



West Somerset Local Plan
Sustainability Appraisal of the
Revised Draft Preferred
Strategy

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Williton

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1 Introduction

1.1 Background

The West Somerset Local Plan has been subject to appraisal of its sustainability effects at every stage of the Local Plan drafting process. Table 1.1 shows the work that has been carried out so far. All reports are available from the following website:

<http://www.westsomersetonline.gov.uk/Planning--Building/Planning-Policy/Local-Plan-to-2032/Sustainability-Appraisal>

Stage	Work undertaken
West Somerset Local Development Framework Issues and Options. July 2010	<p>An Options Paper was produced in January 2010 which tested various different alternative strategies for the plan. The SA team examined the sustainability effects of the issues and options put forward for consideration in this paper and provided a briefing report to the council which included recommendations as to how to develop the preferred options in a sustainable manner. Options assessed:</p> <ul style="list-style-type: none"> • Vision and objectives • Option 1: New development at Minehead, Watchet and Williton • Option 2: As above but also including Stogursey • Option 3: Dispersal including to larger villages • Other matters • 3 excluded options <p>All of the above were assessed by the SA.</p>
West Somerset Local Plan Preferred Strategy 2012	<p>An SA Report was produced in February 2012 which reported on the testing of the preferred strategy. ENVIRON assessed "Strategic Direction of Growth Areas" in Minehead (including Dunster Marsh), Watchet and Williton. All of the policies in the plan were also assessed.</p>
West Somerset Local Plan Revised Preferred Strategy July 2013 (this report)	<p>The amended policies of the revised strategy were assessed and results fed back to the council. This version of the plan includes a new site at Cleeve Hill, Watchet for longer term development. Other additions include a Bat Consultation Policy, a Wildfowl Consultation Policy, an amended Policy SD1: presumption in favour of sustainable development, a new Policy NH7: Development in proximity to Hinkley Point nuclear power station and a new Policy NH10: Securing high standards of design.</p> <p>As part of this report we have also assessed what are effectively rejected sites within Minehead. A large area to the south of the A39 was assessed as part of the Preferred Strategy in 2012. However, only parts of this tested area was taken forward. Therefore, it has been necessary to assess those parts not taken forward so the of the different alternatives have been made clear.</p>

This report presents the findings of a sustainability appraisal (SA) of the West Somerset Local Plan proposed by West Somerset Council within the following document: "*The West Somerset Local Plan to 2032 Revised Draft Preferred Strategy (June, 2013)*".

1.2 Purpose of this report

The purpose of this report is to provide to the Council an assessment of how the Revised Preferred Strategy performs with regards to sustainability.

This has been achieved through carrying out a full assessment of the policies and sites proposed. The results of this assessment are presented in the matrices in Annex A.

Because this is an interim version of the plan a full SA report has not been produced. However, if readers do want more details of the methodology of the assessment this can be found in the SA report of the *West Somerset Local Plan Preferred Strategy (November, 2011)*) See <http://www.westsomersetonline.gov.uk/Planning---Building/Planning-Policy/Local-Plan-to-2032/Sustainability-Appraisal>

1.3 Cumulative effects assessment

The SEA Regulations require an assessment of cumulative effects. Cumulative effects arise, where several developments each have insignificant effects but together have a significant effect; or where the effects of different elements of the plan will have a combined significant effect. The term can also be used to describe synergistic effects, which interact to produce a total effect greater than the sum of the individual effects.

A separate cumulative effects assessment has been undertaken following the assessment of the Revised Preferred Strategy Local Plan. The cumulative effects assessment has considered the potential cumulative effects of other programmes, plans, policies and projects alongside the effects of the Local Plan, as well as considering the potential cumulative effects of different aspects of the Local Plan itself.

A number of programmes, plans, policies and projects have been identified as potentially having effects on receptors within the Local Plan area. The programmes, plans, policies and projects have been identified on the basis of forthcoming activities / development which would occur within the plan period and relate only to published plans or related documents (such as options consultation documents). Annex B outlines the results of the cumulative effects assessment.

1.4 Next steps

The next steps of the Local Plan making process is the production of the Publication Draft. This version of the plan has also been assessed and a full SA report has been produced for consultation purposes.

Annex A: Appraisal Matrices

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>	None identified
2a. Reduce greenhouse gas emissions	+	+	+	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	Enhancement measure (Spatial Vision and Strategic Objectives): The strategic objective concerning

Aspect of the plan being assessed: SPATIAL VISION AND STRATEGIC OBJECTIVES					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				<p>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 and greenhouse gas emissions.</p> <p>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.</p>	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 power from renewable sources.
2b. Improve adaptation for unavoidable climate change including consideration of the location of development	+	+	+	<p>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.</p> <p>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.</p>	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	?	?	?	<p>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.</p> <p>The strategic objectives could have a positive effect in relation to this SA objective through aiming to make a significant reduction in CO₂ 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.</p>	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	+	+	+	The potential effects of the spatial vision in relation to this SA	None identified

Aspect of the plan being assessed: SPATIAL VISION AND STRATEGIC OBJECTIVES					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
fear of crime				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 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.	None identified
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	None identified

Aspect of the plan being assessed: SPATIAL VISION AND STRATEGIC OBJECTIVES					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				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 quantity	?	?	?	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 reducing contamination and safeguarding soil resources.	Mitigation measure (Spatial Vision and Strategic Objectives): As high 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.	None identified

Aspect of the plan being assessed: SPATIAL VISION AND STRATEGIC OBJECTIVES					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
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 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	+	+	+	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. 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 that new development contributes to the area's heritage in a positive way.	None identified
10a. To improve the health and wellbeing of the population and improve access to health services for all	+	+	+	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. 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.	None identified

Aspect of the plan being assessed: SPATIAL VISION AND STRATEGIC OBJECTIVES					
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	+	+	+	<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> <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>	None identified
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>	None identified
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	+	+	+	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	None identified

Aspect of the plan being assessed: SPATIAL VISION AND STRATEGIC OBJECTIVES					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
regeneration of key areas				<p>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 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.</p>	
13a. Protect and enhance biodiversity at all levels	+	+	+	<p>The spatial vision is likely to have a positive effect in relation to this SA objective through its aim to strengthen biodiversity by 2032.</p> <p>The strategic objectives are likely to have a positive effect in relation to this SA objective through protecting and enhancing biodiversity throughout the District.</p>	None identified
13b. Maintain, restore and enhance populations of focal species	+	+	+	<p>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.</p> <p>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.</p>	None identified
13c. Increase the land area of UK Biodiversity Action Plan habitats within the district	+	+	+	<p>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</p>	None identified

Aspect of the plan being assessed: SPATIAL VISION AND STRATEGIC OBJECTIVES					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				<p>considered appropriate to the spatial vision.</p> <p>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, this is not considered appropriate to the objectives.</p>	
13d. Maintain and improve the conservation status of selected designated and non-designated nature conservation sites	+	+	+	<p>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.</p>	None identified

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 enhancing the natural environment including minimizing pollution. The effect of the policy, therefore, is uncertain. This will have a minor positive effect on the SA objective.	Enhancement measure: (Policy SD1): Information is needed in relation to the criteria that development will be judged against in deeming it sustainable. 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 within a Supplementary Planning Guidance (SPG).
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 facilitates modal shift. The effect on the SA objective is uncertain.	Mitigation measure (Policy SD1): As enhancement measure for 1a.
2a. Reduce greenhouse gas emissions	+	+	+	The definition of sustainable development as set out by the policy includes reference to climate change mitigation and movement to a low carbon economy. This will have a minor positive effect.	None identified
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.	None identified
2c. Increase energy efficiency and the	+	+	+	The definition of sustainable development as set out by the	None identified

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
amount of energy generated from renewable sources				policy includes reference to climate change mitigation an movement to a low carbon economy. This will have a minor positive effect.	
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 enhancement measure 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.	None identified
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	+	+	+	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. This will have a minor positive effect on the SA objective. Other policies within the plan provide for affordable housing.	None identified
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 including minimizing pollution. The effect of the policy, therefore, is uncertain. This will have a minor positive effect on the SA objective.	None identified
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 including references to waste. This will have a minor positive effect on the SA objective.	None identified

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
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 including minimizing pollution. This will have a minor positive effect on the SA objective.	None identified
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 clear from the plan whether this includes effects on flooding and drainage. The effect of the policy, therefore, is uncertain.	Mitigation measure (Policy SD1): As enhancement measure for 1a.
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 enhancement measure 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. This will have a minor positive effect on the SA objective.	Mitigation measure (Policy SD1): As enhancement measure 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 enhancement measure 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	Mitigation measure (Policy SD1): As enhancement measure 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
				features and designations. The effect of the policy, therefore, is uncertain.	
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. This will have a minor positive effect on the SA objective.	None identified
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 enhancement measure 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. This will have a minor positive effect on the SA objective.	None identified
13a. Protect and enhance biodiversity at all levels	+	+	+	The definition of sustainable development as set out by the policy includes enhancing the natural environment including helping to improve biodiversity. This will have a minor positive effect on the SA objective.	None identified
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 including helping to improve biodiversity. This will have a minor positive effect on the SA objective.	None identified
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 including helping to improve biodiversity. This will have a minor positive effect on the SA objective.	None identified
13d. Maintain and improve the	+	+	+	The definition of sustainable development as set out by the	None identified

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
conservation status of selected designated and non-designated nature conservation sites				policy includes enhancing the natural environment including helping to improve biodiversity. This will have a minor positive 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
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.	None identified
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.	None identified
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.	None identified
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.	None identified
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.	None identified
3a. Reduce anti-social behaviour and fear of crime	0	0	0	The policies will have a neutral effect on the SA objective.	None identified
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.	None identified

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.	None identified
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.	None identified
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.	None identified
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.	None identified
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.	None identified
8c. Improve efficiency of water use	0	0	0	The policies will have a neutral effect on the SA objective.	None identified
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.	None identified

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.	None identified
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.	None identified
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.	None identified
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.	None identified
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	None identified

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) which are non locational were identified as potentially affecting barbastelle flight lines, preventing or increasing the difficulty of access to feeding areas, and / or the feeding territories of individual bats themselves. A number of mitigation measures were suggested in the HRA of the previous version of the plan. These policies (including the inclusion of a bat and a wetland bird protection policy) have now been integrated into the plan.	None identified
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.	None identified
13d. Maintain and improve the conservation status of selected designated and non-designated nature conservation sites	0	0	0	The policies will have a neutral effect.	None identified

Aspect of the plan being assessed: SUSTAINABLE COMMUNITIES (Amended Policy SC1: Hierarchy of settlements, New Policy SC2: Housing provision, Amended Policy SC2A: Strategic development distribution, Policy SC3: Appropriate mix of housing types and tenures, Amended 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, SC2 and SC2A: 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, SC2 and SC2A: 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>	None identified
2a. Reduce greenhouse gas emissions	+/0	+/0	+/0	Policy SC1, SC2 and SC2A: 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	None identified

Aspect of the plan being assessed: SUSTAINABLE COMMUNITIES (Amended Policy SC1: Hierarchy of settlements, New Policy SC2: Housing provision, Amended Policy SC2A: Strategic development distribution, Policy SC3: Appropriate mix of housing types and tenures, Amended 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
				<p>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 houses will be built to Code level 3 specifications.</p> <p>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.</p>	
2b. Improve adaptation for unavoidable climate change including consideration of the location of development	0	0	0	<p>Policy SC1, SC2 and SC2A: 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 and for mitigation suggested.</p> <p>Policy SC3, SC4, SC5 and SC6: The policies will have a neutral effect.</p>	None identified
2c. Increase energy efficiency and the amount of energy generated from renewable sources	0/+	0/+	0/+	<p>Policy SC1, SC2, SC2A, SC3, SC5, SC6: The policies will have a neutral effect.</p> <p>Policy SC4: The policy will have a positive effect as affordable houses will be built to Code level 3 specifications.</p>	None identified
3a. Reduce anti-social behaviour and fear of crime	+/0	+/0	+/0	<p>Policy SC1, SC2 and SC2A: 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.</p> <p>Policy SC3, SC4, SC5 and SC6: The policies will have a neutral effect.</p>	None identified
4a. Ensure equitable access to viable facilities and services for all sectors of	+/0	+/0	+/0	<p>Policy SC1, SC2 and SC2A: The policies are likely to have a positive effect in relation to Minehead, Watchet and Williton,</p>	None identified

Aspect of the plan being assessed: SUSTAINABLE COMMUNITIES (Amended Policy SC1: Hierarchy of settlements, New Policy SC2: Housing provision, Amended Policy SC2A: Strategic development distribution, Policy SC3: Appropriate mix of housing types and tenures, Amended 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	
the community including those in rural areas				where the economy would be strengthened and service provision enhanced. The effect would be neutral in other areas. Policy SC3 and SC4: The policy will have a neutral effect. 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.		
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 SC1, SC2 and SC2A: 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. 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. 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.	None identified	
6a. Reduce land contamination, and safeguard soil and geological quality and quantity	+/-	+/-	+/-	Policy SC1, SC2 and SC2A: Concentrating development in urban areas could have a minor positive effect on the SA objective through helping to remediate brownfield / contaminated land and protect soil.	None identified	

Aspect of the plan being assessed: SUSTAINABLE COMMUNITIES (Amended Policy SC1: Hierarchy of settlements, New Policy SC2: Housing provision, Amended Policy SC2A: Strategic development distribution, Policy SC3: Appropriate mix of housing types and tenures, Amended 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.	
7a. To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste	+/0	+/0	+/0	Policy SC1, SC2 and SC2A: 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.	None identified
8a. Maintain and improve the quality of ground/river/coastal water	0	0	0	All the policies will have a neutral effect.	None identified
8b. Reduce risk of flooding including coastal flooding	0	0	0	Policy SC1, SC2 and SC2A: 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 and for suggested mitigation. Policy SC3, SC4, SC5 and SC6: The policies will have a neutral effect.	None identified
8c. Improve efficiency of water use	0/+	0/+	0/+	Policy SC1, SC2, SC2A, 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 3 specifications.	None identified
9a. Protect the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, recorded Historic Parks and gardens, maritime	0	0	0	All the policies will have a neutral effect.	None identified

Aspect of the plan being assessed: SUSTAINABLE COMMUNITIES (Amended Policy SC1: Hierarchy of settlements, New Policy SC2: Housing provision, Amended Policy SC2A: Strategic development distribution, Policy SC3: Appropriate mix of housing types and tenures, Amended 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
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, SC2 and SC2A: 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.	None identified
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.	None identified
11b. Enhance the form and design of the built environment	0	0	0	All the policies will have a neutral effect.	None identified
11c. Ensure provision is made to incorporate green infrastructure into spatial planning	0	0	0	All the policies will have a neutral effect.	None identified
12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas	+ + / 0	+ + / 0	+ + / 0	Policy SC1, SC2 and SC2A: 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. Policy SC3, SC4, SC5 and SC6: The policies will have a neutral	None identified

Aspect of the plan being assessed: SUSTAINABLE COMMUNITIES (Amended Policy SC1: Hierarchy of settlements, New Policy SC2: Housing provision, Amended Policy SC2A: Strategic development distribution, Policy SC3: Appropriate mix of housing types and tenures, Amended 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
				effect.	
13a. Protect and enhance biodiversity at all levels	0	0	0	All the policies will have a neutral effect.	None identified
13b. Maintain, restore and enhance populations of focal species	0	0	0	All the policies will have a neutral effect.	None identified
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.	None identified
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.	None identified

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Amended Policy MD1: Minehead development, Replacement Policy MD2: Strategic development allocation at Minehead/Alcombe, Policy LT1 Post 2026 Key Strategic Development Sites – Minehead site only and 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.	None identified
	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	0	0/-	Policy LT1 (South of Periton Road): 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 LT1 (South of Periton Road)): 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 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

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Amended Policy MD1: Minehead development, Replacement Policy MD2: Strategic development allocation at Minehead/Alcombe, Policy LT1 Post 2026 Key Strategic Development Sites – Minehead site only and Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					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.	None identified
	0	-	-	Policy MD2 (South of A39): The site will provide a mixed use development in a location relatively close to Minehead Town Centre. However, there may be some issues related to severance caused by the A39 which residents would have to cross to access the main settlement of Minehead. This has been scored as minor negative because there will be some services within the new development itself.	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	0	-	Policy LT1 (South of Periton Road): The site could provide a mixed use development in a location relatively close to Minehead Town Centre. However, there may be some issues related to severance caused by the A39 which residents would have to cross to access the main settlement of Minehead. This	Mitigation measure (Policy LT1 (South of Periton Road)): If development goes ahead public transport should be improved so that people can access Minehead

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Amended Policy MD1: Minehead development, Replacement Policy MD2: Strategic development allocation at Minehead/Alcombe, Policy LT1 Post 2026 Key Strategic Development Sites – Minehead site only and Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				has been scored as minor negative because there are likely to be some services within the new development itself.	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 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.	None identified
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 long term.	None identified
	0	-	-	Policy MD2 (South of A39): The need to travel by car may increase if severance caused by the A39 prevents people from cycling and walking 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	0	-	Policy LT1 (South of Periton Road): The need to travel by car	Mitigation measure (Policy LT1

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Amended Policy MD1: Minehead development, Replacement Policy MD2: Strategic development allocation at Minehead/Alcombe, Policy LT1 Post 2026 Key Strategic Development Sites – Minehead site only and Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				may increase (see assessment against 1b) so greenhouse gas emissions may increase.	(South of Periton Road): 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 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 objective in the medium and long term.	None identified
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.	None identified
	0	0	0	Policy MD2 (South of A39): The site is not in a high flood risk area.	None identified
	0	0	-	Policy LT1 (South of Periton Road): 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 LT1 (South of Periton Road)): Investigation is needed regarding the need for flood attenuation measures to the south west portion of the strategic development area.

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Amended Policy MD1: Minehead development, Replacement Policy MD2: Strategic development allocation at Minehead/Alcombe, Policy LT1 Post 2026 Key Strategic Development Sites – Minehead site only and Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					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.	None identified
	0	0	0	Policy MD2 (South of A39): The strategic development area will have a neutral effect.	None identified
	0	0	0	Policy LT1 (South of Periton Road): The strategic development area will have a neutral effect.	None identified
	0	0	0	Policy EC2 (Mart Road, Minehead): The major employment site will have a neutral effect.	None identified
3a. Reduce anti-social behaviour and fear of crime	0	0	0	Policy MD1: The policy will have a neutral effect.	None identified
	0	0	0	Policy MD2 (South of A39): The strategic development area will have a neutral effect.	None identified

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Amended Policy MD1: Minehead development, Replacement Policy MD2: Strategic development allocation at Minehead/Alcombe, Policy LT1 Post 2026 Key Strategic Development Sites – Minehead site only and Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	0	0	0	Policy LT1 (South of Periton Road): The strategic development area will have a neutral effect.	None identified
	0	0	0	Policy EC2 (Mart Road, Minehead): The major employment site will have a neutral effect.	None identified
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.	None identified
	0	-	-	Policy MD2 (South of A39): The site is separated from Minehead by the A39. This could cause some issues accessing services and could have a minor negative effect. This will be partly offset by the fact that services are to be provided in a mixed use development.	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	0	-	Policy LT1 (South of Periton Road): The site is separated from Minehead by the A39. This could cause some issues accessing services and could have a minor negative effect. This will be partly offset by the fact that services are to be provided in a mixed use development.	Mitigation measure (Policy LT1 (South of Periton Road)): 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	None identified

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Amended Policy MD1: Minehead development, Replacement Policy MD2: Strategic development allocation at Minehead/Alcombe, Policy LT1 Post 2026 Key Strategic Development Sites – Minehead site only and Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				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.	None identified
	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 will help to maintain a balanced population structure. This will be positive as Minehead contains pockets of deprivation.	None identified
	0	0	+	Policy LT1 (South of Periton Road): Development in the strategic development area will be subject to the policies in the Local Plan regarding affordable housing and will help to maintain a balanced population structure. This will be positive as Minehead contains pockets of deprivation.	None identified
	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.	None identified
6a. Reduce land contamination, and	0	0	0	Policy MD1: The policy will have a neutral effect.	None identified

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Amended Policy MD1: Minehead development, Replacement Policy MD2: Strategic development allocation at Minehead/Alcombe, Policy LT1 Post 2026 Key Strategic Development Sites – Minehead site only and Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
safeguard soil and geological quality and quantity	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	0	+	Policy LT1 (South of Periton Road): The strategic development area is mainly greenfield.	None identified
	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.	None identified
	0	0	0	Policy MD2 (South of A39): The strategic development area will have a neutral effect	None identified
	0	0	0	Policy LT1 (South of Periton Road): The strategic development area will have a neutral effect	None identified
	0	0	0	Policy EC2 (Mart Road, Minehead): The major employment site will have a neutral effect.	None identified
8a. Maintain and improve the quality of ground/river/coastal water	0	0	0	Policy MD1: The policy will have a neutral effect.	None identified
	0	0	0	Policy MD2 (South of A39): The strategic development area will	None identified

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Amended Policy MD1: Minehead development, Replacement Policy MD2: Strategic development allocation at Minehead/Alcombe, Policy LT1 Post 2026 Key Strategic Development Sites – Minehead site only and Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				have a neutral effect.	
	0	0	0	Policy LT1 (South of Periton Road): The strategic development area will have a neutral effect.	None identified
	0	0	0	Policy EC2 (Mart Road, Minehead): The major employment site will have a neutral effect.	None identified
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.	None identified
	0	0	0	Policy MD2 (South of A39): The site is not in a high flood risk area.	None identified
	0	0	-	Policy LT1 (South of Periton Road): 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 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

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Amended Policy MD1: Minehead development, Replacement Policy MD2: Strategic development allocation at Minehead/Alcombe, Policy LT1 Post 2026 Key Strategic Development Sites – Minehead site only and Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					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 MD1: The policy will have a neutral effect.	None identified
	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.	None identified
	0	0	0	Policy LT1 (South of Periton Road): 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.	None identified
	0	0	0	Policy EC2 (Mart Road, Minehead): As above	None identified
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.	None identified
	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	Mitigation measure (Policy MD2 (South of A39)): Programmes of archaeological field evaluation would be required prior to determination of individual planning applications. Opportunities should

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Amended Policy MD1: Minehead development, Replacement Policy MD2: Strategic development allocation at Minehead/Alcombe, Policy LT1 Post 2026 Key Strategic Development Sites – Minehead site only and Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				potential for significant heritage assets cannot adequately be assessed from existing records.	be sought to offset any impacts of the development by public realm enhancement schemes within Minehead. At the master-planning stage, mitigation requirements for the Minehead/Alcombe LT1 & MD2 should consider the use of soft landscaping, green spaces and sympathetic design in terms of appearance.
	0	0	?	Policy LT1 (South of Periton Road): 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 LT1 (South of Periton Road): Programmes of archaeological field evaluation would be required prior to determination of individual planning applications. Opportunities should be sought to offset any impacts of the development by public realm enhancement schemes within Minehead. At the master-planning stage, mitigation requirements for the Minehead/Alcombe LT1 & MD2 should consider the use of soft landscaping, green spaces and sympathetic design in terms of appearance.
	0	?	?	Policy EC2 (Mart Road, Minehead): The likely effect of the site on heritage is uncertain as the exact boundaries are not yet	Mitigation measure (Policy EC2 (Mart Road, Minehead)):

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Amended Policy MD1: Minehead development, Replacement Policy MD2: Strategic development allocation at Minehead/Alcombe, Policy LT1 Post 2026 Key Strategic Development Sites – Minehead site only and Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				known and it is unclear whether greenfield land will be affected by development.	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.	None identified
	0	0	0	Policy MD2 (South of A39): The strategic development area will have a neutral effect.	None identified
	0	0	0	Policy LT1 (South of Periton Road): The strategic development area will have a neutral effect.	None identified
	0	0	0	Policy EC2 (Mart Road, Minehead): The major employment site will have a neutral effect.	None identified
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.	None identified
	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

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Amended Policy MD1: Minehead development, Replacement Policy MD2: Strategic development allocation at Minehead/Alcombe, Policy LT1 Post 2026 Key Strategic Development Sites – Minehead site only and Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					development to the south of the A39.
	0	0	--	Policy LT1 (South of Periton Road): 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 EC2 (Mart Road, Minehead): 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.	None identified
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.	None identified
	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	None identified

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Amended Policy MD1: Minehead development, Replacement Policy MD2: Strategic development allocation at Minehead/Alcombe, Policy LT1 Post 2026 Key Strategic Development Sites – Minehead site only and Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	0	0	0	Policy LT1 (South of Periton Road): The strategic development area will have a neutral effect as the form of the proposed development has not been decided yet	None identified
	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	None identified
11c. Ensure provision is made to incorporate green infrastructure into spatial planning	0	0	0	Policy MD1: The policy will have a neutral effect.	None identified
	0	0	0	Policy MD2 (South of A39): The strategic development area will have a neutral effect.	None identified
	0	0	0	Policy LT1 (South of Periton Road): The strategic development area will have a neutral effect.	None identified
	0	0	0	Policy EC2 (Mart Road, Minehead): The major employment site will have a neutral effect.	None identified
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.	None identified
	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.	None identified
	0	0	+	Policy LT1 (South of Periton Road): All of the strategic development areas will be mixed use development offering	None identified

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Amended Policy MD1: Minehead development, Replacement Policy MD2: Strategic development allocation at Minehead/Alcombe, Policy LT1 Post 2026 Key Strategic Development Sites – Minehead site only and Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				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 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.	None identified
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.	None identified
	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. 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	0	0	Policy LT1 (South of Periton Road): 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.

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Amended Policy MD1: Minehead development, Replacement Policy MD2: Strategic development allocation at Minehead/Alcombe, Policy LT1 Post 2026 Key Strategic Development Sites – Minehead site only and Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	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 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.	None identified
	0	0	0	Policy MD2 (South of A39): The HRA identified potential impacts in relation to Barbastelle bat feature of the Exmoor and Quantocks Oak Woodlands SAC. However, the plan recognizes this and sets out that biodiversity offsetting will be required to mitigate for this impact. If this is carried out the impact will be neutral.	None identified
	0	0	0	Policy LT1 (South of Periton Road): See above	None identified
	0	0	0	Policy EC2 (Mart Road, Minehead): See above.	None identified
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.	None identified
	0	+	+	Policy MD2 (South of A39): The strategic development area could have a positive effect if biodiversity offsetting is implemented as highlighted in the policy.	None identified
	0	0	+	Policy LT1 (South of Periton Road): See above	None identified
	0	+	+	Policy EC2 (Mart Road, Minehead): See above	None identified

Aspect of the plan being assessed: SETTLEMENT POLICIES MINEHEAD (Amended Policy MD1: Minehead development, Replacement Policy MD2: Strategic development allocation at Minehead/Alcombe, Policy LT1 Post 2026 Key Strategic Development Sites – Minehead site only and Policy EC2 Major employment sites – Minehead site only)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
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.	None identified
	0	0	0	Policy MD2 (South of A39): The strategic development area will have a neutral effect.	None identified
	0	0	0	Policy LT1 (South of Periton Road): The strategic development area will have a neutral effect.	None identified
	0	0	0	Policy EC2 (Mart Road, Minehead): The major employment site will have a neutral effect.	None identified

Aspect of the Plan being assessed: REJECTED SITES MINEHEAD. A large area has been assessed broken down into four areas. The area centered on Porlock Road that stretches around Woodcombe (to the west of Minehead), the area centered on Periton Park Court, the area to the east and south of Alcombe and an area to the south of the sites designated in the Revised Preferred Strategy as MD2 and LT1)					
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/-	Porlock Road: There are no air quality issues affecting this 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.	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/-	Periton Park Court: There are no air quality issues affecting this 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.	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/-	Alcombe: There are no air quality issues affecting this 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.	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	South of MD2 and LT1: There are no air quality or noise issues affecting this area.	None identified
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/-	Porlock Road: The site will be more remote from Minehead than other areas proposed but will not have the same severance effects of the A39. There is poor vehicular access to this site. The site will have a minor negative effect on the ability of residents to access Minehead.	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.

Aspect of the Plan being assessed: REJECTED SITES MINEHEAD. A large area has been assessed broken down into four areas. The area centered on Porlock Road that stretches around Woodcombe (to the west of Minehead), the area centered on Periton Park Court, the area to the east and south of Alcombe and an area to the south of the sites designated in the Revised Preferred Strategy as MD2 and LT1)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	0	--	--	Periton Park Court: The site will be very remote from the main settlement of Minehead and this will have a significant negative effect on the ability of residents to access Minehead.	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	+	+	Alcombe: The site will be very remote from the main settlement of Minehead but has access to the services of Alcombe. This will have a minor positive effect.	None identified.
	0	--	--	South of MD2 and LT1: The site will be very remote from the main settlement of Minehead and this will have a significant negative effect on the ability of residents to access Minehead. Some small parts of the site may have access to Alcombe but this will be a very small part of the site.	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.
2a. Reduce greenhouse gas emissions	0	-	-	Porlock Road: The need to travel by car may increase as residents will be remote from Minehead and car use will increase. This will have a minor negative effect as the site does not suffer the same severance effects (due to the A39) as the other sites.	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.

Aspect of the Plan being assessed: REJECTED SITES MINEHEAD. A large area has been assessed broken down into four areas. The area centered on Porlock Road that stretches around Woodcombe (to the west of Minehead), the area centered on Periton Park Court, the area to the east and south of Alcombe and an area to the south of the sites designated in the Revised Preferred Strategy as MD2 and LT1)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	0	--	--	Periton Park Court: The need to travel by car may increase as residents will be very remote from Minehead and car use will increase. This will have a significant negative effect.	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	-	-	Alcombe: The need to travel by car may increase as residents will be remote from Minehead and car use will increase. This may be offset by the good access to Alcombe but car use is likely to increase.	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	--	--	South of MD2 and LT1: The need to travel by car may increase as residents will be very remote from Minehead and car use will increase. This will have a significant negative effect.	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.
2b. Improve adaptation for unavoidable climate change including consideration of the	0	--	--	Porlock Road: Part of the site is in Flood Zone 3 and is subject to flooding. This will have a significant negative effect.	Investigation is needed regarding the need for flood attenuation measures. These measures should be specified in the Plan or

Aspect of the Plan being assessed: REJECTED SITES MINEHEAD. A large area has been assessed broken down into four areas. The area centered on Porlock Road that stretches around Woodcombe (to the west of Minehead), the area centered on Periton Park Court, the area to the east and south of Alcombe and an area to the south of the sites designated in the Revised Preferred Strategy as MD2 and LT1)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
location of development					in a development brief.
	0	--	--	Periton Park Court: Part of the site is in Flood Zone 3 and is subject to flooding. This will have a significant negative effect.	Investigation is needed regarding the need for flood attenuation measures. These measures should be specified in the Plan or in a development brief.
	0	0	0	Alcombe: The site is not subject to flooding.	None identified.
	0	0	0	South of MD2 and LT1: The site is not subject to flooding	None identified.
2c. Increase energy efficiency and the amount of energy generated from renewable sources	0	0	0	Porlock Road: The site will have a neutral effect.	None identified.
	0	0	0	Periton Park Court: The site will have a neutral effect.	None identified.
	0	0	0	Alcombe: The site will have a neutral effect.	None identified.
	0	0	0	South of MD2 and LT1: The site will have a neutral effect.	None identified
3a. Reduce anti-social behaviour and fear of crime	0	0	0	Porlock Road: The site will have a neutral effect.	None identified.
	0	0	0	Periton Park Court: The site will have a neutral effect.	None identified.
	0	0	0	Alcombe: The site will have a neutral effect.	None identified.
	0	0	0	South of MD2 and LT1: The site will have a neutral effect.	None identified.
4a. Ensure equitable access to viable facilities and services for all sectors of the community including those in rural areas	0	0/-	0/-	Porlock Road: The site will be more remote from Minehead than other areas proposed but will not have the same severance effects of the A39. However, issues with site levels may cause a constraint. The site will have a minor negative effect on the ability of residents to access Minehead.	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

Aspect of the Plan being assessed: REJECTED SITES MINEHEAD. A large area has been assessed broken down into four areas. The area centered on Porlock Road that stretches around Woodcombe (to the west of Minehead), the area centered on Periton Park Court, the area to the east and south of Alcombe and an area to the south of the sites designated in the Revised Preferred Strategy as MD2 and LT1)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					should be specified in the Plan or in a development brief.
	0	--	--	Periton Park Court: The site will be very remote from the main settlement of Minehead and this will have a significant negative effect on the ability of residents to access Minehead.	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	-	-	Alcombe: The need to travel by car may increase as residents will be remote from Minehead and car use will increase. This may be offset by the good access to Alcombe but car use is likely to increase.	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	--	--	South of MD2 and LT1: The need to travel by car may increase as residents will be very remote from Minehead and car use will increase. This will have a significant negative effect.	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.
5a. To develop and maintain a	0	+	+	Porlock Road: Development will be subject to the policies in	None identified

Aspect of the Plan being assessed: REJECTED SITES MINEHEAD. A large area has been assessed broken down into four areas. The area centered on Porlock Road that stretches around Woodcombe (to the west of Minehead), the area centered on Periton Park Court, the area to the east and south of Alcombe and an area to the south of the sites designated in the Revised Preferred Strategy as MD2 and LT1)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
balanced and sustainable population structure which has good access to services, facilities and homes for all sectors of the society				the Local Plan regarding affordable housing and will help to maintain a balanced population structure. This will be positive as Minehead contains pockets of deprivation.	
	0	+	+	Periton Park Court: Development will be subject to the policies in the Local Plan regarding affordable housing and will help to maintain a balanced population structure. This will be positive as Minehead contains pockets of deprivation.	None identified
	0	+	+	Alcombe: Development will be subject to the policies in the Local Plan regarding affordable housing and will help to maintain a balanced population structure. This will be positive as Minehead contains pockets of deprivation.	None identified
	0	+	+	South of MD2 and LT1: : Development will be subject to the policies in the Local Plan regarding affordable housing and will help to maintain a balanced population structure. This will be positive as Minehead contains pockets of deprivation.	None identified
6a. Reduce land contamination, and safeguard soil and geological quality and quantity	0	+	+	Porlock Road: The area is mainly greenfield.	None identified
	0	+	+	Periton Park Court: The area is mainly greenfield apart from the Periton stables in the middle of the area. Land west of Middlecombe Cross was used as landfill until 1982 and there may be some contamination issues. With adequate remediation this could be positive in remediating contaminated sites and increasing building on brownfield land.	None identified
	0	+	+	Alcombe: The area is mainly greenfield.	None identified
	0	+	+	South of MD2 and LT1: The area is mainly greenfield but Hopcott Quarry was used as a landfill site until 1992 and there	None identified

Aspect of the Plan being assessed: REJECTED SITES MINEHEAD. A large area has been assessed broken down into four areas. The area centered on Porlock Road that stretches around Woodcombe (to the west of Minehead), the area centered on Periton Park Court, the area to the east and south of Alcombe and an area to the south of the sites designated in the Revised Preferred Strategy as MD2 and LT1)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				may be some contamination issues. With adequate remediation this could be positive in remediating contaminated sites and increasing building on brownfield land.	
7a. To reduce waste generation and disposal, increase recycling and achieve the sustainable management of waste	0	0	0	Porlock Road: The site will have a neutral effect	None identified
	0	0	0	Periton Park Court: The site will have a neutral effect	None identified
	0	0	0	Alcombe: The site will have a neutral effect	None identified
	0	0	0	South of MD2 and LT1: The site will have a neutral effect	None identified
8a. Maintain and improve the quality of ground/river/coastal water	0	-	-	Porlock Road: The site is intersected by two watercourses and development could have a minor negative effect on these	Investigation is needed with regard to the drainage measures which could be needed to protect the watercourses from future development
	0	-	-	Periton Park Court: The site is intersected by stream which is considered to be functional floodplain and development could have a minor negative effect on this watercourse	Investigation is needed with regard to the drainage measures which could be needed to protect the watercourses from future development
	0	0	0	Alcombe: The site will have a neutral effect	None identified
	0	0	0	South of MD2 and LT1: The site will have a neutral effect	None identified
8b. Reduce risk of flooding including coastal flooding	0	--	--	Porlock Road: Part of the site is in Flood Zone 3 and is subject to flooding. This will have a significant negative effect.	Investigation is needed regarding the need for flood attenuation measures. These measures should be specified in the Plan or in a development brief.
	0	--	--	Periton Park Court: Part of the site is in Flood Zone 3 and is subject to flooding. This will have a significant negative effect.	Investigation is needed regarding the need for flood attenuation measures. These

Aspect of the Plan being assessed: REJECTED SITES MINEHEAD. A large area has been assessed broken down into four areas. The area centered on Porlock Road that stretches around Woodcombe (to the west of Minehead), the area centered on Periton Park Court, the area to the east and south of Alcombe and an area to the south of the sites designated in the Revised Preferred Strategy as MD2 and LT1)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					measures should be specified in the Plan or in a development brief.
	0	0	0	Alcombe: The site is not subject to flooding.	None identified
	0	0	0	South of MD2 and LT1: The area is not subject to flooding	None identified
8c. Improve efficiency of water use	0	0	0	Porlock Road: 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.	None identified
	0	0	0	Periton Park Court: 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.	None identified
	0	0	0	Alcombe: 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.	None identified
	0	0	0	South of MD2 and LT1: 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.	None identified
9a. Protect the fabric and setting of designated and	0	?	?	Porlock Road: The likely effect of the site on heritage is uncertain. There have been prehistoric lithic finds across the	Programmes of archaeological field evaluation would be required prior to

Aspect of the Plan being assessed: REJECTED SITES MINEHEAD. A large area has been assessed broken down into four areas. The area centered on Porlock Road that stretches around Woodcombe (to the west of Minehead), the area centered on Periton Park Court, the area to the east and south of Alcombe and an area to the south of the sites designated in the Revised Preferred Strategy as MD2 and LT1)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
undesigned archaeological sites, monuments, structures and buildings, recorded Historic Parks and gardens, maritime and coastal heritage, listed buildings and conservation areas				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. The site will also have a negative impact on Woodcombe Conservation Area.	determination of individual Planning applications. Opportunities should be sought to offset any impacts of the development by public realm enhancement schemes within Minehead.
	0	?	?	Periton Park Court: The likely effect of the site on heritage is uncertain. 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.	Programmes of archaeological field evaluation would be required prior to determination of individual Planning applications. Opportunities should be sought to offset any impacts of the development by public realm enhancement schemes within Minehead.
	0	?	?	Alcombe: The likely effect of the site on heritage is uncertain. 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.	Programmes of archaeological field evaluation would be required prior to determination of individual Planning applications. Opportunities should be sought to offset any impacts of the development by public realm enhancement schemes within Minehead.
	0	?	?	South of MD2 and LT1: The likely effect of the site on heritage is uncertain. 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.	Programmes of archaeological field evaluation would be required prior to determination of individual Planning applications. Opportunities should be sought to offset any impacts of the development by public realm enhancement schemes within Minehead.

Aspect of the Plan being assessed: REJECTED SITES MINEHEAD. A large area has been assessed broken down into four areas. The area centered on Porlock Road that stretches around Woodcombe (to the west of Minehead), the area centered on Periton Park Court, the area to the east and south of Alcombe and an area to the south of the sites designated in the Revised Preferred Strategy as MD2 and LT1)					
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	Porlock Road: The site will have a neutral effect.	None identified
	0	0	0	Periton Park Court: The site will have a neutral effect.	None identified
	0	0	0	Alcombe: The site will have a neutral effect.	None identified
	0	0	0	South of MD2 and LT1: The site will have a neutral effect	None identified
11a. Ensure that special and distinctive landscapes, and the features within them, are conserved and enhanced	0	--	--	Porlock Road: The 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. This could have a significant negative effect on the SA objective.	It is possible that development may go ahead 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 in Minehead.
	0	--	--	Periton Park Court: The 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. This could have a significant negative effect on the SA objective.	It is possible that development may go ahead 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 in Minehead.
	0	--	--	Alcombe: The 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. This could have a significant negative effect on the SA objective.	It is possible that development may go ahead 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 in Minehead.

Aspect of the Plan being assessed: REJECTED SITES MINEHEAD. A large area has been assessed broken down into four areas. The area centered on Porlock Road that stretches around Woodcombe (to the west of Minehead), the area centered on Periton Park Court, the area to the east and south of Alcombe and an area to the south of the sites designated in the Revised Preferred Strategy as MD2 and LT1)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	0	--	--	South of MD2 and LT1: The 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. This could have a significant negative effect on the SA objective.	It is possible that development may go ahead 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 in Minehead.
11b. Enhance the form and design of the built environment	0	0	0	Porlock Road: The site will have a neutral effect as the form of the proposed development has not been decided yet.	None identified
	0	0	0	Periton Park Court: The site will have a neutral effect as the form of the proposed development has not been decided yet.	None identified
	0	0	0	Alcombe: The site will have a neutral effect as the form of the proposed development has not been decided yet.	None identified
	0	0	0	South of MD2 and LT1: The site will have a neutral effect as the form of the proposed development has not been decided yet.	None identified
11c. Ensure provision is made to incorporate green infrastructure into spatial Planning	0	0	0	Porlock Road: The site will have a neutral effect.	None identified
	0	0	0	Periton Park Court: The site will have a neutral effect.	None identified
	0	0	0	Alcombe: The site will have a neutral effect.	None identified
	0	0	0	South of MD2 and LT1: The site will have a neutral effect.	None identified
12a. Improve sustainable economic activity within West Somerset enabling	0	+	+	Porlock Road: All of the sites are likely to be mixed use development offering some employment land. Therefore, all the areas will be positive in increasing available workspace	None identified

Aspect of the Plan being assessed: REJECTED SITES MINEHEAD. A large area has been assessed broken down into four areas. The area centered on Porlock Road that stretches around Woodcombe (to the west of Minehead), the area centered on Periton Park Court, the area to the east and south of Alcombe and an area to the south of the sites designated in the Revised Preferred Strategy as MD2 and LT1)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
regeneration of key areas				and access to opportunities in the town. This will have a minor positive effect on the SA objective.	
	0	+	+	Periton Park Court: All of the sites are likely to 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.	None identified
	0	+	+	Alcombe: All of the sites are likely to 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.	None identified
	0	+	+	South of MD2 and LT1: All of the sites are likely to 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.	None identified
13a. Protect and enhance biodiversity at all levels	0	0	0	Porlock Road: The site will have a neutral effect on the SA objective. Most of the area is currently farmland with some woodland. These should be surveyed before any development goes ahead.	None identified
	0	0	0	Periton Park Court: The site will have a neutral effect on the SA objective. Most of the area is currently farmland with some woodland. These should be surveyed before any development goes ahead.	None identified

Aspect of the Plan being assessed: REJECTED SITES MINEHEAD. A large area has been assessed broken down into four areas. The area centered on Porlock Road that stretches around Woodcombe (to the west of Minehead), the area centered on Periton Park Court, the area to the east and south of Alcombe and an area to the south of the sites designated in the Revised Preferred Strategy as MD2 and LT1)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	0	0	0	Alcombe: The site will have a neutral effect on the SA objective. Most of the area is currently farmland with some woodland and some small allotments. These should be surveyed before any development goes ahead.	None identified
	0	0	0	South of MD2 and LT1: The site will have a neutral effect on the SA objective. Most of the area is currently farmland with some woodland. These should be surveyed before any development goes ahead.	None identified
13b. Maintain, restore and enhance populations of focal species	0	0	0	Porlock Road: Any development in this area could have impacts in relation to Barbastelle bat feature of the Exmoor and Quantocks Oak Woodlands SAC. However, the effect has been judged to be neutral as the HRA has set out mitigation measures to offset these impacts.	None identified
	0	0	0	Periton Park Court: Any development in this area could have impacts in relation to Barbastelle bat feature of the Exmoor and Quantocks Oak Woodlands SAC. However, the effect has been judged to be neutral as the HRA has set out mitigation measures to offset these impacts.	None identified
	0	0	0	Alcombe: Any development in this area could have impacts in relation to Barbastelle bat feature of the Exmoor and Quantocks Oak Woodlands SAC. However, the effect has been judged to be neutral as the HRA has set out mitigation measures to offset these impacts.	None identified
	0	0	0	South of MD2 and LT1: Any development in this area could have impacts in relation to Barbastelle bat feature of the Exmoor and Quantocks Oak Woodlands SAC. However, the	None identified

Aspect of the Plan being assessed: REJECTED SITES MINEHEAD. A large area has been assessed broken down into four areas. The area centered on Porlock Road that stretches around Woodcombe (to the west of Minehead), the area centered on Periton Park Court, the area to the east and south of Alcombe and an area to the south of the sites designated in the Revised Preferred Strategy as MD2 and LT1)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				effect has been judged to be neutral as the HRA has set out mitigation measures to offset these impacts.	
13c. Increase the land area of UK Biodiversity Action Plan habitats within the district	0	0	0	Porlock Road: This is dependent on what is included in the site's development brief so this is too early to assess.	None identified
	0	0	0	Periton Park Court: This is dependent on what is included in the site's development brief so this is too early to assess.	None identified
	0	0	0	Alcombe: This is dependent on what is included in the site's development brief so this is too early to assess.	None identified
	0	0	0	South of MD2 and LT1: This is dependent on what is included in the site's development brief so this is too early to assess.	None identified
13d. Maintain and improve the conservation status of selected designated and non-designated nature conservation sites	0	0	0	Porlock Road: The site will have a neutral effect.	None identified
	0	0	0	Periton Park Court: The site will have a neutral effect.	None identified
	0	0	0	Alcombe: The site will have a neutral effect.	None identified
	0	0	0	South of MD2 and LT1: The site will have a neutral effect.	None identified

Aspect of the plan being assessed: SETTLEMENT POLICIES WATCHET (Amended Policy WA1: Watchet development, Amended Policy WA2 Strategic development allocation at Parsonage Farm, Watchet and Policy LT1 Post 2026 Key Strategic Development Sites – Watchet site only). Please note that the boundaries of the site to the South of the town has been amended slightly					
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.	None identified
	0	0	0	Policy WA2 (South of the town): There are no air quality issues affecting this area and the effect on air quality will be neutral. Effects on noise are also likely to be neutral and the development boundaries have now changed and do not go as far as Brendon Road. This will help to protect residents of Brendon Road from noise.	None identified
	0	0	0	Policy LT1 (West of Watchet (Cleeve Hill)): There are no air quality issues affecting this area and the effect on air quality will be neutral. Effects on noise are also likely to be neutral.	None identified
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.	None identified
	0	-	-	Policy WA2 (South of the town): The 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	Mitigation measure (Policy WA2 (South of the town)): Development should also be expected to help resolve the severance issue in the town and the localized traffic problems this causes. This should

Aspect of the plan being assessed: SETTLEMENT POLICIES WATCHET (Amended Policy WA1: Watchet development, Amended Policy WA2 Strategic development allocation at Parsonage Farm, Watchet and Policy LT1 Post 2026 Key Strategic Development Sites – Watchet site only). Please note that the boundaries of the site to the South of the town has been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				negative effect on car use.	be specified in the plan or in a development brief.
	0	0	+	Policy LT1 (West of Watchet (Cleeve Hill)): The strategic development area is in fairly close proximity to services at Watchet. This should help to reduce car travel slightly will have a minor positive effect on the SA objective in the medium and long term	None identified
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.	None identified
	0	+	+	Policy WA2 (South of the town): The development will be mixed use development offering some employment land. Therefore, it 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.	None identified
	0	0	+	Policy LT1 (West of Watchet (Cleeve Hill)): 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.	None identified
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.	None identified
	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	None identified

Aspect of the plan being assessed: SETTLEMENT POLICIES WATCHET (Amended Policy WA1: Watchet development, Amended Policy WA2 Strategic development allocation at Parsonage Farm, Watchet and Policy LT1 Post 2026 Key Strategic Development Sites – Watchet site only). Please note that the boundaries of the site to the South of the town has been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				a minor positive effect on the SA objective.	
	0	0	+	Policy LT1 (West of Watchet (Cleeve Hill)): 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.	None identified
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.	None identified
	0	0	0	Policy WA2 (South of the town): The strategic development area will have a neutral effect.	None identified
	0	0	0	Policy LT1 (West of Watchet (Cleeve Hill)): The strategic development area will have a neutral effect.	None identified
3a. Reduce anti-social behaviour and fear of crime	0	0	0	Policy WA1: The policy will have a neutral effect.	None identified
	0	0	0	Policy WA2 (South of the town): The strategic development area will have a neutral effect.	None identified
	0	0	0	Policy LT1 (West of Watchet (Cleeve Hill)): The strategic development area will have a neutral effect.	None identified
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.	None identified
	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	Mitigation measure (Policy WA2 (South of the town)): Development should be expected to help resolve the severance issue in the town

Aspect of the plan being assessed: SETTLEMENT POLICIES WATCHET (Amended Policy WA1: Watchet development, Amended Policy WA2 Strategic development allocation at Parsonage Farm, Watchet and Policy LT1 Post 2026 Key Strategic Development Sites – Watchet site only). Please note that the boundaries of the site to the South of the town has been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				because of the presence of the railway line) and this could cause a minor negative effect on access to all members of the community	and the localized traffic problems this causes. This should be specified in the plan or in a development brief.
	0	0	+	Policy LT1 (West of Watchet (Cleeve Hill)): The strategic development area is in fairly close proximity to services at Watchet. The development of the site will also enable re-alignment of the B3191 where coastal erosion is threatening to destroy the current alignment of the road. This will help to ensure that access to services for the rural population (and visitors) is maintained.	None identified
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.	None identified
	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.	None identified
	0	0	+	Policy LT1 (West of Watchet (Cleeve Hill)): 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.	None identified
6a. Reduce land contamination, and	0	0	0	Policy WA1: The policy will have a neutral effect.	None identified

Aspect of the plan being assessed: SETTLEMENT POLICIES WATCHET (Amended Policy WA1: Watchet development, Amended Policy WA2 Strategic development allocation at Parsonage Farm, Watchet and Policy LT1 Post 2026 Key Strategic Development Sites – Watchet site only). Please note that the boundaries of the site to the South of the town has been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
safeguard soil and geological quality and quantity	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 area that is not greenfield land.</p>
	0	0	0	Policy LT1 (West of Watchet (Cleeve Hill)): The site is a greenfield site so will not contribute to brownfield land targets. The site is unlikely to be contaminated. The site is rough grazing land so is not classed as best and most versatile agricultural land. The site has been scored as neutral	None identified
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.	None identified
	0	0	0	Policy WA2 (South of the town): The strategic development area will have a neutral effect.	None identified

Aspect of the plan being assessed: SETTLEMENT POLICIES WATCHET (Amended Policy WA1: Watchet development, Amended Policy WA2 Strategic development allocation at Parsonage Farm, Watchet and Policy LT1 Post 2026 Key Strategic Development Sites – Watchet site only). Please note that the boundaries of the site to the South of the town has been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	0	0	0	Policy LT1 (West of Watchet (Cleeve Hill)): The strategic development area will have a neutral effect.	None identified
8a. Maintain and improve the quality of ground/river/coastal water	0	0	0	Policy WA1: The policy will have a neutral effect.	None identified
	0	0	0	Policy WA2 (South of the town): The strategic development area will have a neutral effect.	None identified
	0	0	0	Policy LT1 (West of Watchet (Cleeve Hill)): The strategic development area will have a neutral effect.	None identified
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.	None identified
	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.	None identified
	0	0	+	Policy LT1 (West of Watchet (Cleeve Hill)): 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.	None identified
8c. Improve efficiency of water use	0	0	0	Policy WA1: The policy will have a neutral effect.	None identified
	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.	None identified

Aspect of the plan being assessed: SETTLEMENT POLICIES WATCHET (Amended Policy WA1: Watchet development, Amended Policy WA2 Strategic development allocation at Parsonage Farm, Watchet and Policy LT1 Post 2026 Key Strategic Development Sites – Watchet site only). Please note that the boundaries of the site to the South of the town has been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	0	0	0	Policy LT1 (West of Watchet (Cleeve Hill)): 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.	None identified
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 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	?	?	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. Planning applications in this area should include public realm enhancement schemes within Watchet as mitigation to offset any setting impacts on designated heritage assets. The use of soft landscaping, green spaces and sympathetic design in terms of appearance should be set out within a masterplan.

Aspect of the plan being assessed: SETTLEMENT POLICIES WATCHET (Amended Policy WA1: Watchet development, Amended Policy WA2 Strategic development allocation at Parsonage Farm, Watchet and Policy LT1 Post 2026 Key Strategic Development Sites – Watchet site only). Please note that the boundaries of the site to the South of the town has been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	0	0	?	Policy LT1 (West of Watchet (Cleeve Hill)): 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. Development at the site may also affect Daw's Castle scheduled monument.	Mitigation measure (Policy LT1: West of Watchet). Options for rescue excavations in advance of further coastal erosion of Daw's Castle should be considered through Section 106 agreements with developers. It is included on the Heritage at Risk list (2014) as being a monument at medium risk and considered stable (at time of listing) but its status is likely to change to high risk due to increasing coastal erosion.
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.	None identified
	0	0	0	Policy WA2 (South of the town): The strategic development area will have a neutral effect.	None identified
	0	0	0	Policy LT1 (West of Watchet (Cleeve Hill)): The strategic development area will have a neutral effect.	None identified
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.
	0	-	-	Policy WA2 (South of the town): The strategic development	Mitigation measure (Policy WA2

Aspect of the plan being assessed: SETTLEMENT POLICIES WATCHET (Amended Policy WA1: Watchet development, Amended Policy WA2 Strategic development allocation at Parsonage Farm, Watchet and Policy LT1 Post 2026 Key Strategic Development Sites – Watchet site only). Please note that the boundaries of the site to the South of the town has been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				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.	(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	0	-	Policy LT1 (West of Watchet (Cleeve Hill)): The strategic development area does not directly affect designated landscapes but the site occupies a prominent position so development at the site could be very visible and have a minor negative impact. There is a particular concern regarding the impact on the new housing development adjacent to the site.	Mitigation measure Policy LT1 (West of Watchet (Cleeve Hill)): Careful control will need to be exercised to ensure the landscape character is respected.
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.	None identified
	0	0	0	Policy WA2 (South of the town): The strategic development area will have a neutral effect.	None identified
	0	0	0	Policy LT1 (West of Watchet (Cleeve Hill)): The strategic development area will have a neutral effect.	None identified
11c. Ensure provision is made to	0	0	0	Policy WA1: The policy will have a neutral effect.	None identified

Aspect of the plan being assessed: SETTLEMENT POLICIES WATCHET (Amended Policy WA1: Watchet development, Amended Policy WA2 Strategic development allocation at Parsonage Farm, Watchet and Policy LT1 Post 2026 Key Strategic Development Sites – Watchet site only). Please note that the boundaries of the site to the South of the town has been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
incorporate green infrastructure into spatial planning	0	0	0	Policy WA2 (South of the town): The strategic development area will have a neutral effect.	None identified
	0	0	0	Policy LT1 (West of Watchet (Cleeve Hill)): The strategic development area will have a neutral effect.	None identified
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. It will assist in the re-alignment of the West Somerset Railway, thus protecting a key piece of tourism infrastructure. This will have a significant positive effect on the SA objective.	None identified
	0	+	+	Policy WA2 (South of the town): The development will be mixed use development offering some employment land. Therefore, it 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.	None identified
	0	0	+	Policy LT1 (West of Watchet (Cleeve Hill)): The development will be mixed use development offering some employment land. Therefore, it 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.	None identified
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.

Aspect of the plan being assessed: SETTLEMENT POLICIES WATCHET (Amended Policy WA1: Watchet development, Amended Policy WA2 Strategic development allocation at Parsonage Farm, Watchet and Policy LT1 Post 2026 Key Strategic Development Sites – Watchet site only). Please note that the boundaries of the site to the South of the town has been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					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 on site. These should be surveyed before development goes ahead.	Mitigation measure (Policy WA2 (South 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 LT1 (West of Watchet (Cleeve Hill)): 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 on site. These should be surveyed before development goes ahead.	Mitigation measure (Policy LT1 (West of Watchet (Cleeve Hill)): 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.	None identified
	0	0	0	Policy WA2 (South of the town): The strategic development area does not affect any populations of focal species.	None identified
	0	0	0	Policy LT1 (West of Watchet (Cleeve Hill)): The strategic development area does not affect any populations of focal species.	None identified
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.	None identified
	0	-	-	Policy WA2 (South of the town): The strategic development area will have a minor negative effect as it will not increase BAP	Mitigation measure (Policy WA2 (South of the town)): To enhance

Aspect of the plan being assessed: SETTLEMENT POLICIES WATCHET (Amended Policy WA1: Watchet development, Amended Policy WA2 Strategic development allocation at Parsonage Farm, Watchet and Policy LT1 Post 2026 Key Strategic Development Sites – Watchet site only). Please note that the boundaries of the site to the South of the town has been amended slightly					
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.
	0	0	-	Policy LT1 (West of Watchet (Cleeve Hill)): The strategic development area will have a minor negative effect as it will not increase BAP habitats.	Mitigation measure (Policy LT1 (West of Watchet (Cleeve Hill))): 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 WA1: The policy will have a neutral effect.	None identified
	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.	None identified
	0	0	0	Policy LT1 (West of Watchet (Cleeve Hill)): The site is adjacent to the Blue Anchor to Lilstock Coast SSSI. However The strategic development area does not directly affect any internationally, nationally or locally designated wildlife sites or undesignated sites.	None identified

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Amended Policy WI1: Williton development, Amended Policy WI2 Key strategic development allocations at Williton, Policy EC2 Major employment sites –Williton site only). Please note that the boundaries of the mixed use development sites have been amended slightly					
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.	None identified
	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 (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.	None identified
	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 residents. The effect on noise will be uncertain.	Mitigation measure (Policy EC2 (Roughmoor, Williton)): 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

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Amended Policy WI1: Williton development, Amended Policy WI2 Key strategic development allocations at Williton, Policy EC2 Major employment sites –Williton site only). Please note that the boundaries of the mixed use development sites have been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					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.	None identified
	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.	None identified
	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	None identified

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Amended Policy WI1: Williton development, Amended Policy WI2 Key strategic development allocations at Williton, Policy EC2 Major employment sites –Williton site only). Please note that the boundaries of the mixed use development sites have been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				detering 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.	None identified
	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.	None identified
	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.	None identified
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.	None identified

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Amended Policy W11: Williton development, Amended Policy W12 Key strategic development allocations at Williton, Policy EC2 Major employment sites –Williton site only). Please note that the boundaries of the mixed use development sites have been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	0	-	-	Policy W12 (West of the town): There is a risk of flooding in this strategic development area. The site boundaries have been adjusted, however, to exclude those areas most at risk. The site could still have a minor negative effect on the SA objective.	Mitigation measure (Policy W12 (West of the town)): Investigation is needed regarding the need for flood attenuation measures. 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 W12 (North of the town): There is a risk of flooding in this strategic development area. The site boundaries have been adjusted, however, to exclude those areas most at risk. The site could still have a minor negative effect on the SA objective.	Mitigation measure (Policy W12 (North of the town)): Investigation is needed regarding the need for flood attenuation measures. 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 needed regarding the need for flood attenuation measures which are likely to be

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Amended Policy WI1: Williton development, Amended Policy WI2 Key strategic development allocations at Williton, Policy EC2 Major employment sites –Williton site only). Please note that the boundaries of the mixed use development sites have been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					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 WI1: The policy will have a neutral effect.	None identified
	0	0	0	Policy WI2 (West of the town): The strategic development area will have a neutral effect.	None identified
	0	0	0	Policy WI2 (North of the town): The strategic development area will have a neutral effect.	None identified
	0	0	0	Policy EC2 (Roughmoor, Williton): The major employment site will have a neutral effect.	None identified
3a. Reduce anti-social behaviour and fear of crime	0	0	0	Policy WI1: The policy will have a neutral effect.	None identified
	0	0	0	Policy WI2 (West of the town): The strategic development area will have a neutral effect.	None identified
	0	0	0	Policy WI2 (North of the town): The strategic development area will have a neutral effect.	None identified
	0	0	0	Policy EC2 (Roughmoor, Williton): The major employment site will have a neutral effect.	None identified
4a. Ensure equitable access to viable facilities and services for all sectors of	0	+	+	Policy WI1: The policy is likely to have a positive effect in relation to access to services in Williton, where the economy	None identified

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Amended Policy WI1: Williton development, Amended Policy WI2 Key strategic development allocations at Williton, Policy EC2 Major employment sites –Williton site only). Please note that the boundaries of the mixed use development sites have been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
the community including those in rural areas				would be strengthened and service provision enhanced. 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.	None identified
	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.	None identified
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	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.	None identified

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Amended Policy W11: Williton development, Amended Policy W12 Key strategic development allocations at Williton, Policy EC2 Major employment sites –Williton site only). Please note that the boundaries of the mixed use development sites have been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
society	0	+	+	Policy W12 (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.	None identified
	0	+	+	Policy W12 (North of the town): See above	None identified
	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.	None identified
6a. Reduce land contamination, and safeguard soil and geological quality and quantity	0	0	0	Policy W11: The policy will have a neutral effect.	None identified
	0	-	-	Policy W12 (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 W12 (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.
	0	-	-	Policy W12 (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 W12 (North of the town)): It is not possible to mitigate the fact that the Williton sites will not contribute to

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Amended Policy WI1: Williton development, Amended Policy WI2 Key strategic development allocations at Williton, Policy EC2 Major employment sites –Williton site only). Please note that the boundaries of the mixed use development sites have been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					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.	None identified
	0	0	0	Policy WI2 (West of the town): The strategic development area will have a neutral effect	None identified
	0	0	0	Policy WI2 (North of the town): The strategic development area will have a neutral effect.	None identified
	0	0	0	Policy EC2 (Roughmoor, Williton): The major employment site will have a neutral effect.	None identified
8a. Maintain and improve the quality of ground/river/coastal water	0	0	0	Policy WI1: The policy will have a neutral effect.	None identified
	0	0	0	Policy WI2 (West of the town): The strategic development area will have a neutral effect.	None identified
	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

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Amended Policy WI1: Williton development, Amended Policy WI2 Key strategic development allocations at Williton, Policy EC2 Major employment sites –Williton site only). Please note that the boundaries of the mixed use development sites have been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					construction techniques should be utilised on site.
	0	-	-	Policy EC2 (Roughmoor, Williton): A stream runs from west to east through part of the area and development on the site could have a minor negative effect.	Mitigation measure (Policy EC2 (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.	None identified
	0	-	-	Policy WI2 (West of the town): There is a risk of flooding in this strategic development area. The site boundaries have been adjusted, however, to exclude those areas most at risk. The site could still have a minor negative effect on the SA objective.	Mitigation measure (Policy WI2 (West of the town)): Investigation is needed regarding the need for flood attenuation measures. 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.

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Amended Policy WI1: Williton development, Amended Policy WI2 Key strategic development allocations at Williton, Policy EC2 Major employment sites –Williton site only). Please note that the boundaries of the mixed use development sites have been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	0	-	-	Policy WI2 (North of the town): There is a risk of flooding in this strategic development area. The site boundaries have been adjusted, however, to exclude those areas most at risk. The site could still have a minor negative effect on the SA objective.	Mitigation measure (Policy WI2 (North of the town)): Investigation is needed regarding the need for flood attenuation measures. 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.	None identified
	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.	None identified

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Amended Policy W11: Williton development, Amended Policy W12 Key strategic development allocations at Williton, Policy EC2 Major employment sites –Williton site only). Please note that the boundaries of the mixed use development sites have been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	0	0	0	Policy W12 (North of the town): As above.	None identified
	0	0	0	Policy EC2 (Roughmoor, Williton): As above	None identified
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 W11: The policy will have a neutral effect.	Enhancement measure (Policy W11): Development policies for Minehead make several references to protecting and enhancing the historic and natural environment. Policy W11 would benefit from similar additions to policy.
	0	?	?	Policy W12 (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. These include Battlegore Cemetery Scheduled Monument. 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 W12 (West of the town)): Programmes of archaeological field evaluation would be required prior to determination of individual planning applications. An enhancement scheme for the prehistoric cemetery should be set out as part of any planning applications submitted in this area. These schemes should form part of a monument management plan. This management plan should: take the assets out of cultivation; provide public access; and provide interpretation of the monument.

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Amended Policy W11: Williton development, Amended Policy W12 Key strategic development allocations at Williton, Policy EC2 Major employment sites –Williton site only). Please note that the boundaries of the mixed use development sites have been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	0	0	?	Policy W12 (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. 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 W12 (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 W11: The policy will have a neutral effect.	None identified
	0	0	0	Policy W12 (West of the town): The strategic development area will have a neutral effect.	None identified
	0	0	0	Policy W12 (North of the town): The strategic development area will have a neutral effect.	None identified
	0	0	0	Policy EC2 (Roughmoor, Williton): The major employment site will have a neutral effect.	None identified
11a. Ensure that special and distinctive landscapes, and the features within	+	+	+	Policy W11: The policy will have a neutral effect but could be further enhanced.	Enhancement measure (Policy W11): Development policies for

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Amended Policy W11: Williton development, Amended Policy W12 Key strategic development allocations at Williton, Policy EC2 Major employment sites –Williton site only). Please note that the boundaries of the mixed use development sites have been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
them, are conserved and enhanced					Minehead make several references to protecting and enhancing the historic and natural environment. Policy W11 would benefit from similar additions to policy.
	0	0	0	Policy W12 (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.	None identified
	0	-	-	Policy W12 (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 W12 (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 affect designated landscapes and should not affect any areas deemed to be of high landscape value.	None identified
11b. Enhance the form and design of the built environment	0	0	0	Policy W11: The policy will have a neutral effect.	Enhancement measure (Policy W11): Development policies for Minehead make several references to protecting and enhancing the historic and natural environment. Policy W11 would benefit from similar additions to policy.

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Amended Policy WI1: Williton development, Amended Policy WI2 Key strategic development allocations at Williton, Policy EC2 Major employment sites –Williton site only). Please note that the boundaries of the mixed use development sites have been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	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	None identified
	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	None identified
	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	None identified
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.	None identified
	0	0	0	Policy WI2 (West of the town): The strategic development area will have a neutral effect.	None identified
	0	0	0	Policy WI2 (North of the town): The strategic development area will have a neutral effect.	None identified
	0	0	0	Policy EC2 (Roughmoor, Williton): The major employment site will have a neutral effect.	None identified
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.	None identified
	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	None identified

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Amended Policy WI1: Williton development, Amended Policy WI2 Key strategic development allocations at Williton, Policy EC2 Major employment sites –Williton site only). Please note that the boundaries of the mixed use development sites have been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				the town. This will have a minor positive effect.	
	0	0	+	Policy WI2 (North of the town): See above	None identified
	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.	None identified
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 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 (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	(Policy EC2 (Roughmoor, Williton)): If development goes ahead a full

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Amended Policy WI1: Williton development, Amended Policy WI2 Key strategic development allocations at Williton, Policy EC2 Major employment sites –Williton site only). Please note that the boundaries of the mixed use development sites have been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				information available on the likely extent of development.	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.
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.	None identified
	0	0	0	Policy WI2 (West of the town): The strategic development area does not affect any populations of focal species.	None identified
	0	0	0	Policy WI2 (North of the town): The strategic development area does not affect any populations of focal species.	None identified
	0	0	0	Policy EC2 (Roughmoor, Williton): The site does not affect any populations of focal species.	None identified
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.	None identified
	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.

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Amended Policy WI1: Williton development, Amended Policy WI2 Key strategic development allocations at Williton, Policy EC2 Major employment sites –Williton site only). Please note that the boundaries of the mixed use development sites have been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
	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 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.	None identified
	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.	None identified
	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.	None identified

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Amended Policy WI1: Williton development, Amended Policy WI2 Key strategic development allocations at Williton, Policy EC2 Major employment sites –Williton site only). Please note that the boundaries of the mixed use development sites have been amended slightly					
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 internationally, nationally or locally designated wildlife sites or undesignated sites.	None identified
Aspect of the plan being assessed: SETTLEMENT POLICIES OTHER (Amended Policy SV1 Development at primary and secondary villages, Amended 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.	None identified
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.	None identified
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.	None identified
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.	None identified
2c. Increase energy efficiency and the amount of energy generated from	0/?	0/?	0/?	Policy SV1: The policy will have a neutral effect. Other policies	Mitigation measure (Policy OC1): The SPD on Low Impact

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Amended Policy WI1: Williton development, Amended Policy WI2 Key strategic development allocations at Williton, Policy EC2 Major employment sites –Williton site only). Please note that the boundaries of the mixed use development sites have been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
renewable sources				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.	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.	None identified
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.	None identified
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.	None identified
6a. Reduce land contamination, and safeguard soil and geological quality and quantity	0	0	0	Both policies will have a neutral effect.	None identified
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.

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Amended Policy WI1: Williton development, Amended Policy WI2 Key strategic development allocations at Williton, Policy EC2 Major employment sites –Williton site only). Please note that the boundaries of the mixed use development sites have been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
8a. Maintain and improve the quality of ground/river/coastal water	0	0	0	Both policies will have a neutral effect.	None identified
8b. Reduce risk of flooding including coastal flooding	0	0	0	Both policies will have a neutral effect.	None identified
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, structures and buildings, recorded Historic Parks and gardens, maritime and coastal heritage, listed buildings and conservation areas	0	0	0	Both policies will have a neutral effect.	None identified
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.	None identified
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.	None identified
11b. Enhance the form and design of the built environment	+	+	+	Policy SV1: The policy has been strengthened with regard to townscape character and will have a positive effect on the built	None identified

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Amended Policy WI1: Williton development, Amended Policy WI2 Key strategic development allocations at Williton, Policy EC2 Major employment sites –Williton site only). Please note that the boundaries of the mixed use development sites have been amended slightly					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				environment through ensuring that development is designed to form an integral, harmonious addition to settlement's existing character. 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.	None identified
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.	None identified
13a. Protect and enhance biodiversity at all levels	0	0	0	Both policies will have a neutral effect.	None identified
13b. Maintain, restore and enhance populations of focal species	+	+	+	A number of policies (EN1, OC1, EC3, EC9, TR1, CF1) which are non locational were identified as potentially affecting barbastelle flight lines, preventing or increasing the difficulty of access to feeding areas, and / or the feeding territories of individual bats themselves. A number of mitigation measures were suggested in the HRA of the previous version of the plan. These policies (including the inclusion of a bat and a wetland bird protection policy) have now been integrated into the plan.	None identified

Aspect of the plan being assessed: SETTLEMENT POLICIES WILLITON (Amended Policy WI1: Williton development, Amended Policy WI2 Key strategic development allocations at Williton, Policy EC2 Major employment sites –Williton site only). Please note that the boundaries of the mixed use development sites have been amended slightly					
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	Both policies will have a neutral effect.	None identified
13d. Maintain and improve the conservation status of selected designated and non-designated nature conservation sites	0	0	0	Both policies will have a neutral effect.	None identified

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, Amended 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.	None identified
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>	None identified
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>	None identified

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, Amended 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.	None identified
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.	None identified
3a. Reduce anti-social behaviour and fear of crime	0	0	0	All the policies will have a neutral effect.	None identified
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.	None identified
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.	None identified

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, Amended 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.	None identified
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.	None identified
8a. Maintain and improve the quality of ground/river/coastal water	0	0	0	All the policies will have a neutral effect.	None identified
8b. Reduce risk of flooding including coastal flooding	0	0	0	All the policies will have a neutral effect.	None identified
8c. Improve efficiency of water use	0	0	0	All the policies will have a neutral effect.	None identified
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.	None identified
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.	None identified

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, Amended 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.	None identified
11b. Enhance the form and design of the built environment	0	0	0	All the policies will have a neutral effect.	None identified
11c. Ensure provision is made to incorporate green infrastructure into spatial planning	0	0	0	All the policies will have a neutral effect.	None identified
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.	None identified
13a. Protect and enhance biodiversity at all levels	0	0	0	All the policies will have a neutral effect.	None identified
13b. Maintain, restore and enhance populations of focal species	+	+	+	A number of policies (EN1, OC1, EC3, EC9, TR1, CF1) which are non locational were identified as potentially affecting barbastelle flight lines, preventing or increasing the difficulty of access to feeding areas, and / or the feeding territories of individual bats themselves. A number of mitigation measures were suggested in the HRA of the previous version of the plan. These policies (including the inclusion of a bat and a wetland bird protection policy) have now been integrated into the plan.	None identified
13c. Increase the land area of UK	0	0	0	All the policies will have a neutral effect.	None identified

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, Amended 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
Biodiversity Action Plan habitats within the district					
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: TRANSPORT (Amended 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.	None identified
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.	None identified
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.	None identified
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.	None identified
2c. Increase energy efficiency and the amount of energy generated from renewable sources	0	0	0	Both the policies will have a neutral effect.	None identified
3a. Reduce anti-social behaviour and fear of crime	0	0	0	Both the policies will have a neutral effect.	None identified
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.	None identified
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.	None identified

Aspect of the plan being assessed: TRANSPORT (Amended 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.	None identified
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.	None identified
8a. Maintain and improve the quality of ground/river/coastal water	0	0	0	Both the policies will have a neutral effect.	None identified
8b. Reduce risk of flooding including coastal flooding	0	0	0	Both the policies will have a neutral effect.	None identified
8c. Improve efficiency of water use	0	0	0	Both the policies will have a neutral effect.	None identified
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.	None identified
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.	None identified
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.	None identified
11b. Enhance the form and design of the	0	0	0	Both the policies will have a neutral effect.	None identified

Aspect of the plan being assessed: TRANSPORT (Amended 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
built environment					
11c. Ensure provision is made to incorporate green infrastructure into spatial planning	0	0	0	Both the policies will have a neutral effect.	None identified
12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas	0	0	0	Both the policies will have a neutral effect.	None identified
13a. Protect and enhance biodiversity at all levels	0	0	0	Both the policies will have a neutral effect.	None identified
13b. Maintain, restore and enhance populations of focal species	+	+	+	A number of policies (EN1, OC1, EC3, EC9, TR1, CF1) which are non locational were identified as potentially affecting barbastelle flight lines, preventing or increasing the difficulty of access to feeding areas, and / or the feeding territories of individual bats themselves. A number of mitigation measures were suggested in the HRA of the previous version of the plan. These policies (including the inclusion of a bat and a wetland bird protection policy) have now been integrated into the plan.	None identified
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.	None identified
13d. Maintain and improve the conservation status of selected designated and non-designated nature conservation sites	0	0	0	Both the policies will have a neutral effect.	None identified

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.	None identified
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.	None identified
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.	None identified
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.	None identified
2c. Increase energy efficiency and the amount of energy generated from renewable sources	0	0	0	Both the policies will have a neutral effect.	None identified
3a. Reduce anti-social behaviour and fear of crime	0	0	0	Both the policies will have a neutral effect.	None identified
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 health, 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	None identified

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.	None identified
6a. Reduce land contamination, and safeguard soil and geological quality and quantity	0	0	0	Both the policies will have a neutral effect.	None identified
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.	None identified
8a. Maintain and improve the quality of ground/river/coastal water	0	0	0	Both the policies will have a neutral effect.	None identified
8b. Reduce risk of flooding including coastal flooding	0	0	0	Both the policies will have a neutral effect.	None identified
8c. Improve efficiency of water use	0	0	0	Both the policies will have a neutral effect.	None identified
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.	None identified
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 health, sport, recreation and cultural facilities which	None identified

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				are likely to encourage healthy behaviour so will have a minor positive effect. The policy has been strengthened in this draft by the inclusion of health facilities in the policy. 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.	None identified
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.	None identified
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.	None identified
12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas	0	0	0	Both the policies will have a neutral effect.	None identified
13a. Protect and enhance biodiversity at all levels	0	0	0	Both the policies will have a neutral effect.	None identified
13b. Maintain, restore and enhance populations of focal species	+	+	+	A number of policies (EN1, OC1, EC3, EC9, TR1, CF1) which are non locational were identified as potentially affecting	None identified

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
				barbastelle flight lines, preventing or increasing the difficulty of access to feeding areas, and / or the feeding territories of individual bats themselves. A number of mitigation measures were suggested in the HRA of the previous version of the plan. These policies (including the inclusion of a bat and a wetland bird protection policy) have now been integrated into the plan.	
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.	None identified
13d. Maintain and improve the conservation status of selected designated and non-designated nature conservation sites	0	0	0	Both the policies will have a neutral effect.	None identified

Aspect of the plan being assessed: CLIMATE CHANGE (Policy CC1 Carbon reduction, Policy CC2 Flood risk management, Policy CC3 Coastal change management area, Amended 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>	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.
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>	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.
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>	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.
2b. Improve adaptation for unavoidable climate change including consideration of	0/+ +	0/+ +	0/+ +	Policy CC1, CC4, CC5: The policies will have a neutral effect.	None identified

Aspect of the plan being assessed: CLIMATE CHANGE (Policy CC1 Carbon reduction, Policy CC2 Flood risk management, Policy CC3 Coastal change management area, Amended 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
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.	None identified
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.	None identified
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.	None identified

Aspect of the plan being assessed: CLIMATE CHANGE (Policy CC1 Carbon reduction, Policy CC2 Flood risk management, Policy CC3 Coastal change management area, Amended 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.	None identified
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.	None identified
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.	None identified
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	None identified

Aspect of the plan being assessed: CLIMATE CHANGE (Policy CC1 Carbon reduction, Policy CC2 Flood risk management, Policy CC3 Coastal change management area, Amended 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.	None identified
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.	None identified
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, Amended 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.	None identified
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.	None identified
13a. Protect and enhance biodiversity at all levels	0	0	0	All the policies will have a neutral effect.	None identified
13b. Maintain, restore and enhance populations of focal species	0	0	0	All the policies will have a neutral effect.	None identified
13c. Increase the land area of UK Biodiversity Action Plan habitats within the district	0/+ +	0/+ +	0/+ +	Policy CC1, CC2, CC5: The policies will have a neutral effect. Policy CC3, CC4: The policies will have a significant positive effect on protecting areas of mudflats along the coast. 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.	None identified
13d. Maintain and improve the conservation status of selected designated and non-designated nature	+ +	+ +	+ +	Policy CC1, CC2, CC5: The policies will have a neutral effect. Policy CC3, CC4: The policies will help protect the Blue Anchor to Lilstock Coast SSSI. This could have a significant positive	None identified

Aspect of the plan being assessed: CLIMATE CHANGE (Policy CC1 Carbon reduction, Policy CC2 Flood risk management, Policy CC3 Coastal change management area, Amended 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
conservation sites				effect on this area.	

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, New Policy NH7: Development in proximity to Hinkley Point nuclear power station, New Policy NH8: Bat consultation zone, New Policy NH9: Waterfowl consultation zone, New Policy NH10: Securing high standards of design)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
1a. Reduce impacts on tranquility from noise and visual intrusion	+ +/-	+ +/-	+ +/-	<p>Policy NH1, NH2, NH3, NH4, NH5, NH7, NH8, NH9: The policies will have a neutral effect.</p> <p>Policy NH6: The policy will have a significant positive effect on the SA objective by protecting current and future residents against air and noise pollution.</p> <p>Policy NH10: The policy will have a significant positive effect on the SA objective through ensuring that design of development is carefully considered to ensure it is not intrusive and fits in with local character.</p>	None identified
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 NH1, NH2, NH3, NH4, NH5, NH6, NH7, NH8, NH9: The policies will have a neutral effect.</p> <p>Policy NH10 will have a minor positive effect as it seeks to encourage the use of walking and cycling routes in new development</p>	None identified
2a. Reduce greenhouse gas emissions	0/+	0/+	0/+	<p>Policy NH1, NH2, NH3, NH4, NH5, NH6, NH7, NH8, NH9: The policies will have a neutral effect.</p> <p>Policy NH10 will have a minor positive effect as it seeks to encourage measures to minimise carbon emissions and promote renewable energy.</p>	None identified
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. Policy NH10 could be made stronger, however by the inclusion of measures related to climate change adaptability and ensuring the design responds to likely future climate.	Enhancement measure: Policy NH10 could include measures related to climate change adaptability and ensuring the

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, New Policy NH7: Development in proximity to Hinkley Point nuclear power station, New Policy NH8: Bat consultation zone, New Policy NH9: Waterfowl consultation zone, New Policy NH10: Securing high standards of design)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
					design responds to likely future climate.
2c. Increase energy efficiency and the amount of energy generated from renewable sources	0/+	0/+	0/+	Policy NH1, NH2, NH3, NH4, NH5, NH6, NH7, NH8, NH9: The policies will have a neutral effect. Policy NH10 will have a minor positive effect as it seeks to encourage measures to minimise carbon emissions and promote renewable energy.	0/+
3a. Reduce anti-social behaviour and fear of crime	0/+	0/+	0/+	Policy NH1, NH2, NH3, NH4, NH5, NH6, NH7, NH8, NH9: The policies will have a neutral effect. Policy NH10 will have a minor positive effect as it seeks to ensure that development is attractive, safe and accessible.	None identified
4a. Ensure equitable access to viable facilities and services for all sectors of the community including those in rural areas	0/+	0/+	0/+	Policy NH1, NH2, NH3, NH4, NH5, NH6, NH7, NH8, NH9: The policies will have a neutral effect. Policy NH10 will have a minor positive effect as it seeks to ensure that development is attractive, safe and accessible.	None identified
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/+	Policy NH1, NH2, NH3, NH4, NH5, NH6, NH7, NH8, NH9: The policies will have a neutral effect. Policy NH10 will have a minor positive effect as it seeks to ensure that development is attractive, safe and accessible.	None identified
6a. Reduce land contamination, and safeguard soil and geological quality and quantity	0/+	0/+	0/+	Policy NH1, NH2, NH3, NH4, NH7, NH8, NH9, NH10: The policies will have a neutral effect. Policy NH5: The policy will have a minor significant effect in helping to protect Best and Most Versatile Agricultural Land	None identified

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, New Policy NH7: Development in proximity to Hinkley Point nuclear power station, New Policy NH8: Bat consultation zone, New Policy NH9: Waterfowl consultation zone, New Policy NH10: Securing high standards of design)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				from development. 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.	
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.	None identified
8a. Maintain and improve the quality of ground/river/coastal water	0	0	0	All the policies will have a neutral effect.	None identified
8b. Reduce risk of flooding including coastal flooding	0	0	0	All the policies will have a neutral effect.	None identified
8c. Improve efficiency of water use	0	0	0	All the policies will have a neutral effect.	None identified
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 NH1 and NH10: The policies will have a significant positive effect in safeguarding and enhancing the district's cultural and built heritage. Policy NH2, NH3, NH4, NH5, NH6, NH7, NH8, NH9: The policies will have a neutral effect.	None identified
10a. To improve the health and wellbeing of the population and improve access to health services for all	0/+	0/+	0/+	Policy NH1, NH2, NH3, NH4, NH5, NH6, NH8, NH9: The policies will have a neutral effect. Policy NH7 will have a positive effect on improving safety by refusing development in the inner land use planning consultation zone of Hinkley Point Power Station.	None identified

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, New Policy NH7: Development in proximity to Hinkley Point nuclear power station, New Policy NH8: Bat consultation zone, New Policy NH9: Waterfowl consultation zone, New Policy NH10: Securing high standards of design)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
				Policy Policy NH10 will have a minor positive effect as it seeks to ensure that development is attractive, safe and accessible.	
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, NH7, NH8, NH9: The policies will have a neutral effect. Policy NH2, NH4 and NH10: The policies will have a significant positive effect in safeguarding and enhancing non designated areas of landscape value and ensuring developments incorporate landscape frameworks.	None identified
11b. Enhance the form and design of the built environment	+ +/-	+ +/-	+ +/-	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, NH7, NH8, NH9: The policies will have a neutral effect. Policy NH10: The policy will have a significant positive effect in ensuring developments contribute to the distinctive local character of the area and makes a positive contribution to the local environment.	None identified
11c. Ensure provision is made to incorporate green infrastructure into spatial planning	0/+	0/+	0/+	Policy NH1, NH2, NH3, NH5, NH6, NH7, NH8, NH9, NH10: 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.	None identified

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, New Policy NH7: Development in proximity to Hinkley Point nuclear power station, New Policy NH8: Bat consultation zone, New Policy NH9: Waterfowl consultation zone, New Policy NH10: Securing high standards of design)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas	0	0	0	All the policies will have a neutral effect.	None identified
13a. Protect and enhance biodiversity at all levels	0/+ /+ +	0/+ /+ +	0/+ /+ +	<p>Policy NH1, NH2, NH4, NH5, NH6, NH7: The policies will have a neutral effect.</p> <p>Policy NH3: The policy will require protection and where possible enhancement of biodiversity. This will have a minor positive effect on biodiversity.</p> <p>Policy NH8 and NH9 will have positive effects in bats and wildfowl respectively and this has been assessed below.</p> <p>Policy NH10: The policy will have a significant positive effect in ensuring developments incorporate landscape frameworks which seek to improve local biodiversity.</p>	Enhancement measure (Policy NH3): It would be more positive if 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	0/+ +	0/+ +	0/+ +	<p>Policy NH1, NH2, NH3 NH4, NH5, NH6, NH7, NH10: The policies will have a neutral effect.</p> <p>Policy NH8 will have a significant positive effect on bat populations through requiring a test of significance to be carried out. This policy has been added as a response to the findings of the HRA and will have a significant positive effect.</p> <p>Policy NH9 will have a significant positive effect on waterfowl populations through requiring a test of significance to be carried out. This policy has been added as a response to the findings of the HRA and will have a significant positive effect.</p>	None identified
13c. Increase the land area of UK Biodiversity Action Plan habitats within	0	0	0	All the policies will have a neutral effect.	None identified

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, New Policy NH7: Development in proximity to Hinkley Point nuclear power station, New Policy NH8: Bat consultation zone, New Policy NH9: Waterfowl consultation zone, New Policy NH10: Securing high standards of design)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
the district					
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.	None identified

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.	None identified
2a. Reduce greenhouse gas emissions	0	0	0	The policy will have a neutral effect.	None identified
2b. Improve adaptation for unavoidable climate change including consideration of the location of development	0	0	0	The policy will have a neutral effect.	None identified
2c. Increase energy efficiency and the amount of energy generated from renewable sources	0	0	0	The policy will have a neutral effect.	None identified
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

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
					the plan.
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	None identified
6a. Reduce land contamination, and safeguard soil and geological quality and quantity	0	0	0	The policy will have a neutral effect.	None identified
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.	None identified
8b. Reduce risk of flooding including coastal flooding	0	0	0	The policy will have a neutral effect.	None identified

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
8c. Improve efficiency of water use	0	0	0	The policy will have a neutral effect.	None identified
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.	None identified
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.	None identified
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.	None identified
11b. Enhance the form and design of the built environment	0	0	0	The policy will have a neutral effect.	None identified
11c. Ensure provision is made to incorporate green infrastructure into spatial planning	0	0	0	The policy will have a neutral effect.	None identified
12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas	0	0	0	The policy will have a neutral effect.	None identified
13a. Protect and enhance biodiversity at all levels	0	0	0	The policy will have a neutral effect.	None identified
13b. Maintain, restore and enhance populations of focal species	0	0	0	The policy will have a neutral effect.	None identified

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
13c. Increase the land area of UK Biodiversity Action Plan habitats within the district	0	0	0	The policy will have a neutral effect.	None identified
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.	None identified

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.	None identified
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.	None identified
2c. Increase energy efficiency and the amount of energy generated from renewable sources	0	0	0	The policy will have a neutral effect.	None identified
3a. Reduce anti-social behaviour and fear of crime	0	0	0	The policy will have a neutral effect.	None identified
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.	None identified
5a. To develop and maintain a balanced	++	++	++	As above.	None identified

Aspect of the plan being assessed: IMPLEMENTATION POLICIES (Policy ID1 Infrastructure delivery)					
SA Objective	Short term	Med term	Long term	Commentary	Mitigation or enhancement
and sustainable population structure 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	The policy will have a neutral effect.	None identified
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.	None identified
8a. Maintain and improve the quality of ground/river/coastal water	0	0	0	The policy will have a neutral effect.	None identified
8b. Reduce risk of flooding including coastal flooding	0	0	0	The policy will have a neutral effect.	None identified
8c. Improve efficiency of water use	0	0	0	The policy will have a neutral effect.	None identified
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.	None identified
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 walking where appropriate.

Aspect of the plan being assessed: IMPLEMENTATION POLICIES (Policy ID1 Infrastructure delivery)					
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	The policy will have a neutral effect.	None identified
11b. Enhance the form and design of the built environment	0	0	0	The policy will have a neutral effect.	None identified
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.	None identified
12a. Improve sustainable economic activity within West Somerset enabling regeneration of key areas	0	0	0	The policy will have a neutral effect.	None identified
13a. Protect and enhance biodiversity at all levels	0	0	0	The policy will have a neutral effect.	None identified
13b. Maintain, restore and enhance populations of focal species	0	0	0	The policy will have a neutral effect.	None identified
13c. Increase the land area of UK Biodiversity Action Plan habitats within the district	0	0	0	The policy will have a neutral effect.	None identified
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.	None identified

Annex B: Cumulative Effects Assessment

Potential cumulative effects		
Project, plan or programme / issue	Potential cumulative effect	Mitigation / enhancement measures needed
Cumulative effects from other plans, programmes and development projects		
Somerset County Council Future Transport Plan (March, 2011)	<p>The Future Transport Plan recognises that limited funding is likely to be available over the period of the FTP. Therefore, no major transport schemes are planned outside the main settlements of Taunton, Wellington, Bridgwater and Yeovil. There may be some small scale road safety schemes but it is not possible to know where these are likely to be. This has been confirmed through discussions with Somerset County Council transport officers in November 2011. Therefore, the cumulative effect of the Local Plan in association with the FTP will be neutral.</p>	
<p>Hinkley Point development. Proposed construction of a new nuclear power station at Hinkley Point. The Development consent order was granted in March 2013.</p>	<p>A park and ride facility site is proposed to the west of Williton (on land that is currently used as a lorry park). The temporary facility would be used during the construction phase of the development to transport workers.</p> <p>The site would have no direct land take effects in association with the Local Plan as it is not near any of the proposed development sites. However, there could be effects on traffic and related effects. The A39 towards Bridgwater would experience a small increase in buses during the operational phase which the Hinkley Point Environmental Statement classes as a minor adverse effect. The ES points out that this is a worst case scenario and in reality the bus timetables will be adjusted to match the pattern of demand and the effect should be significantly less than this. In addition the purpose of the site is to intercept worker traffic coming from the West and would prevent car traffic driving through Williton. With mitigation the effect on noise and air quality will be neutral. Therefore, the effect of the site in association with the Local Plan has been assessed as neutral.</p> <p>The wider Hinkley Point development will not affect traffic in West Somerset because of its location. The other potential effect is the socio economic effect of the development. Once the site is operational, it will have a permanent workforce of around 700 and an additional temporary workforce of around 1,000 for periodic outages. This could help retain a larger population of employable age residents in the District, potentially having a positive relationship to the economic and housing policies of the Local Plan. However, as the Hinkley Point ES points out, this just partly off-sets the closure and decommissioning of</p>	

Potential cumulative effects		
Project, plan or programme / issue	Potential cumulative effect	Mitigation / enhancement measures needed
	Hinkley Point A and the eventual closure of Hinkley Point B. Therefore, the effect would be neutral .	
Waste and Mineral Local Development Frameworks	No waste or mineral sites are proposed in West Somerset.	
Other pending development projects Redevelopment of the East Wharf at Watchet. This has an extant permission for 86 dwelling units and modest amounts of employment/commercial/leisure floorspace.	The scheme is currently on hold and is geographically distant from the development areas set out in the Local Plan. Therefore, the effect on most of the SA objectives will be neutral . There could be a small potential effect on traffic. However, the level of traffic generated by these developments is likely to be negligible and this effect has also been assessed as neutral .	
Cumulative effects from different aspects of the Local Plan		
Cumulative effects of Minehead sites	Landscape: If both areas to the south of the A39 are developed this could cause a significant negative effect on landscape. Reducing the need to travel and greenhouse gas emissions: Focusing both housing and employment in Minehead will have a significant positive effect on reducing the need to travel and associated greenhouse gas emissions.	Landscape mitigation: It is likely 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.
Cumulative effects of Williton/Watchet sites	Reducing the need to travel and greenhouse gas emissions: Focusing both housing and employment in Williton and Watchet will have a cumulative significant positive effect on reducing the need to travel and associated greenhouse gas emissions. Flooding: Several of the sites in Williton are in areas of high flood risk and if more than one of these sites are developed this could have a significant negative effect on the capacity and nature of the drainage network.	Flood mitigation: Investigation is needed regarding the need for flood attenuation measures. This should take into account the cumulative effects of other development which is happening which could affect the capacity and nature of the drainage in the area.

