact of traffic during the peak summer months)	0	0	0	All the policies will have a neutral effect.	
2a. Reduce greenhouse gas emissions	0	0	0	All the policies will have a neutral effect.	
2b. Improve adaptation for unavoidable climate change including consideration of the location of development	0	0	0	All the policies will have a neutral effect.	
2c. Increase energy efficiency and the amount of energy generated from renewable sources	0	0	0	All the policies will have a neutral effect.	
3a. Reduce anti-social behaviour and fear of crime	0	0	0	All the policies will have a neutral effect.	
4a. Ensure equitable access to viable facilities and services for all sectors of the community including those in rural areas	0	0	0	All the policies will have a neutral effect.	
5a. To develop and maintain a balanced and sustainable population structure	0	0	0	All the policies will have a neutral effect.	

Aspect of the plan being assessed: NATURAL AND HISTORIC ENVIRONMENT (Policy NH1 Historic environment, Policy NH2 Landscape character protection, Policy NH3 Nature conservation and the protection and enhancement of biodiversity, Policy NH4 Green infrastructure, Policy NH5 Protection of best and most versatile agricultural land, Policy NH6 Pollution, contaminated land and land instability)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
which good access to services, facilities and homes for all sectors of the society					
6a. Reduce land contamination, and safeguard soil and geological quality and quantity	0/+	0/+	0/+	<p>Policy NH1, NH2, NH3, NH4: The policies will have a neutral effect.</p> <p>Policy NH5: The policy will have a minor significant effect in helping to protect Best and Most Versatile Agricultural Land from development.</p> <p>Policy NH6: The policy will have a minor positive effect by ensuring that contaminated sites will include measures to prevent unacceptable risk to the environment or human health.</p>	
7a. To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste	0	0	0	All the policies will have a neutral effect.	
8a. Maintain and improve the quality of ground/river/coastal water	0	0	0	All the policies will have a neutral effect.	
8b. Reduce risk of flooding including coastal flooding	0	0	0	All the policies will have a neutral effect.	
8c. Improve efficiency of water use	0	0	0	All the policies will have a neutral effect.	
9a. Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, recorded Historic Parks and gardens, maritime and coastal heritage, listed buildings and conservation areas	+ +/0	+ +/0	+ +/0	<p>Policy NH1: The policy will have a significant positive effect in safeguarding and enhancing the district's cultural and built heritage.</p> <p>Policy NH2, NH3, NH4, NH5, NH6: The policies will have a neutral effect.</p>	

Aspect of the plan being assessed: NATURAL AND HISTORIC ENVIRONMENT (Policy NH1 Historic environment, Policy NH2 Landscape character protection, Policy NH3 Nature conservation and the protection and enhancement of biodiversity, Policy NH4 Green infrastructure, Policy NH5 Protection of best and most versatile agricultural land, Policy NH6 Pollution, contaminated land and land instability)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
10a. To improve the health and wellbeing of the population and improve access to health services for all	0	0	0	All the policies will have a neutral effect.	
11a. Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced	0/+ +	0/+ +	0/+ +	Policy NH1, NH3, NH5 and NH6: The policies will have a neutral effect. Policy NH2 and NH4: The policies will have a significant positive effect in safeguarding and enhancing non designated areas of landscape value.	
11b. Enhance the form and design of the built environment	+ +/0	+ +/0	+ +/0	Policy NH1: The policy will have a significant positive effect in safeguarding and enhancing the district's cultural and built heritage. Policy NH2, NH3, NH4, NH5, NH6: The policies will have a neutral effect.	
11c. Ensure provision is made to incorporate green infrastructure into spatial planning	0/+	0/+	0/+	Policy NH1, NH2, NH3, NH5, NH6: The policies will have a neutral effect. Policy NH4: The policy will have a minor positive effect on enhancing green infrastructure by supporting the creation of a green infrastructure network. This is supported by Policy ID1 which commits developments to provide an appropriate level of green infrastructure.	
12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas	0	0	0	All the policies will have a neutral effect.	
13a. Protect and enhance biodiversity at all levels	0/+	0/+	0/+	Policy NH1, NH2, NH4, NH5, NH6: The policies will have a neutral effect.	Enhancement measure (Policy NH3): It would be more positive if

Aspect of the plan being assessed: NATURAL AND HISTORIC ENVIRONMENT (Policy NH1 Historic environment, Policy NH2 Landscape character protection, Policy NH3 Nature conservation and the protection and enhancement of biodiversity, Policy NH4 Green infrastructure, Policy NH5 Protection of best and most versatile agricultural land, Policy NH6 Pollution, contaminated land and land instability)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				Policy NH3: The policy will require protection of biodiversity. This will have a minor positive effect on biodiversity.	policy NH3 required developments to demonstrate why they cannot enhance biodiversity. As PPS9 states, plan policies and planning decisions should aim to maintain, <u>and enhance</u> , restore or add to biodiversity and geological conservation interests.
13b. Maintain, restore and enhance populations of focal species	-/?	-/?	-/?	A number of policies (EN1, OC1, EC3, EC9, TR1, CF1, NH4 and NH5) which are non locational could potentially affect barbastelle flight lines, preventing or increasing the difficulty of access to feeding areas, and / or the feeding territories of individual bats themselves. These effects can occur at more than 9 kilometres from the roost and can be cumulative.	<p>Counteracting measures have been put forward within the HRA which include:</p> <ul style="list-style-type: none"> • the inclusion of a Bat Consultation Zone policy; • the development limit is added to the key diagram for Minehead for sites A4, A5 and A6 • additional policy text under Policy MD2 and within Appendix 1 for strategic site numbers A4, A5 and A6 in Minehead to offset potential impacts on barbastelle bats; and • the inclusion of a Wetland Bird Consultation Zone policy.

Aspect of the plan being assessed: NATURAL AND HISTORIC ENVIRONMENT (Policy NH1 Historic environment, Policy NH2 Landscape character protection, Policy NH3 Nature conservation and the protection and enhancement of biodiversity, Policy NH4 Green infrastructure, Policy NH5 Protection of best and most versatile agricultural land, Policy NH6 Pollution, contaminated land and land instability)						
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement	
13c. Increase the land area of UK Biodiversity Action Plan habitats within the district	0	0	0	All the policies will have a neutral effect.		
13d. Maintain and improve the conservation status of selected designated and non-designated nature conservation sites	-/?	-/?	-/?	A number of policies (EN1, OC1, EC3, EC9, TR1, CF1, NH4 and NH5) which are non locational could potentially affect barbastelle flight lines, preventing or increasing the difficulty of access to feeding areas, and / or the feeding territories of individual bats themselves. These effects can occur at more than 9 kilometres from the roost and can be cumulative.	<p>Counteracting measures have been put forward within the HRA which include:</p> <ul style="list-style-type: none"> • the inclusion of a Bat Consultation Zone policy; • the development limit is added to the key diagram for Minehead for sites A4, A5 and A6 • additional policy text under Policy MD2 and within Appendix 1 for strategic site numbers A4, A5 and A6 in Minehead to offset potential impacts on barbastelle bats; and • the inclusion of a Wetland Bird Consultation Zone policy. 	

Aspect of the plan being assessed: GYPSIES AND TRAVELLERS (Policy GT1 Gypsies and travellers)

SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
1a. Reduce impacts on tranquility from noise and visual intrusion	?	?	?	The development of gypsy and traveller pitches can cause noise and disturbance issues to local communities. Therefore, the policy could have a negative effect dependent on where the pitches are located. As these locations are not known the effect has been assessed as uncertain.	Mitigation measure (Policy GT1): Before a site is allocated as a gypsy or traveller site an assessment should be carried out on the environmental and social effects likely to arise from the site in comparison to other available sites. This should be specified in the plan.
1b. Reduce the need to travel and facilitate modal shift (particularly with regard to reducing the impact of traffic during the peak summer months)	0	0	0	The policy will have a neutral effect.	
2a. Reduce greenhouse gas emissions	0	0	0	The policy will have a neutral effect.	
2b. Improve adaptation for unavoidable climate change including consideration of the location of development	0	0	0	The policy will have a neutral effect.	
2c. Increase energy efficiency and the amount of energy generated from renewable sources	0	0	0	The policy will have a neutral effect.	
3a. Reduce anti-social behaviour and fear of crime	?	?	?	Gypsy and traveller sites can increase the fear of crime and anti-social behaviour in local communities. Therefore, the effect of the policy could be negative dependent on where the pitches are located. As these locations are not known the effect has been assessed as uncertain.	Mitigation measure (Policy GT1): Before a site is allocated as a gypsy or traveller site an assessment should be carried out on the environmental and social effects likely to arise from the site in comparison to other available sites. This should be specified in the plan.

Aspect of the plan being assessed: GYPSIES AND TRAVELLERS (Policy GT1 Gypsies and travellers)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
4a. Ensure equitable access to viable facilities and services for all sectors of the community including those in rural areas	+	+	+	The provision of pitches ensures that the gypsy and traveller community can access pitches and local services when needed. The policy will have a minor positive effect on the SA objective.	
5a. To develop and maintain a balanced and sustainable population structure which good access to services, facilities and homes for all sectors of the society	+	+	+	As above	
6a. Reduce land contamination, and safeguard soil and geological quality and quantity	0	0	0	The policy will have a neutral effect.	
7a. To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste	?	?	?	The development of gypsy and traveller pitches can cause concerns about waste generation and management. Therefore, the policy could have a negative effect dependent on where the pitches are located and what facilities are put in place. As this is not known the effect has been assessed as uncertain.	Mitigation measure (Policy GT1): Before a site is allocated as a gypsy or traveller site an assessment should be carried out on the environmental and social effects likely to arise from the site in comparison to other available sites. Adequate waste management facilities should be put in place. This should be specified in the plan.
8a. Maintain and improve the quality of ground/river/coastal water	0	0	0	The policy will have a neutral effect.	
8b. Reduce risk of flooding including coastal flooding	0	0	0	The policy will have a neutral effect.	
8c. Improve efficiency of water use	0	0	0	The policy will have a neutral effect.	

Aspect of the plan being assessed: GYPSIES AND TRAVELLERS (Policy GT1 Gypsies and travellers)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
9a. Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, recorded Historic Parks and gardens, maritime and coastal heritage, listed buildings and conservation areas	0	0	0	The policy will have a neutral effect.	
10a. To improve the health and wellbeing of the population and improve access to health services for all	+	+	+	The provision of pitches ensures that the gypsy and traveller community can access pitches and local health services when needed. The policy will have a minor positive effect.	
11a. Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced	0	0	0	The policy will have a neutral effect.	
11b. Enhance the form and design of the built environment	0	0	0	The policy will have a neutral effect.	
11c. Ensure provision is made to incorporate green infrastructure into spatial planning	0	0	0	The policy will have a neutral effect.	
12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas	0	0	0	The policy will have a neutral effect.	
13a. Protect and enhance biodiversity at all levels	0	0	0	The policy will have a neutral effect.	
13b. Maintain, restore and enhance populations of focal species	0	0	0	The policy will have a neutral effect.	
13c. Increase the land area of UK	0	0	0	The policy will have a neutral effect.	

Aspect of the plan being assessed: GYPSIES AND TRAVELLERS (Policy GT1 Gypsies and travellers)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
Biodiversity Action Plan habitats within the district					
13d. Maintain and improve the conservation status of selected designated and non-designated nature conservation sites	0	0	0	The policy will have a neutral effect.	

Aspect of the plan being assessed: IMPLEMENTATION POLICIES (Policy ID1 Infrastructure delivery)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
1a. Reduce impacts on tranquility from noise and visual intrusion	0	0	0	The policy will have a neutral effect.	
1b. Reduce the need to travel and facilitate modal shift (particularly with regard to reducing the impact of traffic during the peak summer months)	?	?	?	The policy will ensure that adequate transport facilities are available to support development and this will help to reduce the effect of traffic from new development. If public transport is provided this will help facilitate modal shift and a reduction in car use and will have a minor positive effect. However, the policy does not specifically mention public transport, cycling and walking so the effect is uncertain.	Mitigation measure (Policy ID1): The policy should be more specific in addressing the provision of public transport, cycling and walking where appropriate.
2a. Reduce greenhouse gas emissions	?	?	?	The potential for modal shift and reduction in car use is uncertain (see above) so the effect on the SA objective is uncertain.	Mitigation measure (Policy ID1): The policy should be more specific in addressing the provision of public transport, cycling and walking where appropriate.
2b. Improve adaptation for unavoidable climate change including consideration of the location of development	0	0	0	The policy will have a neutral effect.	
2c. Increase energy efficiency and the amount of energy generated from renewable sources	0	0	0	The policy will have a neutral effect.	
3a. Reduce anti-social behaviour and fear of crime	0	0	0	The policy will have a neutral effect.	
4a. Ensure equitable access to viable facilities and services for all sectors of the community including those in rural areas	++	++	++	The policy will have a significant positive effect in ensuring that new development provides a wide range of services to the community.	

Aspect of the plan being assessed: IMPLEMENTATION POLICIES (Policy ID1 Infrastructure delivery)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
5a. To develop and maintain a balanced and sustainable population structure which good access to services, facilities and homes for all sectors of the society	++	++	++	As above.	
6a. Reduce land contamination, and safeguard soil and geological quality and quantity	0	0	0	The policy will have a neutral effect.	
7a. To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste	0	0	0	The policy will have a neutral effect.	
8a. Maintain and improve the quality of ground/river/coastal water	0	0	0	The policy will have a neutral effect.	
8b. Reduce risk of flooding including coastal flooding	0	0	0	The policy will have a neutral effect.	
8c. Improve efficiency of water use	0	0	0	The policy will have a neutral effect.	
9a. Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, recorded Historic Parks and gardens, maritime and coastal heritage, listed buildings and conservation areas	0	0	0	The policy will have a neutral effect.	
10a. To improve the health and wellbeing of the population and improve access to health services for all	+	+	+	The policy will have a minor positive effect in ensuring that new development provides a wide range of services (including health services, sport and recreation) to the community.	Enhancement measure (Policy ID1): The policy should be more specific in mentioning the provision of public transport, cycling and

Aspect of the plan being assessed: IMPLEMENTATION POLICIES (Policy ID1 Infrastructure delivery)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					walking where appropriate.
11a. Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced	0	0	0	The policy will have a neutral effect.	
11b. Enhance the form and design of the built environment	0	0	0	The policy will have a neutral effect.	
11c. Ensure provision is made to incorporate green infrastructure into spatial planning	++	++	++	The policy will have a significant positive effect in ensuring that new development provides a wide range of services (including green infrastructure) to the community. This will be important in reducing the recreational pressure on Exmoor that may result from development in West Somerset.	
12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas	0	0	0	The policy will have a neutral effect.	
13a. Protect and enhance biodiversity at all levels	0	0	0	The policy will have a neutral effect.	
13b. Maintain, restore and enhance populations of focal species	0	0	0	The policy will have a neutral effect.	
13c. Increase the land area of UK Biodiversity Action Plan habitats within the district	0	0	0	The policy will have a neutral effect.	
13d. Maintain and improve the conservation status of selected designated and non-designated nature conservation sites	0	0	0	The policy will have a neutral effect.	

