

Sustainability tables

Key to Option

Assesses the outcomes of the policy against:-

BF – Backwell Future policy

ALT - Alternative Policy option

No plan- Without Neighbourhood Development Plan, reliant on existing local policies in Core Strategy (CS), Replacement Local Plan (RLP) and national policy advice in NPPF

Policy 2

Backwell future policy supports the generation of renewable energy provided the aesthetic impact, noise and emissions are environmentally and socially acceptable.

Alternative policy option

Maximise renewable energy options

Predicting and evaluating effects

Of the six SA objectives which are effected by this policy the BF option scores higher than the “alternative” option. In fact the alternative is potentially damaging to sensitive landscapes or habitats. For these indicators the BF plan scores equal to the “no plan” option. There is therefore no identified difference in having a policy locally and relying solely on existing strategic and local policy, in terms of effects on the SA objectives. The difference is that general policies exist to protect sensitive landscapes and habitats from damaging development rather than specific criteria for renewable energy developments.

Mitigating/maximising effects

There are no significant adverse effects of the BF policy and no suggestions for enhancing any positive effects.

Sustainability Objective Headings	Sustainability Objective	Indicators	Option	Effects over time	Comment/explanation	Characteristics of likely significant events	Adjustments
Required by Legislation (RL)							
Biodiversity, Fauna and flora	1) Avoid development in environmentally sensitive areas	Effect on national and local designations (+ve, neutral or -ve effect) Effect on other known habitats (+ve neutral or -ve)	BF	++	Positive in principle	Short –long permanent	x
			ALT	--	Negative in principle. Maximising renewable energy options will potentially have detrimental effects on sensitive landscapes and habitats.	Long term Permanent	x
			No plan	++	NPPF, Core Strategy and NSRLP all contain policies to avoid development in environmentally sensitive areas, if not explicitly having	Short-long term permanent	x

					renewable energy policy		
Population and Human health	2) Meet local needs locally	Existence of opportunities (+ve, neutral or -ve effect)	BF	=	Domestic renewable energy is often used locally but not the case with commercial renewable energy installations	Short-long temporary	x
			ALT	=	As above	Short-long temporary	x
			No plan	=	CS 1 supports renewable energy solutions in new development, but no pro-active general policy	Short-long temporary	x
	3) Enable Backwell Parish residents to access a range of housing especially affordable housing and retirement dwellings	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Soil	4) Minimise the loss of productive land, especially best and most versatile farmland	Area of BMV agricultural land developed	BF	++	Positive in principle	Short-long permanent	x
			ALT	--	Could have negative effect if best sites are also on BMV land.	Long term Permanent	x
			No plan	++	NPPF(but not specifically in relation to renewable energy)	Long term permanent	x
Water	5) Preserve and enhance local drainage features (Backwell Lake)	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	6) Minimise flood risk	Area of land developed in flood zone 2	BF	0	No significant effect	No significant effect	x
			ALT	--	Potentially negative in principle if optimal site is in flood zone 2.	Long term Permanent	x
			No plan	0	No significant effect	No significant effect	x
		Area of land developed in flood zone 3a or b	BF	0	No significant effect	No significant effect	x
			ALT	--	Potentially negative in principle if optimal site is in flood zone	Long term Permanent	x

				2.			
			No plan	0	No significant effect	No significant effect	x
Air and Climatic factors	7) Improve local usage and/or access to renewable energy sources?	Existence of opportunities (+ve, neutral or -ve effect)	BF	++	Positive in principle	Short-long term Temporary/permanent	x
			ALT	++	Positive in principle	Short-long term Temporary/permanent	x
			No plan	++	CS1 and NPPF para 97	Short-long term Temporary/permanent	
Material assets (infrastructure)	8) Promote sustainable travel options For transport see Backwell specific objectives below	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	8a) Protect existing green infrastructure and where possible seek I enhancements	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

	which provide local benefits and contribute to the wider network.		No plan	0	No significant effect	No significant effect	x
Cultural heritage	9) Achieve a net gain in cultural and heritage features in Backwell Parish	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Landscape	10) Preserve and enhance sensitive or locally valued elements of landscape and heritage	Features affected (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	--	May have potentially serious effect if optimal site effects locally valued heritage or landscape	Short/long term permanent	x
			No plan	0	No significant effect	No significant effect	x
	11) Increase access to these landscapes and	Access opportunities created/enhanc	BF	0	No significant effect	No significant effect	x

	heritage without harming their overall value	ed (+ve, neutral or –ve effect	ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Backwell Specific (BS)							
Sustainability Objective Headings	Sustainability Objective	Indicators					
Outlying areas	12)Not disadvantaged by development in Backwell	+ve neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Positive sense of place	13) Develop a sense of place both physically and socially	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Enable the village centre to thrive in social and economic terms	14) Increase access to shops and services by car, cycle or foot	Measures to improve access ie parking, cycle racks etc	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	15) Improved quality or quantity of shops/services	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	16) Ensure the village retains or improves upon its supply community facilities (recreational educational and cultural)	Number of services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Employment	17) Increase employment opportunities to	Existence of opportunities (+ve, neutral or	BF	0	No significant effect	No significant effect	x

	enable more people to work locally	-ve)	ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	18) Enable growth of existing businesses whilst providing opportunities for new ones	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	Transport	19) Reduce congestion at peak times and use of rat runs	Number of traffic movements increase/decrease (monitoring of vehicular numbers)	BF	0	No significant effect	No significant effect
ALT				0	No significant effect	No significant effect	x
No plan				0	No significant effect	No significant effect	x
20) Locate new development on sites and access them in ways that will not add to traffic		Existence of cycle routes, train and bus services	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

	congestion		No plan	0	No significant effect	No significant effect	x
	21) Improve village centre parking	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
ALT			0	No significant effect	No significant effect	x	
No plan			0	No significant effect	No significant effect	x	

Policy 3

BACKWELL FUTURE policy supports CS2 with the following exception. Current Building Regulations require new dwellings to be constructed to Code Level 3. It would appear that moves towards higher standards are likely to be delayed.

BACKWELL FUTURE will seek developments to Code Level 4 and will require higher standards as they are introduced in Building Regulations.

Alternative policy option

Aim now for code level 4

Predicting and evaluating effects

None of the SO's were significantly effected by either this policy, or the "no plan" or "ALT" options.

Mitigating/maximising effects

There are no significant adverse effects of the BF policy.

Sustainability Objective Headings	Sustainability Objective	Indicators	Option	Effects over time	Comment/explanati on	Characteristics of likely significant events	Adjustments
Required by Legislation (RL)							
Biodiversity, Fauna and flora	1) Avoid development in environmentally	Effect on national and local	BF	0	No significant effect	No significant effect	x

	sensitive areas	designations (+ve, neutral or -ve effect) Effect on other known habitats (+ve neutral or - ve)	ALT	0	No significant effect	No significant effect	x
No plan			0	No significant effect	No significant effect	x	
Population and Human health	2) Meet local needs locally	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	3) Enable Backwell Parish residents to access a range of housing especially affordable housing and retirement dwellings	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Soil	4) Minimise the loss of	Area of BMV agricultural land	BF	0	No significant effect	No significant effect	x

	productive land, especially best and most versatile farmland	developed	ALT	0	No significant effect	No significant effect	x
No plan			0	No significant effect	No significant effect	x	
Water	5) Preserve and enhance local drainage features (Backwell Lake)	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	6) Minimise flood risk	Area of land developed in flood zone 2	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
		Area of land developed in flood zone 3a or b	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Air and Climatic factors	7) Improve local usage and/or access to renewable	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

	energy sources?		No plan	0	No significant effect	No significant effect	x
Material assets (infrastructure)	8) Promote sustainable travel options For transport see Backwell specific objectives below	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	8a) Protect existing green infrastructure and where possible seek I enhancements which provide local benefits and contribute to the wider network.	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Cultural heritage	9) Achieve a net gain in cultural and heritage features in Backwell Parish	+ve, neutral or -ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Landscape	10) Preserve and enhance sensitive or locally valued elements of landscape and heritage	Features affected (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	11) Increase access to these landscapes and heritage without harming their overall value	Access opportunities created/enhanced (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Backwell Specific (BS)							
Sustainability Objective	Sustainability Objective	Indicators					

Headings							
Outlying areas	12) Not disadvantaged by development in Backwell	+ve neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Positive sense of place	13) Develop a sense of place both physically and socially	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Enable the village centre to thrive in social and economic terms	14) Increase access to shops and services by car, cycle or foot	Measures to improve access ie parking, cycle racks etc	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	15) Improved quality or quantity of shops/services	Number of shops services (+ve, neutral or –ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

	16) Ensure the village retains or improves upon its supply community facilities (recreational educational and cultural)	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Employment	17) Increase employment opportunities to enable more people to work locally	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	18) Enable growth of existing businesses whilst providing opportunities for new ones	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Transport	19) Reduce congestion at peak times and use of rat runs	Number of traffic movements increase/decrease (monitoring of vehicular numbers)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	20) Locate new development on sites and access them in ways that will not add to traffic congestion	Existence of cycle routes, train and bus services	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	21) Improve village centre parking	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Policy 4

New development will therefore need to include sustainable drainage systems to reduce surface water run off. The environmental infrastructure needs to be integrated into the design of the building and landscaping features, and be easily maintained.

Alternative policy option

Don't require SuDS

Predicting and evaluating effects

Only one SA objective is effected by this policy the BF option scores equal to than the "no plan" option although the "alternative" option has a detrimental effect. There is no identified difference in having a policy locally and relying solely on existing strategic and local policy, in terms of effects on the objectives.

Mitigating/maximising effects

There are no significant adverse effects of the BF policy.

Sustainability Objective Headings	Sustainability Objective	Indicators	Option	Effects over time	Comment/explanation	Characteristics of likely significant events	Adjustments
Required by Legislation (RL)							
Biodiversity, Fauna and flora	1) Avoid development in environmentally	Effect on national and local	BF	0	No significant effect	No significant effect	x

	sensitive areas	designations (+ve, neutral or -ve effect)	ALT	0	No significant effect	No significant effect	x
		Effect on other known habitats (+ve neutral or - ve)	No plan	0	No significant effect	No significant effect	x
Population and Human health	2) Meet local needs locally	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	3) Enable Backwell Parish residents to access a range of housing especially affordable housing and retirement dwellings	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Soil	4) Minimise the loss of	Area of BMV agricultural land	BF	0	No significant effect	No significant effect	x

	productive land, especially best and most versatile farmland	developed	ALT	0	No significant effect	No significant effect	x
No plan			0	No significant effect	No significant effect	x	
Water	5) Preserve and enhance local drainage features (Backwell Lake)	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	6) Minimise flood risk	Area of land developed in flood zone 2	BF	++	Positive in principle. Minimises flood risk, although indicator does not measure this directly.	Short-long permanent	x
			ALT	--	Not having SuDs increases potential for flooding irrespective of location within a flood zone.	Long term permanent	x
			No plan	++	CS 2 requires application of sustainable drainage best practice to reduce run-off and flood risk	Short-long term permanent	x

		Area of land developed in flood zone 3a or b	BF	++	Positive in principle. Minimises flood risk, although indicator does not measure this directly.	Short-long permanent	x
			ALT	--	Not having SuDs increases potential for flooding irrespective of location within a flood zone.	Long term permanent	x
			No plan	++	CS 2 requires application of sustainable drainage best practice to reduce run-off and flood risk	Short-long term permanent	x
Air and Climatic factors	7) Improve local usage and/or access to renewable energy sources?	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Material assets (infrastructure)	8) Promote sustainable travel options For transport	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

	see Backwell specific objectives below		No plan	0	No significant effect	No significant effect	x
	8a) Protect existing green infrastructure and where possible seek I enhancements which provide local benefits and contribute to the wider network.	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
ALT			0	No significant effect	No significant effect	x	
No plan			0	No significant effect	No significant effect	x	
Cultural heritage	9) Achieve a net gain in cultural and heritage features in Backwell Parish	+ve, neutral or -ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Landscape	10) Preserve and enhance sensitive or locally valued elements of landscape and heritage	Features affected (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

			No plan	0	No significant effect	No significant effect	x
	11) Increase access to these landscapes and heritage without harming their overall value	Access opportunities created/enhanced (+ve, neutral or -ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Backwell Specific (BS)							
Sustainability Objective Headings	Sustainability Objective	Indicators					
Outlying areas	12)Not disadvantaged by development in Backwell	+ve neutral or -ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant	x

						effect	
Positive sense of place	13) Develop a sense of place both physically and socially	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Enable the village centre to thrive in social and economic terms	14) Increase access to shops and services by car, cycle or foot	Measures to improve access ie parking, cycle racks etc	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	15) Improved quality or quantity of shops/services	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	16) Ensure the village retains or improves upon its supply community facilities	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

	(recreational educational and cultural)		No plan	0	No significant effect	No significant effect	x
Employment	17) Increase employment opportunities to enable more people to work locally	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	18) Enable growth of existing businesses whilst providing opportunities for new ones	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Transport	19) Reduce congestion at peak times and use of rat runs	Number of traffic movements increase/decrease (monitoring)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

		of vehicular numbers)	No plan	0	No significant effect	No significant effect	x
	20) Locate new development on sites and access them in ways that will not add to traffic congestion	Existence of cycle routes, train and bus services	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	21) Improve village centre parking	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Policy 5a)

The Parish Council will engage with promoters and policy makers to ensure that transport infrastructure is satisfactory within any proposed development.

Alternative policy option

No engagement with promoters and policy makers

Predicting and evaluating effects

This BF policy does not have any significant impact on SA objectives. There is uncertainty over the effect on SO 8 because whilst the policy seeks satisfactory transport infrastructure within the development, it does not specifically mention sustainable transport options and its remit is restricted to “within any proposed development” so therefore on-site. The equivalent RLP policy has a wider remit and seeks to protect existing green infrastructure across the site amongst the many additional criteria.

Mitigating/maximising effects

There are no significant adverse effects of the BF policy, although the substance of the policy could be revisited to ensure the remit is wide enough.

Sustainability Objective Headings	Sustainability Objective	Indicators	Option	Effects over time	Comment/explanation	Characteristics of likely significant events	Adjustments
Required by Legislation (RL)							

Biodiversity, Fauna and flora	1) Avoid development in environmentally sensitive areas	Effect on national and local designations (+ve, neutral or -ve effect) Effect on other known habitats (+ve neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Population and Human health	2) Meet local needs locally	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	3) Enable Backwell Parish residents to access a range of housing especially affordable housing and retirement dwellings	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Soil	4) Minimise the loss of productive land, especially best and most versatile farmland	Area of BMV agricultural land developed	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Water	5) Preserve and enhance local drainage features (Backwell Lake)	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	6) Minimise flood risk	Area of land developed in flood zone 2	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
		Area of land developed in flood zone 3a or b	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Air and Climatic factors	7) Improve local usage and/or	Existence of opportunities (BF	0	No significant effect	No significant effect	x

	access to renewable energy sources?	+ve, neutral or –ve effect)	ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Material assets (infrastructure)	8) Promote sustainable travel options For transport see Backwell specific objectives below	Existence of opportunities (+ve, neutral or –ve effect)	BF	?	Effect depends on nature of transport infrastructure. If includes satisfactory means of cycling and walking then will have positive effect. If not then possibly negative effect. Policy only deals with within site transport, rather than wider transport network, however.	Uncertain	x
			ALT	?	Not engaging would certainly not aid the promotion of sustainable transport options, but policy does not specifically deal with sustainable transport and only with within site transport .	Uncertain	x

			No plan	+	RLP GDP/3 and T/10. Not exclusively sustainable transport options, but foes specifically refer to alternative modes of transport, unlike BF policy.	Positive, but enhancements not within the remit of this plan.	x
	8a) Protect existing green infrastructure and where possible seek enhancements which provide local benefits and contribute to the wider network.	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
ALT			0	No significant effect	No significant effect	x	
No plan			+	Policy GDP/3 protects rights of way, but does not address improvements.	Positive, but enhancements not within the remit of this plan.	x	
Cultural heritage	9) Achieve a net gain in cultural and heritage features in Backwell Parish	+ve, neutral or -ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Landscape	10) Preserve and enhance sensitive or locally valued elements of landscape and heritage	Features affected (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT		No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	11) Increase access to these landscapes and heritage without harming their overall value	Access opportunities created/enhanced (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Backwell Specific (BS)							
Sustainability Objective	Sustainability Objective	Indicators					

Headings							
Outlying areas	12) Not disadvantaged by development in Backwell	+ve neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Positive sense of place	13) Develop a sense of place both physically and socially	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Enable the village centre to thrive in social and economic terms	14) Increase access to shops and services by car, cycle or foot	Measures to improve access ie parking, cycle racks etc	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	15) Improved quality or quantity of shops/services	Number of shops services (+ve, neutral or –ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

	16) Ensure the village retains or improves upon its supply community facilities (recreational educational and cultural)	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Employment	17) Increase employment opportunities to enable more people to work locally	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	18) Enable growth of existing businesses whilst providing opportunities for new ones	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Transport	19) Reduce congestion at peak times and use of rat runs	Number of traffic movements increase/decrease (monitoring of vehicular numbers)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	20) Locate new development on sites and access them in ways that will not add to traffic congestion	Existence of cycle routes, train and bus services	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	21) Improve village centre parking	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Policy 5 b) and 8

Housing development in Backwell must be modest and focussed on local priority needs (see Section 7). Housing development, in excess of that proposed in this Plan, should not be considered until major highway improvements, sufficient to significantly relieve the village of through traffic, have been carried out and shown to be effective in reducing traffic queues and the use of 'rat-runs'. Appropriate business development providing local employment and reducing commuting will however be supported.

Alternative policy approach

Maximise housing and employment development within the scope of Core Strategy policy CS32 with development levels not related to traffic movements.

Predicting and evaluating effects

Of the seven SA objectives which are effected by this policy the BF option scores higher or equal to the "no plan" or "alternative" options with the exception of SO 4. NPPF protects BMV agricultural land, whereas BF and ALT effect will depend on location, but are not in principle negative. All score negatively on relation to the Transport SO's as additional housing will to some extent always have the potential to add to traffic congestion in the village. The BF policy restricts the amount of growth relative to congestion and therefore has less negative impact than the other two options.

Mitigating/maximising effects

As Core Strategy policy CS32 allows small scale growth at Service Villages, there is the potential for an increase in traffic levels. By linking further housing growth to traffic levels BF 5b has mitigated as far as possible these effects.

Sustainability Objective Headings	Sustainability Objective	Indicators	Option	Effects over time	Comment/explanation	Characteristics of likely significant events	Adjustments
Required by Legislation (RL)							

Biodiversity, Fauna and flora	1) Avoid development in environmentally sensitive areas	Effect on national and local designations (+ve, neutral or -ve effect) Effect on other known habitats (+ve neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Population and Human health	2) Meet local needs locally	Existence of opportunities (+ve, neutral or -ve effect)	BF	++	Positive in principle	Short-long term permanent	x
			ALT	++	Positive in principle	Short-long term permanent	x
			No plan	=	Core Strategy policy CS 14 permits locally supported development, but does not restrict level of development based on transport infrastructure	mixed	x
	3) Enable Backwell Parish residents to	Existence of opportunities (+ve, neutral or -ve effect)	BF	++	Positive in principle	Short-long permanent	x

	access a range of housing especially affordable housing and retirement dwellings		ALT	++	Positive in principle	Short-long permanent	x
			No plan	++	Core Strategy policy CS 14 permits locally supported development.	Short-long term permanent	x
Soil	4) Minimise the loss of productive land, especially best and most versatile farmland	Area of BMV agricultural land developed	BF	?	No criteria specifically within policy. Depends on site selection	Uncertain effect	x
			ALT	?	No criteria specifically within policy. Depends on site selection	Uncertain effect	x
			No plan	++	NPPF protects best BMV land	Long term permanent	x
Water	5) Preserve and enhance local drainage features (Backwell Lake)	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	6) Minimise flood risk	Area of land developed in flood zone 2	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant	x

			No plan	0	No significant effect	effect No significant effect	x
		Area of land developed in flood zone 3a or b	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Air and Climatic factors	7) Improve local usage and/or access to renewable energy sources?	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Material assets (infrastructure)	8) Promote sustainable travel options. (For transport see Backwell specific objectives below)	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	8a) Protect existing green infrastructure and where possible seek I enhancements	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

	which provide local benefits and contribute to the wider network.		No plan	0	No significant effect	No significant effect	x
Cultural heritage	9) Achieve a net gain in cultural and heritage features in Backwell Parish	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Landscape	10) Preserve and enhance sensitive or locally valued elements of landscape and heritage	Features affected (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	11) Increase access to these landscapes and heritage without harming their overall value	Access opportunities created/enhanced (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

			No plan	0	No significant effect	No significant effect	x
Backwell Specific (BS)							
Sustainability Objective Headings	Sustainability Objective	Indicators					
Outlying areas	12)Not disadvantaged by development in Backwell	+ve neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Positive sense of place	13) Develop a sense of place both physically and socially	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Enable the village centre to thrive in social and economic	14) Increase access to shops and services by car,	Measures to improve access ie parking, cycle racks etc	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

terms	cycle or foot		No plan	0	No significant effect	No significant effect	x	
	15) Improved quality or quantity of shops/services	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x	
			ALT	0	No significant effect	No significant effect	x	
			No plan	0	No significant effect	No significant effect	x	
	16) Ensure the village retains or improves upon its supply community facilities (recreational educational and cultural)	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x	
			ALT	0	No significant effect	No significant effect	x	
			No plan	0	No significant effect	No significant effect	x	
	Employment	17) Increase employment opportunities to enable more people to work locally	Existence of opportunities (+ve, neutral or -ve)	BF	++	Positive in principle	Short-long term permanent	x
				ALT	++	Positive in principle	Short-long term permanent	x
No plan				++	Core Strategy Policy CS32 promotes greater self-containment of	Short-long term permanent	x	

					service villages by allowing new employment development within settlement boundaries.		
	18) Enable growth of existing businesses whilst providing opportunities for new ones	Existence of opportunities (+ve, neutral or -ve)	BF	++	Positive in principle	Short-long term permanent	x
			ALT	++	Positive in principle	Short-long term permanent	x
			No plan	++	Core Strategy Policy CS32 promotes greater self-containment of service villages by allowing new employment development within settlement boundaries.	Short-long term permanent	x
Transport	19) Reduce congestion at peak times and use of rat runs	Number of traffic movements increase/decrease (monitoring of vehicular numbers)	BF	-	Negative. Any additional housing (local needs included) may contribute to rat-running or congestion, but just a	Short-medium term Permanent	x

					matter of degree.		
			ALT	--	Negative in principle. Greater amount of housing will create propensity for greater amounts of traffic.	Short-long Permanent	x
			No plan	--	Although CS 32 only supports small scale housing development the amount is not tied to traffic generation.	Short-long Permanent	x
20) Locate new development on sites and access them in ways that will not add to traffic congestion	Existence of cycle routes, train and bus services	BF	++	Positive in principle	Short-long term permanent	x	
		ALT	?	Uncertain effect.	Uncertain effect	x	
		No plan	?	Uncertain effect. CS32 not specific.	Uncertain effect	x	
21) Improve village centre parking	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x	
		ALT	0	No significant effect	No significant effect	x	
		No plan	0	No significant effect	No significant effect	x	

Policy 5 d) Station Road

The Parish Council will keep under review the pavements in Station Road and will, when necessary, prepare plans to have any encroaching banks and hedgerows removed. This will maximise the usable width of pavements and improve safety for pedestrians. It will liaise with residents and NSC in preparing, executing and enforcing any plan.

Alternative policy option

Don't challenge encroachment

Predicting and evaluating effects

This BF policy does not have any significant impact on SA objectives. It is not strictly a land use policy, rather a hedgerow management policy. There may be a beneficial effect if more people are encouraged to walk along Station Road as a result of it being more accessible.

Mitigating/maximising effects

There are no significant adverse effects of the BF policy.

Sustainability Objective Headings	Sustainability Objective	Indicators	Option	Effects over time	Comment/explanati on	Characteristics of likely significant events	Adjustments
Required by Legislation (RL)							
Biodiversity, Fauna and flora	1) Avoid development in environmentally	Effect on national and local	BF	0	No significant effect	No significant effect	x

	sensitive areas	designations (+ve, neutral or -ve effect) Effect on other known habitats (+ve neutral or - ve)	ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Population and Human health	2) Meet local needs locally	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	3) Enable Backwell Parish residents to access a range of housing especially affordable housing and retirement dwellings	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Soil	4) Minimise the loss of	Area of BMV agricultural land	BF	0	No significant effect	No significant effect	x

	productive land, especially best and most versatile farmland	developed	ALT	0	No significant effect	No significant effect	x
No plan			0	No significant effect	No significant effect	x	
Water	5) Preserve and enhance local drainage features (Backwell Lake)	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	6) Minimise flood risk	Area of land developed in flood zone 2	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
		Area of land developed in flood zone 3a or b	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Air and Climatic factors	7) Improve local usage and/or access to renewable	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

	energy sources?		No plan	0	No significant effect	No significant effect	x
Material assets (infrastructure)	8) Promote sustainable travel options For transport see Backwell specific objectives below	Existence of opportunities (+ve, neutral or -ve effect)	BF	++	Will make walking more attractive option.	Positive in principle	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	8a) Protect existing green infrastructure and where possible seek enhancements which provide local benefits and contribute to the wider network.	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Cultural heritage	9) Achieve a net gain in cultural and heritage features in Backwell Parish	+ve, neutral or -ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Landscape	10) Preserve and enhance sensitive or locally valued elements of landscape and heritage	Features affected (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT		No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	11) Increase access to these landscapes and heritage without harming their overall value	Access opportunities created/enhanced (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Backwell Specific (BS)							
Sustainability Objective	Sustainability Objective	Indicators					

Headings							
Outlying areas	12) Not disadvantaged by development in Backwell	+ve neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Positive sense of place	13) Develop a sense of place both physically and socially	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Enable the village centre to thrive in social and economic terms	14) Increase access to shops and services by car, cycle or foot	Measures to improve access ie parking, cycle racks etc	BF	++	May make walking to shops and services a more attractive option	Long term permanent	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	15) Improved quality or quantity of shops/services	Number of shops services (+ve, neutral or –ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

	16) Ensure the village retains or improves upon its supply community facilities (recreational educational and cultural)	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Employment	17) Increase employment opportunities to enable more people to work locally	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	18) Enable growth of existing businesses whilst providing opportunities for new ones	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Transport	19) Reduce congestion at peak times and use of rat runs	Number of traffic movements increase/decrease (monitoring of vehicular numbers)	BF	?	Uncertain as dependent on how many pedestrian movement this would encourage and existing journey patterns.	Uncertain effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	20) Locate new development on sites and access them in ways that will not add to traffic congestion	Existence of cycle routes, train and bus services	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	21) Improve village centre parking	Existence of opportunities (+ve, neutral or -ve)	BF	0	No direct effect on level of parking, but may free up some spaces of alternative modes of transport are adopted by some.	No significant effect	x

			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Policy 5 e)

The need for traffic calming, and other measures to reduce traffic, along Rodney Road, Church Lane and other 'rat-runs', will be monitored. Residents will be consulted before any works are decided.

Alternative policy option

No monitoring done to establish traffic levels

Predicting and evaluating effects

The policy will potentially have a beneficially effect on congestion and use of rat runs however this is not certain since potential measures to reduce any identified problems will be the subject of consultation. Other effects are uncertain, but in the main the policy has no significant effect on SA objectives.

Mitigating/maximising effects

No changes to policy are indicated to improve the positive effects of SO 19, because the actions themselves will be the subject of consultation.

Sustainability Objective Headings	Sustainability Objective	Indicators	Option	Effects over time	Comment/explanation	Characteristics of likely significant events	Adjustments
Required by Legislation (RL)							
Biodiversity, Fauna and flora	1) Avoid development in environmentally	Effect on national and local	BF	0	No significant effect	No significant effect	x

	sensitive areas	designations (+ve, neutral or -ve effect) Effect on other known habitats (+ve neutral or - ve)	ALT	0	No significant effect	No significant effect	x
No plan			0	No significant effect	No significant effect	x	
Population and Human health	2) Meet local needs locally	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	3) Enable Backwell Parish residents to access a range of housing especially affordable housing and retirement dwellings	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Soil	4) Minimise the loss of	Area of BMV agricultural land	BF	0	No significant effect	No significant effect	x

	productive land, especially best and most versatile farmland	developed	ALT	0	No significant effect	No significant effect	x
No plan			0	No significant effect	No significant effect	x	
Water	5) Preserve and enhance local drainage features (Backwell Lake)	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	6) Minimise flood risk	Area of land developed in flood zone 2	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
		Area of land developed in flood zone 3a or b	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Air and Climatic factors	7) Improve local usage and/or access to renewable	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

	energy sources?		No plan	0	No significant effect	No significant effect	
Material assets (infrastructure)	8) Promote sustainable travel options. For transport see Backwell specific objectives below	Existence of opportunities (+ve, neutral or -ve effect)	BF	?	Traffic calming and other measures to reduce traffic may discourage car use, but effect is uncertain	Uncertain	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	8a) Protect existing green infrastructure and where possible seek enhancements which provide local benefits and contribute to the wider network.	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Cultural heritage	9) Achieve a net gain in cultural and heritage features in Backwell Parish	+ve, neutral or -ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Landscape	10) Preserve and enhance sensitive or locally valued elements of landscape and heritage	Features affected (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	11) Increase access to these landscapes and heritage without harming their overall value	Access opportunities created/enhanced (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Backwell Specific (BS)							
Sustainability Objective	Sustainability Objective	Indicators					

Headings							
Outlying areas	12) Not disadvantaged by development in Backwell	+ve neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Positive sense of place	13) Develop a sense of place both physically and socially	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Enable the village centre to thrive in social and economic terms	14) Increase access to shops and services by car, cycle or foot	Measures to improve access ie parking, cycle racks etc	BF	?	Uncertain whether traffic management on some roads would make access to shops and services easier	Uncertain.	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	15) Improved quality or quantity of shops/services	Number of shops services (+ve, neutral or –ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

			No plan	0	No significant effect	No significant effect	x
	16) Ensure the village retains or improves upon its supply community facilities (recreational educational and cultural)	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
ALT			0	No significant effect	No significant effect	x	
No plan			0	No significant effect	No significant effect	x	
Employment	17) Increase employment opportunities to enable more people to work locally	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	18) Enable growth of existing businesses whilst providing opportunities	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

	for new ones		No plan	0	No significant effect	No significant effect	x
Transport	19) Reduce congestion at peak times and use of rat runs	Number of traffic movements increase/decrease (monitoring of vehicular numbers)	BF	+	Policy states that the need for action will be monitored, but does not state that action will definitely be taken. This will instead be the subject of consultation.	Short – long term Temporary or permanent dependent on action taken.	Positive effect which could be enhanced by stating that action will definitely be the result of monitoring, however the intention is to only act following consultation, so no change to policy is indicated.
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	20) Locate new development on sites and	Existence of cycle routes, train and bus	BF	0	No significant effect	No significant effect	x

	access them in ways that will not add to traffic congestion	services	ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	21) Improve village centre parking	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Policy 7

BACKWELL FUTURE policy is that development, that would harm the purposes of the designated gap, will not be permitted.

Alternative policy option

Consider stating which categories of development are acceptable

Predicting and evaluating effects

The aim of the policy is to keep the separation between Backwell and Nailsea. Whilst keeping this area free from many forms of development will potentially benefit any sensitive areas if any exist within the green gap area, these areas are also protected by specific designations in other policy documents. Although the Core Strategy identifies the need for a Strategic Gap between Backwell and Nailsea it leaves the designation of the gap to other Planning Policy documents ie BF. For this reason the SA objectives score is higher for the “No plan” option in two cases.

Mitigating/maximising effects

There are no significant adverse effects of this policy and no suggested changes to policy indicated.

Sustainability Objective Headings	Sustainability Objective	Indicators	Option	Effects over time	Comment/explanation	Characteristics of likely significant events	Adjustments
Required by Legislation (RL)							
Biodiversity, Fauna and flora	1) Avoid development in environmentally sensitive areas	Effect on national and local designations	BF	0	No significant effect Sensitive areas are protected by their own policy	No significant effect	x

		(+ve, neutral or -ve effect) Effect on other known habitats (+ve neutral or -ve)			designations		
			ALT	0	No significant effect. Sensitive areas are protected by their own policy designations	No significant effect	x
			No plan	++	Sensitive areas are protected by their own policy designations both in NPPF, Core Strategy and Replacement Local Plan.	Long term permanent	x
Population and Human health	2) Meet local needs locally	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	3) Enable Backwell Parish residents to	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x

	access a range of housing especially affordable housing and retirement dwellings		ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Soil	4) Minimise the loss of productive land, especially best and most versatile farmland	Area of BMV agricultural land developed	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Water	5) Preserve and enhance local drainage features (Backwell Lake)	+ve, neutral or –ve effect	BF	0	No significant effect. Backwell Lake is protected by alternative policy designation.	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	++	Backwell Lake is protected by existing policy designations	Long term permanent	x
	6) Minimise flood risk	Area of land developed in flood zone 2	BF	0	No significant effect	No significant effect	x
ALT			0	No significant effect	No significant	x	

			No plan	0	No significant effect	effect No significant effect	x
		Area of land developed in flood zone 3a or b	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Air and Climatic factors	7) Improve local usage and/or access to renewable energy sources?	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Material assets (infrastructure)	8) Promote sustainable travel options For transport see Backwell specific objectives below	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	8a) Protect existing green infrastructure and where possible seek enhancements	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

	which provide local benefits and contribute to the wider network.		No plan	0	No significant effect	No significant effect	x
Cultural heritage	9) Achieve a net gain in cultural and heritage features in Backwell Parish	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Landscape	10) Preserve and enhance sensitive or locally valued elements of landscape and heritage	Features affected (+ve, neutral or –ve effect)	BF	++	Policy will directly protect the Backwell Parish portion of the important landscape gap between Nailsea and Backwell.	Long term Permanent	x
			ALT	++	Policy will directly protect the Backwell Parish portion of the important landscape gap between Nailsea and Backwell, irrelevant of whether types of development are specified or not. I	Long term Permanent	x
			No plan	0	No significant effect	No significant effect	x

	11) Increase access to these landscapes and heritage without harming their overall value	Access opportunities created/enhanced (+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Backwell Specific (BS)							
Sustainability Objective Headings	Sustainability Objective	Indicators					
Outlying areas	12)Not disadvantaged by development in Backwell	+ve neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Positive sense of place	13) Develop a sense of place both physically	Existence of opportunities (+ve, neutral or	BF	++	Ensuring separation between communities	Short-long term permanent	x

	and socially	-ve effect)			positively contributes to retaining sense of place.		
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Enable the village centre to thrive in social and economic terms	14) Increase access to shops and services by car, cycle or foot	Measures to improve access ie parking, cycle racks etc	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	15) Improved quality or quantity of shops/services	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	16) Ensure the village retains or improves upon its supply community facilities	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

	(recreational educational and cultural)		No plan	0	No significant effect	No significant effect	x
Employment	17) Increase employment opportunities to enable more people to work locally	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	18) Enable growth of existing businesses whilst providing opportunities for new ones	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Transport	19) Reduce congestion at peak times and use of rat runs	Number of traffic movements increase/decrease (monitoring)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

		of vehicular numbers)	No plan	0	No significant effect	No significant effect	x
	20) Locate new development on sites and access them in ways that will not add to traffic congestion	Existence of cycle routes, train and bus services	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	21) Improve village centre parking	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Policy 9

BACKWELL FUTURE Housing policy is that new development should favour smaller dwellings.

Alternative policy option

No size preference

Predicting and evaluating effects

CS32 supports housing appropriate to the local communities needs, but does not define for each village what these are. This is more appropriately done at more local policy level.

Mitigating/maximising effects

There are no significant adverse effects of this policy and no suggested changes to policy indicated.

Sustainability Objective Headings	Sustainability Objective	Indicators	Option	Effects over time	Comment/explanation	Characteristics of likely significant events	Adjustments
Required by Legislation (RL)							
Biodiversity, Fauna and flora	1) Avoid development in environmentally	Effect on national and local	BF	0	No significant effect	No significant effect	x

	sensitive areas	designations (+ve, neutral or -ve effect)	ALT	0	No significant effect	No significant effect	x
		Effect on other known habitats (+ve neutral or - ve)	No plan	0	No significant effect	No significant effect	x
Population and Human health	2) Meet local needs locally	Existence of opportunities (+ve, neutral or -ve effect)	BF	++	Policy objective is to meet local priority housing needs.	Short-long term Permanent	x
			ALT	0	No significant effect	No significant effect	x
			No plan	+	CS32 supports housing appropriate to the local communities needs, but does not define for each village what these are. This is more appropriately done at more local level.	Short-long permanent	Identification of local housing need is more appropriately done at local level, so no policy change indicated.
	3) Enable Backwell Parish residents to	Existence of opportunities (+ve, neutral or -ve effect)	BF	++	Policy objective is to meet local priority housing needs.	Short-long term Permanent	x

	access a range of housing especially affordable housing and retirement dwellings		ALT	0	No significant effect	No significant effect	x
			No plan	+	CS32 supports housing appropriate to the local communities needs, but does not define for each village what these are. This is more appropriately done at more local level.	Short-long term Permanent	Identification of local housing need is more appropriately done at local level, therefore no policy change indicated
Soil	4) Minimise the loss of productive land, especially best and most versatile farmland	Area of BMV agricultural land developed	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	
Water	5) Preserve and enhance local drainage features (Backwell Lake)	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

	6) Minimise flood risk	Area of land developed in flood zone 2	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
		Area of land developed in flood zone 3a or b	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Air and Climatic factors	7) Improve local usage and/or access to renewable energy sources?	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Material assets (infrastructure)	8) Promote sustainable travel options For transport see Backwell specific objectives below	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	8a) Protect existing green infrastructure	Existence of opportunities (+ve, neutral or	BF	0	No significant effect	No significant effect	x

	and where possible seek enhancements which provide local benefits and contribute to the wider network.	-ve effect)	ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Cultural heritage	9) Achieve a net gain in cultural and heritage features in Backwell Parish	+ve, neutral or -ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Landscape	10) Preserve and enhance sensitive or locally valued elements of landscape and heritage	Features affected (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	11) Increase access to these landscapes and	Access opportunities created/enhanc	BF	0	No significant effect	No significant effect	x

	heritage without harming their overall value	ed (+ve, neutral or –ve effect	ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Backwell Specific (BS)							
Sustainability Objective Headings	Sustainability Objective	Indicators					
Outlying areas	12)Not disadvantaged by development in Backwell	+ve neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Positive sense of place	13) Develop a sense of place both physically and socially	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Enable the village centre to thrive in social and economic terms	14) Increase access to shops and services by car, cycle or foot	Measures to improve access ie parking, cycle racks etc	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	15) Improved quality or quantity of shops/services	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	16) Ensure the village retains or improves upon its supply community facilities (recreational educational and cultural)	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Employment	17) Increase employment opportunities to	Existence of opportunities (+ve, neutral or	BF	0	No significant effect	No significant effect	x

	enable more people to work locally	-ve)	ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	18) Enable growth of existing businesses whilst providing opportunities for new ones	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	Transport	19) Reduce congestion at peak times and use of rat runs	Number of traffic movements increase/decrease (monitoring of vehicular numbers)	BF	0	No significant effect	No significant effect
ALT				0	No significant effect	No significant effect	x
No plan				0	No significant effect	No significant effect	x
20) Locate new development on sites and access them in		Existence of cycle routes, train and bus services	BF	0	No significant effect. Policy does not specify particular sites.	No significant effect	x

	ways that will not add to traffic congestion		ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	21) Improve village centre parking	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Policy 10

BACKWELL FUTURE policy is therefore that priority be given to residents of Backwell and the immediate adjacent parishes, and to those with very close family or employment connections, implemented through local lettings agreements made at the time of development approval.

Alternative policy option

No local priority-needs based lettings

Predicting and evaluating effects

There is no significant effect on the majority of SA objectives, however or the two which are affected the BF policy scores more positively than the no plan or Alt options.

Mitigating/maximising effects

There are no significant adverse effects of this policy and no suggested changes to policy indicated.

Sustainability Objective Headings	Sustainability Objective	Indicators	Option	Effects over time	Comment/explanation	Characteristics of likely significant events	Adjustments
Required by Legislation (RL)							
Biodiversity, Fauna and flora	1) Avoid development in environmentally	Effect on national and local	BF	0	No significant effect	No significant effect	x

	sensitive areas	designations (+ve, neutral or -ve effect) Effect on other known habitats (+ve neutral or - ve)	ALT	0	No significant effect	No significant effect	x
No plan			0	No significant effect	No significant effect	x	
Population and Human health	2) Meet local needs locally	Existence of opportunities (+ve, neutral or -ve effect)	BF	++	Policy objective is to meet local priority housing needs.	Short-long term Permanent	x
			ALT	0	No significant effect	No significant effect	x
			No plan	+	CS32 supports housing appropriate to the local communities needs, but does not define for each village what these are or the mechanics of how local policies should be administered. This is more appropriately done at more local level. CS 16 and CS17 deal with affordable housing provision but no not	Short-long permanent	Identification of local housing need is more appropriately done at local level, so no policy change indicated.

					address definition of local.		
3) Enable Backwell Parish residents to access a range of housing especially affordable housing and retirement dwellings	Existence of opportunities (+ve, neutral or -ve effect)	BF	++	Policy objective is to meet local priority housing needs.	Short-long term Permanent	x	
		ALT	0	No significant effect	No significant effect	x	
		No plan	+	CS32 supports housing appropriate to the local communities needs, but does not define for each village what these are or the mechanics of how local policies should be administered. This is more appropriately done at more local level. CS 16 and CS17 deal with affordable housing provision but do not address definition of "local"	Short-long permanent	Identification of local housing need is more appropriately done at local level, so no policy change indicated.	

Soil	4) Minimise the loss of productive land, especially best and most versatile farmland	Area of BMV agricultural land developed	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Water	5) Preserve and enhance local drainage features (Backwell Lake)	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	6) Minimise flood risk	Area of land developed in flood zone 2	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
		Area of land developed in flood zone 3a or b	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Air and Climatic factors	7) Improve local usage and/or	Existence of opportunities (BF	0	No significant effect	No significant effect	x

	access to renewable energy sources?	+ve, neutral or –ve effect)	ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Material assets (infrastructure)	8) Promote sustainable travel options For transport see Backwell specific objectives below	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	8a) Protect existing green infrastructure and where possible seek enhancements which provide local benefits and contribute to the wider network.	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Cultural heritage	9) Achieve a net gain in cultural and heritage features in Backwell Parish	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Landscape	10) Preserve and enhance sensitive or locally valued elements of landscape and heritage	Features affected (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	11) Increase access to these landscapes and heritage without harming their overall value	Access opportunities created/enhanced (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Backwell Specific (BS)							
Sustainability Objective	Sustainability Objective	Indicators					

Headings							
Outlying areas	12) Not disadvantaged by development in Backwell	+ve neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Positive sense of place	13) Develop a sense of place both physically and socially	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	
			No plan	0	No significant effect	No significant effect	x
Enable the village centre to thrive in social and economic terms	14) Increase access to shops and services by car, cycle or foot	Measures to improve access ie parking, cycle racks etc	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	15) Improved quality or quantity of shops/services	Number of shops services (+ve, neutral or –ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

	16) Ensure the village retains or improves upon its supply community facilities (recreational educational and cultural)	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Employment	17) Increase employment opportunities to enable more people to work locally	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	18) Enable growth of existing businesses whilst providing opportunities for new ones	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Transport	19) Reduce congestion at peak times and use of rat runs	Number of traffic movements increase/decrease (monitoring of vehicular numbers)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	20) Locate new development on sites and access them in ways that will not add to traffic congestion	Existence of cycle routes, train and bus services	BF	0	No significant effect.	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	21) Improve village centre parking	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Policy 11

BACKWELL FUTURE policy is that new smaller properties within or near to the Local Centre (see Section 9) should be protected from major extensions in order that they remain smaller properties. This would be achieved by the removal of permitted development rights through an Article 4 Direction, under the Town and Country Planning Act, made by the planning authority.

Alternative policy option

Wider application of an Article 4 direction

Predicting and evaluating effects

There is no significant effect on the majority of SA objectives, however or the two which are affected the BF policy scores more positively than the “no plan” option, but equal to the ALT plan option. The decision not to apply this policy over a wider area (as alt plan) was based on “reasonableness” and proximity to the main village centre services.

Mitigating/maximising effects

There are no significant adverse effects of this policy and no suggested changes to policy indicated.

Sustainability Objective Headings	Sustainability Objective	Indicators	Option	Effects over time	Comment/explanation	Characteristics of likely significant events	Adjustments
Required by Legislation (RL)							

Biodiversity, Fauna and flora	1) Avoid development in environmentally sensitive areas	Effect on national and local designations (+ve, neutral or -ve effect) Effect on other known habitats (+ve neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Population and Human health	2) Meet local needs locally	Existence of opportunities (+ve, neutral or -ve effect)	BF	++	Policy objective is to meet local priority housing needs.	Short-long term Permanent	x
			ALT	++	Policy objective is to meet local priority housing needs.	Short-long term Permanent	x
			No plan	0	No equivalent policy to protect existing housing stock.	0	x
	3) Enable Backwell Parish residents to access a range of housing especially affordable	Existence of opportunities (+ve, neutral or -ve effect)	BF	++	Policy objective is to meet local priority housing needs.	Short-long term Permanent	x
			ALT	++	Policy objective is to meet local priority housing needs.	Short-long term Permanent	x

	housing and retirement dwellings		No plan	0	No significant effect	No significant effect	x
Soil	4) Minimise the loss of productive land, especially best and most versatile farmland	Area of BMV agricultural land developed	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Water	5) Preserve and enhance local drainage features (Backwell Lake)	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	6) Minimise flood risk	Area of land developed in flood zone 2	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
		Area of land developed in flood zone 3a or b	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

			No plan	0	No significant effect	No significant effect	x
Air and Climatic factors	7) Improve local usage and/or access to renewable energy sources?	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Material assets (infrastructure)	8) Promote sustainable travel options For transport see Backwell specific objectives below	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	8a) Protect existing green infrastructure and where possible seek enhancements which provide local benefits and contribute to the wider network.	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Cultural heritage	9) Achieve a net gain in cultural	+ve, neutral or -ve effect	BF	0	No significant effect	No significant effect	x

	and heritage features in Backwell Parish		ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Landscape	10) Preserve and enhance sensitive or locally valued elements of landscape and heritage	Features affected (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	11) Increase access to these landscapes and heritage without harming their overall value	Access opportunities created/enhanced (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Backwell							

Specific (BS)							
Sustainability Objective Headings	Sustainability Objective	Indicators					
Outlying areas	12) Not disadvantaged by development in Backwell	+ve neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Positive sense of place	13) Develop a sense of place both physically and socially	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Enable the village centre to thrive in social and economic terms	14) Increase access to shops and services by car, cycle or foot	Measures to improve access ie parking, cycle racks etc	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	15) Improved quality or quantity of shops/services	Number of shops services (+ve, neutral or –ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

			No plan	0	No significant effect	No significant effect	x
	16) Ensure the village retains or improves upon its supply community facilities (recreational educational and cultural)	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
ALT			0	No significant effect	No significant effect	x	
No plan			0	No significant effect	No significant effect	x	
Employment	17) Increase employment opportunities to enable more people to work locally	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	18) Enable growth of existing businesses whilst providing opportunities	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

	for new ones		No plan	0	No significant effect	No significant effect	x
Transport	19) Reduce congestion at peak times and use of rat runs	Number of traffic movements increase/decrease (monitoring of vehicular numbers)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	20) Locate new development on sites and access them in ways that will not add to traffic congestion	Existence of cycle routes, train and bus services	BF	0	No significant effect.	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	21) Improve village centre parking	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Policy 12

BACKWELL FUTURE policy is to support the development of existing and new employment sites within the village, provided that the scale, type of business and locations are compatible with the local environment, and provided that supporting infrastructure, for example access and car parking, are appropriate.

Alternative policy option

No conditions or limitations on nature or scale of employment development.

Predicting and evaluating effects

The policy scores highest in its contribution to meeting local needs, both generally (SO2,) and specifically employment (SO17 and SO18). A similar approach is taken in Core Strategy policy CS32, although the CS policy does not relate development to traffic and access, so does not score so highly on objective SO20. The policy has no significant effect on the majority of policies.

Mitigating/maximising effects

There are no significant adverse effects of this policy and no suggested changes to policy indicated.

Sustainability Objective Headings	Sustainability Objective	Indicators	Option	Effects over time	Comment/explanation	Characteristics of likely significant events	Adjustments
Required by Legislation (RL)							

Biodiversity, Fauna and flora	1) Avoid development in environmentally sensitive areas	Effect on national and local designations (+ve, neutral or -ve effect) Effect on other known habitats (+ve neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Population and Human health	2) Meet local needs locally	Existence of opportunities (+ve, neutral or -ve effect)	BF	++	Policy objective is to meet local employment needs.	Short-long term Permanent	x
			ALT	++	Policy objective is to meet local employment needs.	Short-long term Permanent	x
			No plan	++	CS32 supports appropriate employment development.	Short-long term permanent	x
	3) Enable Backwell Parish residents to	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x

	access a range of housing especially affordable housing and retirement dwellings		ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Soil	4) Minimise the loss of productive land, especially best and most versatile farmland	Area of BMV agricultural land developed	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Water	5) Preserve and enhance local drainage features (Backwell Lake)	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	6) Minimise flood risk	Area of land developed in flood zone 2	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

		Area of land developed in flood zone 3a or b	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Air and Climatic factors	7) Improve local usage and/or access to renewable energy sources?	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Material assets (infrastructure)	8) Promote sustainable travel options For transport see Backwell specific objectives below	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	8a) Protect existing green infrastructure and where possible seek enhancements	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

	which provide local benefits and contribute to the wider network.		No plan	0	No significant effect	No significant effect	x
Cultural heritage	9) Achieve a net gain in cultural and heritage features in Backwell Parish	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Landscape	10) Preserve and enhance sensitive or locally valued elements of landscape and heritage	Features affected (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	11) Increase access to these landscapes and heritage without harming their overall value	Access opportunities created/enhanced (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

			No plan	0	No significant effect	No significant effect	x
Backwell Specific (BS)							
Sustainability Objective Headings	Sustainability Objective	Indicators					
Outlying areas	12)Not disadvantaged by development in Backwell	+ve neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Positive sense of place	13) Develop a sense of place both physically and socially	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Enable the village centre to thrive in social and economic	14) Increase access to shops and services by car,	Measures to improve access ie parking, cycle racks etc	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

terms	cycle or foot		No plan	0	No significant effect	No significant effect	x	
	15) Improved quality or quantity of shops/services	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x	
			ALT	0	No significant effect	No significant effect	x	
			No plan	0	No significant effect	No significant effect	x	
	16) Ensure the village retains or improves upon its supply community facilities (recreational educational and cultural)	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x	
			ALT	0	No significant effect	No significant effect	x	
			No plan	0	No significant effect	No significant effect	x	
	Employment	17) Increase employment opportunities to enable more people to work locally	Existence of opportunities (+ve, neutral or -ve)	BF	++	Policy objective is to meet local employment needs.	Short-long term Permanent	x
				ALT	++	Policy would promote local employment.	Short-long term Permanent	x
No plan				++	Policy to allow appropriate development in villages to promote	Short-long term Permanent	x	

					greater self containment.		
	18) Enable growth of existing businesses whilst providing opportunities for new ones	Existence of opportunities (+ve, neutral or -ve)	BF	++	Policy objective is to meet local employment needs.	Short-long term Permanent	x
ALT			++	Policy would promote local employment.	Short-long term Permanent	x	
No plan			++	Policy to allow appropriate development in villages to promote greater self containment.	Short-long term Permanent	x	
Transport	19) Reduce congestion at peak times and use of rat runs	Number of traffic movements increase/decrease (monitoring of vehicular numbers)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	20) Locate new development on sites and access them in	Existence of cycle routes, train and bus services	BF	+	Policy does not explicitly state that development proposals should not	Short-long permanent	x

	ways that will not add to traffic congestion				add to traffic congestion, but is inferred by reference to compatibility with local environment and appropriateness.		
			ALT	+	Policy does not explicitly state that development proposals should not add to traffic congestion, but is inferred by reference to compatibility with local environment and appropriateness.	Short-long permanent	x
			No plan	0	No significant effect	No significant effect	x
	21) Improve village centre parking	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Site allocations

Site A and B Mixed use on 3ha at Moor Lane

Site C Housing on 0.23 ha at Manor Farm, West Town Road (north of New In public house

Site D and E small dwellings (business use/smaller market housing with 30% affordable)

Alternative policy option

The site selection process for BF followed the criteria below:

Not in the green belt

Not in a strategic gap

Within the settlement boundary

Not on land with an environmental designation

Within an area of acceptably low flood risk

Not on land designated Local Green Space

Site is available with the prospect of delivery

Not containing the best and most versatile agricultural land.

The assessment of the BF option therefore takes into account that the resulting sites meet these criteria (with one exception as identified) in assessing against alternative options.

It has not been possible to identify alternative policy options which also are not contrary to CS policy 14 or CS32, or other policies of the plan which protect wildlife, green belt, land at flood risk or BMV agricultural land. No alternative option is therefore identified other than the “no plan” option. The “no plan” option differs from the BF option in that CS32 allows for residential development outside settlement boundaries where this is supported by the local community.

Predicting and evaluating effects

The site allocations have no significant effect on the majority of the SO's and are in common with the "no plan" option in this respect. The BF option scores higher than the "no plan" option in 4 cases and has equal positive effects in relation to growth of employment opportunities (17 and 18), minimising flood risk, minimising loss of BMV agricultural land. Where policies do not achieve a full positive score there are no means of enhancing the policy suggested, because no alternative sites meeting the selection criteria were identified as available to allocate.

Although there are no negative effects of the allocations, a mixed effect results from effect on sensitive areas (SO1). This affects both the "no plan" and BF options. The parish of Backwell is, along with many other areas the subject of a bat SAC 5km consultation zone and is relatively close to the greater horseshoe bat maternity roost at Brockley Hall stables. There are Lesser Horse shoe bat roosts at Tynesfield to the north east which affect some parts of the south and east of Backwell. Any development in Backwell would therefore be in affected areas, however rather than achieving a negative score, a mixed score derives from the fact that mitigation measures can be put in place to alleviate significant adverse affects.

A larger employment site allocation in RLP at Moor Lane would bring more employment opportunities to Backwell than the allocation of the same site for mixed uses in BF would. This has not been implemented, however despite a RLP allocation for some years. Re-allocation the site for mixed uses of residential and employment identified in BF may make the site more attractive for development, so effect may be equal. This approach is being followed in the emerging Sites and Policies DPD.

Mitigating/maximising effects

There are no significant adverse effects of the BF policy. Any necessary mitigation can be put in place relating to SO1 as part of the detailed planning application process. There are no suggested improvements to the site allocations.

Sustainability Objective Headings	Sustainability Objective	Indicators	Option	Effects over time	Comment/explanation	Characteristics of likely significant events	Adjustments
Required by							

Legislation (RL)							
Biodiversity, Fauna and flora	1) Avoid development in environmentally sensitive areas	Effect on national and local designations (+ve, neutral or -ve effect) Effect on other known habitats (+ve neutral or -ve)	BF	=	Development allocated in affected areas, but mitigation measures can be agreed. The area of Backwell Parish is covered by the 5km protection zone for the bat SAC, so any site would be subject to consideration in this respect. The BF plan itself does not contain policies for mitigating any significant adverse effects, however CS3 and RLP policies ECH 11 and ECH 12 address this issue. An HRA screening assessment has been completed particularly in relation to the re-allocations at Moor Lane. Some temporary disruption	Short-long temporary	Mitigation measures can be put in place at detailed planning application stage to address any significant adverse effects.

					may be evident during development phase if species relocation is necessary.		
			ALT	x	x	x	x
			No plan	=	Site allocation in RLP at Moor Lane for employment applies as above. CS3 and RLP policies ECH 11 and ECH 12 address this issue. An HRA screening assessment has been completed particularly in relation to the re-allocations at Moor Lane. Some temporary disruption may be evident during development phase if species relocation is necessary.	Short-long temporary	Mitigation measures can be put in place at detailed planning application stage to address any significant adverse effects.
Population and Human health	2) Meet local needs locally	Existence of opportunities	BF	+	Effect could be enhanced by	Short-long permanent	x

		(+ve, neutral or -ve effect)			allocation of additional sites for retirement/affordable homes, however no suitable sites were identified		
			ALT	x	x	x	x
			No plan	?	Uncertain effect CS policy is presumption in favour but no certainty of delivery	Uncertain effect	x
	3) Enable Backwell Parish residents to access a range of housing especially affordable housing and retirement dwellings	Existence of opportunities (+ve, neutral or -ve effect)	BF	+	Effect could be enhanced by allocation of additional sites for retirement/affordable homes, however no suitable sites were identified	Short-long permanent	x
			ALT	x	x	x	x
			No plan	?	Uncertain. Policy presumption for locally supported housing etc	uncertain	x

					development, but no site allocation.		
Soil	4) Minimise the loss of productive land, especially best and most versatile farmland	Area of BMV agricultural land developed	BF	++	Positive, not suggestions for enhancing effect	Short-long permanent	x
			ALT	x	x	x	x
			No plan	++	Positive, not suggestions for enhancing effect	Short-long permanent	x
Water	5) Preserve and enhance local drainage features (Backwell Lake)	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	6) Minimise flood risk	Area of land developed in flood zone 2	BF	++	Positive, not suggestions for enhancing effect	Short-long permanent	x
			ALT	x	x	x	x
			No plan	++	Positive, not suggestions for enhancing effect	Short-long permanent	x
		Area of land	BF	++	Positive, not	Short-long	x

		developed in flood zone 3a or b			suggestions for enhancing effect	permanent	
			ALT	x	x	x	x
			No plan	++	Positive, not suggestions for enhancing effect	Short-long permanent	x
Air and Climatic factors	7) Improve local usage and/or access to renewable energy sources?	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Material assets (infrastructure)	8) Promote sustainable travel options For transport see Backwell specific objectives below	Existence of opportunities (+ve, neutral or -ve effect)	BF	?	Uncertain. Sites are inside settlement boundary and D and E particularly are close to village centre facilities, so may reduce car use.	Uncertain	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	8a) Protect existing green infrastructure	Existence of opportunities (+ve, neutral or	BF	0	No significant effect	No significant effect	x

	and where possible seek enhancements which provide local benefits and contribute to the wider network.	-ve effect)	ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Cultural heritage	9) Achieve a net gain in cultural and heritage features in Backwell Parish	+ve, neutral or -ve effect	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Landscape	10) Preserve and enhance sensitive or locally valued elements of landscape and heritage	Features affected (+ve, neutral or -ve effect)	BF	++	Positive- part of site selection criteria	Long term permanent	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	11) Increase access to these landscapes and	Access opportunities created/enhanc	BF	0	No significant effect	No significant effect	x

	heritage without harming their overall value	ed (+ve, neutral or –ve effect	ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Backwell Specific (BS)							
Sustainability Objective Headings	Sustainability Objective	Indicators					
Outlying areas	12)Not disadvantaged by development in Backwell	+ve neutral or –ve effect	BF	?	Planning policy precludes similar forms of development in Downside	uncertain	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Positive sense of place	13) Develop a sense of place both physically	Existence of opportunities (+ve, neutral or	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x

	and socially	–ve effect)	No plan	0	No significant effect	No significant effect	x
Enable the village centre to thrive in social and economic terms	14) Increase access to shops and services by car, cycle or foot	Measures to improve access ie parking, cycle racks etc	BF	+	Development on D and E are particularly well placed for accessing shops and services on foot. Other sites are more remote and pedestrian access can't be guaranteed. Lack of alternative sites precludes any changes to policy however.	Short-long permanent	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	15) Improved quality or quantity of shops/services	Number of shops services (+ve, neutral or –ve)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	16) Ensure the village retains or improves upon	Number of shops services (+ve, neutral or	BF	0	No significant effect	No significant effect	x

	its supply community facilities (recreational educational and cultural)	-ve)	ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Employment	17) Increase employment opportunities to enable more people to work locally	Existence of opportunities (+ve, neutral or -ve)	BF	++	Positive effect	Positive effect	x
			ALT	x	x	x	x
			No plan	++	Positive effect. Larger site allocation in RLP, however not implemented. Smaller mixed use site id in B may have more potential for development. so potentially equal in effect	Positive effect	x
	18) Enable growth of existing businesses whilst providing opportunities	Existence of opportunities (+ve, neutral or -ve)	BF	++	Positive effect	Positive effect	x
ALT			x	x	x	x	

	for new ones		No plan	++	Positive effect	Positive effect	x
Transport	19) Reduce congestion at peak times and use of rat runs	Number of traffic movements increase/decrease (monitoring of vehicular numbers)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	20) Locate new development on sites and access them in ways that will not add to traffic congestion	Existence of cycle routes, train and bus services	BF	++	Moor Lane site is adjacent train station and bus route. Sub text to policy seeks to improve parking on adjacent roads as condition of development. This is more relevant to residential allocation on part of the site.	Short-long term Permanent	x
			ALT	x	x	x	x
			No plan	+	Moor Lane site is adjacent train station and bus route.	No significant effect	x
	21) Improve	Existence of	BF	0	No significant effect	No significant	x

	village centre parking	opportunities (+ve, neutral or -ve)				effect	
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x

Policy 13

To support future planning proposals for additional retail outlets provided the locations are suitable for the types of business and nearby parking is adequate or more is provided.

Alternative policy option

No conditions/limitations on retail development.

Predicting and evaluating effects

The “No plan” option (CS21) scores as highly as the BF option in terms of meeting local needs, however does not include the requirement for adequate parking. As a result the No Plan option scores lower on SO21.

Mitigating/maximising effects

There are no significant adverse effects of this policy and no suggested changes to policy indicated.

Sustainability Objective Headings	Sustainability Objective	Indicators	Option	Effects over time	Comment/explanation	Characteristics of likely significant events	Adjustments
Required by Legislation (RL)							
Biodiversity, Fauna and flora	1) Avoid development in environmentally	Effect on national and local	BF	0	No significant effect	No significant effect	x

	sensitive areas	designations (+ve, neutral or -ve effect)	ALT	0	No significant effect	No significant effect	x
		Effect on other known habitats (+ve neutral or - ve)	No plan	0	No significant effect	No significant effect	x
Population and Human health	2) Meet local needs locally	Existence of opportunities (+ve, neutral or -ve effect)	BF	++	Policy objective is to support additional shops which will provide more services locally.	Short-long term Permanent	x
			ALT	++	Policy objective is to support additional shops which will provide more services locally.	Short-long term Permanent	x
			No plan	++	Policy objective is to support additional shops which will provide more services locally.	Short-long term Permanent	x
	3) Enable Backwell Parish residents to	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x

	access a range of housing especially affordable housing and retirement dwellings		ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Soil	4) Minimise the loss of productive land, especially best and most versatile farmland	Area of BMV agricultural land developed	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Water	5) Preserve and enhance local drainage features (Backwell Lake)	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	6) Minimise flood risk	Area of land developed in flood zone 2	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

		Area of land developed in flood zone 3a or b	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Air and Climatic factors	7) Improve local usage and/or access to renewable energy sources?	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Material assets (infrastructure)	8) Promote sustainable travel options For transport see Backwell specific objectives below	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	8a) Protect existing green infrastructure and where possible seek enhancements	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

	which provide local benefits and contribute to the wider network.		No plan	0	No significant effect	No significant effect	x
Cultural heritage	9) Achieve a net gain in cultural and heritage features in Backwell Parish	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Landscape	10) Preserve and enhance sensitive or locally valued elements of landscape and heritage	Features affected (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	11) Increase access to these landscapes and heritage without harming their overall value	Access opportunities created/enhanced (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

			No plan	0	No significant effect	No significant effect	x
Backwell Specific (BS)							
Sustainability Objective Headings	Sustainability Objective	Indicators					
Outlying areas	12)Not disadvantaged by development in Backwell	+ve neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Positive sense of place	13) Develop a sense of place both physically and socially	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Enable the village centre to thrive in social and economic	14) Increase access to shops and services by car,	Measures to improve access ie parking, cycle racks etc	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

terms	cycle or foot		No plan	0	No significant effect	No significant effect	x
	15) Improved quality or quantity of shops/services	Number of shops services (+ve, neutral or -ve)	BF	++	Policy is to support additional shops which will provide more services locally.	Short-long term Permanent	x
			ALT	++	Policy will support additional shops which will provide more services locally.	Short-long term Permanent	x
			No plan	++	Policy is to support additional shops which will provide more services locally.	Short-long term Permanent	x
	16) Ensure the village retains or improves upon its supply community facilities (recreational educational and cultural)	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Employment	17) Increase employment opportunities to enable more people to work locally	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	18) Enable growth of existing businesses whilst providing opportunities for new ones	Existence of opportunities (+ve, neutral or -ve)	BF	++	Policy will meet local retail businesses needs.	Short-long term Permanent	x
			ALT	++	Policy will meet local retail businesses needs.	Short-long term Permanent	x
			No plan	++	Policy will meet local retail businesses needs.	Short-long term Permanent	x
Transport	19) Reduce congestion at peak times and use of rat runs	Number of traffic movements increase/decrease (monitoring)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

		of vehicular numbers)	No plan	0	No significant effect	No significant effect	x
20) Locate new development on sites and access them in ways that will not add to traffic congestion	Existence of cycle routes, train and bus services	BF	0	No significant effect	No significant effect	x	
		ALT	0	No significant effect	No significant effect	x	
		No plan	0	No significant effect	No significant effect	x	
21) Improve village centre parking	Existence of opportunities (+ve, neutral or -ve)	BF	?	Uncertain, as additional parking may be provided as a result of development proposals but only if needed to support the proposals.	Uncertain	x	
		ALT	?	Uncertain, as additional parking may be provided as a result of development proposals but only if needed to support the proposals.	Uncertain	x	
		No plan	0	No significant effect	No significant effect	x	

Policy 14 (i)

Designation of a 'local centre'. The map below shows the area that *BACKWELL FUTURE* designates the 'local centre'.

Development proposals for suitable shops, businesses and services in this centre will be supported provided that they:

- are of an appropriate size;
- support the creation of a safer, more attractive and accessible shopping and business environment;
- improve the mix of uses in the centre.

Alternative policy option

BF objective 7 is to ensure that existing shops, office and light industry are able to develop and modernise appropriately, although there is no objective for new village centre uses. An alternative policy option may therefore be simply not to identify a village centre area but to apply the criteria to development proposals which effect existing businesses.

Predicting and evaluating effects

The policy is almost identical to CS 21 with the exception that BF does not explicitly deal with the loss of town centre uses, but this is dealt with in policy BF14 ii.

Although ALT score is substantially the same as BF on sustainability grounds, there are good planning reasons to prefer the BF policy and therefore no changes to policy are indicated. A practical change would be to combine BF 14 i and BF 14ii into one policy as in the Core Strategy, but this is not indicated on sustainability grounds.

There is no identified difference (when viewed alongside BF 14ii) in having a policy locally and relying solely on existing strategic and local policy, in terms of effects on the SA objectives.

Mitigating/maximising effects

There are no significant adverse effects of this policy and no suggested changes to policy indicated.

Sustainability	Sustainability	Indicators	Option	Effects	Comment/explanati	Characteristics	Adjustments
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Objective Headings	Objective			over time	on	of likely significant events	
Required by Legislation (RL)							
Biodiversity, Fauna and flora	1) Avoid development in environmentally sensitive areas	Effect on national and local designations (+ve, neutral or -ve effect) Effect on other known habitats (+ve neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Population and Human health	2) Meet local needs locally	Existence of opportunities (+ve, neutral or -ve effect)	BF	+	Policy objective is to support additional shops, businesses and services which will provide more services locally, but no protection of existing town centre uses in order to retain existing supply of shops for local residents. This is	Short-long term Permanent	x

					dealt with in policy BF 14 ii however, so no policy change is indicated.		
			ALT	+	Would help existing businesses but not help new.	Short-long term Permanent	x
			No plan	++	Policy objective is to support additional shops, businesses and services which will provide more services locally.	Short-long term Permanent	x
	3) Enable Backwell Parish residents to access a range of housing especially affordable housing and retirement dwellings	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Soil	4) Minimise the loss of	Area of BMV agricultural land	BF	0	No significant effect	No significant effect	x

	productive land, especially best and most versatile farmland	developed	ALT	0	No significant effect	No significant effect	x
No plan			0	No significant effect	No significant effect	x	
Water	5) Preserve and enhance local drainage features (Backwell Lake)	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	6) Minimise flood risk	Area of land developed in flood zone 2	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
		Area of land developed in flood zone 3a or b	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Air and Climatic factors	7) Improve local usage and/or access to renewable	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

	energy sources?		No plan	0	No significant effect	No significant effect	x
Material assets (infrastructure)	8) Promote sustainable travel options For transport see Backwell specific objectives below	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	8a) Protect existing green infrastructure and where possible seek enhancements which provide local benefits and contribute to the wider network.	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Cultural heritage	9) Achieve a net gain in cultural and heritage features in Backwell Parish	+ve, neutral or -ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Landscape	10) Preserve and enhance sensitive or locally valued elements of landscape and heritage	Features affected (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	11) Increase access to these landscapes and heritage without harming their overall value	Access opportunities created/enhanced (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Backwell Specific (BS)							
Sustainability Objective	Sustainability Objective	Indicators					

Headings							
Outlying areas	12)Not disadvantaged by development in Backwell	+ve neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Positive sense of place	13) Develop a sense of place both physically and socially	Existence of opportunities (+ve, neutral or –ve effect)	BF	?	Uncertain effect. Retention and development of existing town centre uses may help generate a sense of place.	No significant effect	x
			ALT	?	Uncertain effect. Retention and development of existing town centre uses may help generate a sense of place.	No significant effect	x
			No plan	?	Uncertain effect. Retention and development of existing town centre uses may help generate a sense of place.	No significant effect	x

Enable the village centre to thrive in social and economic terms	14) Increase access to shops and services by car, cycle or foot	Measures to improve access ie parking, cycle racks etc	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	15) Improved quality or quantity of shops/services	Number of shops services (+ve, neutral or -ve)	BF	++	Policy is to support existing shops, businesses and services which will improve quality and allow appropriate new businesses.	Short-long term Permanent	x
			ALT	++	Policy is to support existing shops, businesses and services which will improve quality and allow appropriate new businesses.	Short-long term Permanent	x
			No plan	++	Policy is to support existing shops, businesses and services which will improve quality and allow appropriate	Short-long term Permanent	x

					new businesses.		
	16) Ensure the village retains or improves upon its supply community facilities (recreational educational and cultural)	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
ALT			0	No significant effect	No significant effect	x	
No plan			0	No significant effect	No significant effect	x	
Employment	17) Increase employment opportunities to enable more people to work locally	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	18) Enable growth of existing businesses whilst providing opportunities for new ones	Existence of opportunities (+ve, neutral or -ve)	BF	++	Policy aims to meet local town centre business needs.	Short-long term Permanent	x
			ALT	++	Policy objective is to meet local town centre business	Short-long term Permanent	x

					needs.		
			No plan	++	Policy objective is to meet local town centre business needs.	Short-long term Permanent	x
Transport	19) Reduce congestion at peak times and use of rat runs	Number of traffic movements increase/decrease (monitoring of vehicular numbers)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	20) Locate new development on sites and access them in ways that will not add to traffic congestion	Existence of cycle routes, train and bus services	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	21) Improve village centre parking	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x

			No plan	0	No significant effect	No significant effect	x
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Required by Legislation (RL)							
Biodiversity, Fauna and flora	1) Avoid development in environmentally sensitive areas	Effect on national and local designations (+ve, neutral or -ve effect) Effect on other known habitats (+ve neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Population and Human health	2) Meet local needs locally	Existence of opportunities (+ve, neutral or -ve effect)	BF	++	Policy aim is to ensure that the village centre remains viable and meets local needs.	Short-long term Permanent	x
			ALT	x	x	x	x
			No plan	++	Policy aim is to ensure that the village centre remains viable and meets local needs.	Short-long term Permanent	x

	3) Enable Backwell Parish residents to access a range of housing especially affordable housing and retirement dwellings	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Soil	4) Minimise the loss of productive land, especially best and most versatile farmland	Area of BMV agricultural land developed	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Water	5) Preserve and enhance local drainage features (Backwell Lake)	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	6) Minimise flood risk	Area of land developed in	BF	0	No significant effect	No significant effect	x

		flood zone 2	ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
		Area of land developed in flood zone 3a or b	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Air and Climatic factors	7) Improve local usage and/or access to renewable energy sources?	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Material assets (infrastructure)	8) Promote sustainable travel options For transport see Backwell specific objectives below	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	8a) Protect existing green infrastructure	Existence of opportunities (+ve, neutral or	BF	0	No significant effect	No significant effect	x

	and where possible seek enhancements which provide local benefits and contribute to the wider network.	-ve effect)	ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Cultural heritage	9) Achieve a net gain in cultural and heritage features in Backwell Parish	+ve, neutral or -ve effect	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Landscape	10) Preserve and enhance sensitive or locally valued elements of landscape and heritage	Features affected (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	11) Increase access to these landscapes and	Access opportunities created/enhanc	BF	0	No significant effect	No significant effect	x

	heritage without harming their overall value	ed (+ve, neutral or –ve effect	ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
							x
Backwell Specific (BS)							x
Sustainability Objective Headings	Sustainability Objective	Indicators					x
							x
Outlying areas	12)Not disadvantaged by development in Backwell	+ve neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Positive sense of place	13) Develop a sense of place both physically and socially	Existence of opportunities (+ve, neutral or –ve effect)	BF	?	Uncertain effect. Retention and development of existing town centre uses may help generate a sense of place.	No significant effect	x

			ALT	x	x	x	x
			No plan	?	Uncertain effect. Retention and development of existing town centre uses may help generate a sense of place.	No significant effect	x
Enable the village centre to thrive in social and economic terms	14) Increase access to shops and services by car, cycle or foot	Measures to improve access ie parking, cycle racks etc	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	15) Improved quality or quantity of shops/services	Number of shops services (+ve, neutral or -ve)	BF	+	Controls loss rather than promoting more, but this is covered in policy 14i, so no change to policy is indicated.	Short-long permanent	x
			ALT	x	x	x	x
			No plan	++	Positive in principle.	Short to long permanent	x

	16) Ensure the village retains or improves upon its supply community facilities (recreational educational and cultural)	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Employment	17) Increase employment opportunities to enable more people to work locally	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	18) Enable growth of existing businesses whilst providing opportunities for new ones	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect. Policy BF 14 i deals with this aspect	No significant effect	x
			ALT	x	x	x	x
			No plan	++	Positive in principle	Short-long term Permanent	x

Transport	19) Reduce congestion at peak times and use of rat runs	Number of traffic movements increase/decrease (monitoring of vehicular numbers)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	20) Locate new development on sites and access them in ways that will not add to traffic congestion	Existence of cycle routes, train and bus services	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	21) Improve village centre parking	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x

Policy 14 (iii)

When shops, business and service premises are re-developed, or a change of use is proposed from an existing residential property, in the local centre, the opportunity will be taken to secure, within the premises, customer parking for the benefit of the local centre.

Note: Adequate customer parking is essential to the viability of a local centre. Section 10 describes the current deficiencies and makes proposals for improving parking near to the village shops.

Alternative policy option

Not secure parking as part of redevelopment proposals within village centre

Predicting and evaluating effects

The policy scores positively on four SO's in contrast to no significant effect for both "no plan" and Alt options. Negative effects are predicted in relation to the promotion of sustainable transport, however. Creating additional village centre parking opportunities may dissuade customers from adopting sustainable travel options to use the village centre services. Attractiveness and viability of the village centre is a greater priority than mode of transport, however and therefore no mitigation measures are suggested. Other BFpolicies encourage measures to increase sustainable access to village centre.

Mitigating/maximising effects

Although there are significant adverse effects of this policy in relation to promoting sustainable transport, the advantages in other areas are considered to outweigh this and there are no changes to policy indicated.

Sustainability Objective Headings	Sustainability Objective	Indicators	Option	Effects over time	Comment/explanation	Characteristics of likely significant events	Adjustments
Required by Legislation							

(RL)							
Biodiversity, Fauna and flora	1) Avoid development in environmentally sensitive areas	Effect on national and local designations (+ve, neutral or -ve effect) Effect on other known habitats (+ve neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Population and Human health	2) Meet local needs locally	Existence of opportunities (+ve, neutral or -ve effect)	BF	++	Policy objective is to increase access to the village centre in order to meet local needs.	Short-long term Permanent	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	3) Enable Backwell Parish residents to	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x

	access a range of housing especially affordable housing and retirement dwellings		ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Soil	4) Minimise the loss of productive land, especially best and most versatile farmland	Area of BMV agricultural land developed	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	
Water	5) Preserve and enhance local drainage features (Backwell Lake)	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	6) Minimise flood risk	Area of land developed in flood zone 2	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

		Area of land developed in flood zone 3a or b	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Air and Climatic factors	7) Improve local usage and/or access to renewable energy sources?	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Material assets (infrastructure)	8) Promote sustainable travel options For transport see Backwell specific objectives below	Existence of opportunities (+ve, neutral or -ve effect)	BF	--	Negative in principle. Creating additional village centre parking opportunities may dissuade customers from adopting sustainable travel options to use the village centre services.	Short to long term permanent	Attractiveness and viability of the village centre is a greater priority than mode of transport, therefore no mitigation measures are suggested. Other policies encourage measures to increase sustainable access to

							village centre.
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	8a) Protect existing green infrastructure and where possible seek enhancements which provide local benefits and contribute to the wider network.	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Cultural heritage	9) Achieve a net gain in cultural and heritage features in Backwell Parish	+ve, neutral or -ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Landscape	10) Preserve and enhance sensitive or	Features affected (+ve, neutral or -ve	BF	0	No significant effect	No significant effect	x

	locally valued elements of landscape and heritage	effect)	ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	11) Increase access to these landscapes and heritage without harming their overall value	Access opportunities created/enhanced (+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Backwell Specific (BS)							
Sustainability Objective Headings	Sustainability Objective	Indicators					
Outlying areas	12)Not disadvantaged	+ve neutral or –ve effect	BF	++	Additional parking will make it easier for	Short-long term permanent	x

	by development in Backwell				residents outside the village to access village centre services.		
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Positive sense of place	13) Develop a sense of place both physically and socially	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Enable the village centre to thrive in social and economic terms	14) Increase access to shops and services by car, cycle or foot	Measures to improve access ie parking, cycle racks etc	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	15) Improved quality or quantity of shops/services	Number of shops services (+ve, neutral or -ve)	BF	++	Intended effect is to make shops/services more viable by creating better parking, thereby encouraging additional units.	Short-long term permanent	x

			ALT	0	No significant effect	No significant effect	x	
			No plan	0	No significant effect	No significant effect	x	
	16) Ensure the village retains or improves upon its supply community facilities (recreational educational and cultural)	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x	
			ALT	0	No significant effect	No significant effect	x	
			No plan	0	No significant effect	No significant effect	x	
Employment	17) Increase employment opportunities to enable more people to work locally	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x	
				ALT	0	No significant effect	No significant effect	x
				No plan	0	No significant effect	No significant effect	x
		18) Enable growth of existing	Existence of opportunities (+ve, neutral or	BF	0	No significant effect	No significant effect	x

	businesses whilst providing opportunities for new ones	-ve)	ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Transport	19) Reduce congestion at peak times and use of rat runs	Number of traffic movements increase/decrease (monitoring of vehicular numbers)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	20) Locate new development on sites and access them in ways that will not add to traffic congestion	Existence of cycle routes, train and bus services	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	21) Improve village centre parking	Existence of opportunities (+ve, neutral or -ve)	BF	++	Positive effect.	Short-long term permanent	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Policy 15

BACKWELL FUTURE policy is that, having regard for the likely availability of financial resources, a parking strategy is implemented in the following order:

- 1. The Parish Council, with assistance from Sustainable Backwell, promote initiatives to reduce car travel and the need for car parking spaces. An example would be the provision of more cycle racks.**
- 2. Local businesses are encouraged to review arrangements for the parking of staff cars away from the lay-bys near shops.**
- 3. The Parish Council consults residents and businesses about proposed parking restrictions, and funds the cost of traffic regulation orders.**
- 4. The Parish Council seek to secure public car spaces on the Etrick Garage frontage should a planning application be received to redevelop that site.**
- 5. The Parish Council develops a scheme to widen layby parking in Rodney Road in conjunction with North Somerset Council.**

Alternative policy option

There are no reasonable policy alternatives. One option of not implementing a parking strategy is already represented by the “no plan” option. There is also no basis for suggesting alternative proposals to those indicated.

Predicting and evaluating effects

Positive effects are predicted for four SO's in contrast to “no significant effect” for the “no plan” option. There is a mixed effect in relation to the promotion of sustainable transport options as whilst the policy indicates that sustainable transport options will be promoted within the community, there is also the intention of seeking additional car parking opportunities to access village centre services.

Mitigating/maximising effects

There are no significant adverse effects of this policy, however the “mixed” effect on SO 8 highlights a sustainability tension within the plan. This the desire to increase the popularity and viability of village centre shops and services by providing better parking arrangements, yet strengthening it's sustainability.

The policy could be improved by removing references to increasing parking opportunities, since this would not be in explicit conflict with BF objectives which is “to take account of traffic congestion and parking problems”. This would bring it direct conflict with SO 21 however which is to increase parking in the village centre.

Sustainability Objective Headings	Sustainability Objective	Indicators	Option	Effects over time	Comment/explanation	Characteristics of likely significant events	Adjustments
Required by Legislation (RL)							
Biodiversity, Fauna and flora	1) Avoid development in environmentally sensitive areas	Effect on national and local designations (+ve, neutral or -ve effect) Effect on other known habitats (+ve neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Population and Human health	2) Meet local needs locally	Existence of opportunities (+ve, neutral or -ve effect)	BF	++	Increasing the ease of accessing local shops and services will encourage needs to be met locally.	Short-long term Permanent	x

			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	3) Enable Backwell Parish residents to access a range of housing especially affordable housing and retirement dwellings	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Soil	4) Minimise the loss of productive land, especially best and most versatile farmland	Area of BMV agricultural land developed	BF	0	No significant effect	No significant effect	x
				ALT	x	x	x
				No plan	0	No significant effect	No significant effect
Water	5) Preserve and enhance	+ve, neutral or -ve effect	BF	0	No significant effect	No significant effect	x

	local drainage features (Backwell Lake)		ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	6) Minimise flood risk	Area of land developed in flood zone 2	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
		Area of land developed in flood zone 3a or b	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	Air and Climatic factors	7) Improve local usage and/or access to renewable energy sources?	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect
ALT				x	x	x	x
No plan				0	No significant effect	No significant effect	x
Material assets (infrastructure)	8) Promote sustainable travel options For transport see Backwell specific objectives	Existence of opportunities (+ve, neutral or -ve effect)	BF	=	Mixed effect. Some sustainable transport options are being considered, however creating additional village centre parking opportunities may	Short to long term permanent	Remove options for increasing number of parking spaces

	below				dissuade customers from adopting sustainable travel options to use the village centre services.		
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	8a) Protect existing green infrastructure and where possible seek enhancements which provide local benefits and contribute to the wider network.	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Cultural heritage	9) Achieve a net gain in cultural and heritage features in Backwell Parish	+ve, neutral or -ve effect	BF	0	No significant effect	No significant effect	x
				ALT	x	x	x
				No plan	0	No significant effect	No significant effect

Landscape	10) Preserve and enhance sensitive or locally valued elements of landscape and heritage	Features affected (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	11) Increase access to these landscapes and heritage without harming their overall value	Access opportunities created/enhanced (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Backwell Specific (BS)							
Sustainability Objective	Sustainability Objective	Indicators					

Headings							
Outlying areas	12) Not disadvantaged by development in Backwell	+ve neutral or –ve effect	BF	++	Additional parking will make it easier for residents outside the village to access village centre services.	Short-long term permanent	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Positive sense of place	13) Develop a sense of place both physically and socially	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Enable the village centre to thrive in social and economic terms	14) Increase access to shops and services by car, cycle or foot	Measures to improve access ie parking, cycle racks etc	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	15) Improved quality or quantity of shops/services	Number of shops services (+ve, neutral or –ve)	BF	++	Intended effect is to make shops/services more viable by creating better cycle and vehicular	Short-long term permanent	x

					parking, thereby encouraging additional units.		
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	16) Ensure the village retains or improves upon its supply community facilities (recreational educational and cultural)	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Employment	17) Increase employment opportunities to enable more people to work locally	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x

	18) Enable growth of existing businesses whilst providing opportunities for new ones	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Transport	19) Reduce congestion at peak times and use of rat runs	Number of traffic movements increase/decrease (monitoring of vehicular numbers)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	20) Locate new development on sites and access them in ways that will not add to traffic congestion	Existence of cycle routes, train and bus services	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	21) Improve village centre parking	Existence of opportunities (+ve, neutral or	BF	++	Positive effect.	Short-long term permanent	x
			ALT	x	x	x	x

		-ve)	No plan	0	No significant effect	No significant effect	x
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Policy 16

BACKWELL FUTURE policy is for no change of use, or land management, for the LGS areas. The land should continue to be farmed and the traditional pattern of recreational use, by the community, safeguarded to secure a sustainable co-existence.

Alternative policy option

The Backwell future Plan puts forward two options for those areas of land should be designated as Local Green Space. Option A, which is the provisional recommendation of the Parish Council and Option B, which is favoured by Backwell Residents Association and Backwell Environment Trust. Option A is taken as being the BF option for the purposes of the SA appraisal and Option B is taken as being the Alternative option (ALT)

Predicting and evaluating effects

There are four SO indicators where the BF and ALT options have anything other than “no significant effect”. These relate to protection of habitats, minimising loss of BMV agricultural land, green infrastructure and landscape. For three of these indicators they perform better than the “no plan” option.

The LGS policy has the effect of safeguarding the designated area from development. NPPF allows allocation of LGS but no designations exist in current planning policy documents. The “no plan” option relies on existing nature conservation policies CS4 and RLP ECH/11 (protects nationally or internationally protected habitats or species) or ECH/12 (SAC's). These do not necessarily rule out development provided satisfactory mitigation measures can be implemented. The LGS policy on the other hand rules out development and effectively treats the area as green belt, so is a more effective policy in preventing development which may effect known habitats or protected areas. The “no plan” option therefore scores positively, but could be enhanced by introducing LGS designations into emerging policy documents. The existence of a LGS policy on the other hand has a positive in principle effect for both the BF and ALT options.

Mitigating/maximising effects

The greater the extent of the LGS designation the greater the area protected (primarily BAT SAC) under SO 1 and also BMV agricultural land SO4. The NPPF precludes the designation of extensive areas, however which is the limiting factor. Consultation on the draft BF Plan will establish which option or variation thereof will be chosen, so no changes to the policy are indicated at present.

Sustainability Objective Headings	Sustainability Objective	Indicators	Option	Effects over time	Comment/explanation	Characteristics of likely significant events	Adjustments
Required by Legislation (RL)							
Biodiversity, Fauna and flora	1) Avoid development in environmentally sensitive areas	Effect on national and local designations (+ve, neutral or -ve effect) Effect on other known habitats (+ve neutral or -ve)	BF	++	Positive in principle	Long term Permanent	x
			ALT	++	Positive and covers a more extensive area than option A, so therefore protects a greater area of BAT SAC. Evidence is currently being gathered by Backwell Residents Association to support the extent of the proposed designation. This may identify additional habitats which would be positively affected by	Long term permanent	x The greater the extent of the area designated LGS the more widespread effect on this sustainability objective.

					the designation.		
			No plan	+	No equivalent LGS policy in CS but CS policy 4 and RLP policy ECH/12 and para 5.62 seek to protect important habitats.	Long Permanent	x Not possible to insert additional LGS policy into existing policy documents. Emerging Sites and Policies DPD will identify areas of LGS
Population and Human health	2) Meet local needs locally	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	3) Enable Backwell Parish residents to	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x

	access a range of housing especially affordable housing and retirement dwellings		ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Soil	4) Minimise the loss of productive land, especially best and most versatile farmland	Area of BMV agricultural land developed	BF	+	Positive effect. Some areas affected by the LGS designation fall into the category of BMV agric land, but not all. The criteria for designating LGS are varied and to improve the positive effects in relation to this SO would be to ignore other factors.	Long permanent	No changes to policy indicated as these would be to detriment of other LGS designation criteria
			ALT	+	Positive effect. Some areas affected by the LGS designation fall into the category of BMV agric land. A greater amount is within 3a and because the whole of Farleigh Fields is	Long Permanent	No changes to policy indicated as these would be to detriment of other LGS designation criteria

					included there is a greater amount of Grade 2 than the BF option, but as with the BF option there is no grade 1. The criteria for designating LGS are varied and to improve the positive effects in relation to this SO would be to ignore other factors.		
			No plan	0	No significant effect. Strategic policy leaves the designation of green space to local policy documents.	No significant effect	x
Water	5) Preserve and enhance local drainage features (Backwell Lake)	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	6) Minimise flood risk	Area of land developed in flood zone 2	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant	x

			No plan	0	No significant effect	effect No significant effect	x
		Area of land developed in flood zone 3a or b	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Air and Climatic factors	7) Improve local usage and/or access to renewable energy sources?	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Material assets (infrastructure)	8) Promote sustainable travel options For transport see Backwell specific objectives below	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	8a) Protect existing green infrastructure and where possible seek enhancements	Existence of opportunities (+ve, neutral or -ve effect)	BF	++	Positive effect	Long term permanent	x
			ALT	++	Positive effect	Long term permanent	x

	which provide local benefits and contribute to the wider network.		No plan	++	Positive effect. NPPF sets general policy context.	Long term permanent	x
Cultural heritage	9) Achieve a net gain in cultural and heritage features in Backwell Parish	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Landscape	10) Preserve and enhance sensitive or locally valued elements of landscape and heritage	Features affected (+ve, neutral or –ve effect)	BF	++	Positive effect. Will protect those locally valued landscapes as id in BF	Long term permanent	x
			ALT	++	Positive effect. Will protect those locally valued landscapes as id in BF.	Long term permanent	x
			No plan	+	Sets general policy context but not as strong as local level designation.	Long term permanent	x
	11) Increase access to these landscapes and	Access opportunities created/enhanc	BF	0	No significant effect. LGS does not imply increased access.	No significant effect	x

	heritage without harming their overall value	ed (+ve, neutral or –ve effect	ALT	0	No significant effect LGS does not imply increased access.	No significant effect	x
			No plan	0	No significant effect LGS does not imply increased access.	No significant effect	x
Backwell Specific (BS)							
Sustainability Objective Headings	Sustainability Objective	Indicators					
Outlying areas	12) Not disadvantaged by development in Backwell	+ve neutral or –ve effect	BF	0	No significant effect. No LGS has been identified at Downside.	No significant effect	x
			ALT	0	No significant effect. No LGS has been identified at Downside.	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Positive sense of place	13) Develop a sense of place	Existence of opportunities	BF	0	No significant effect	No significant effect	x

	both physically and socially	(+ve, neutral or -ve effect)	ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Enable the village centre to thrive in social and economic terms	14) Increase access to shops and services by car, cycle or foot	Measures to improve access ie parking, cycle racks etc	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	15) Improved quality or quantity of shops/services	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	16) Ensure the village retains or improves upon its supply community facilities (recreational educational and cultural)	Number of facilities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Employment	17) Increase employment opportunities to enable more people to work locally	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	18) Enable growth of existing businesses whilst providing opportunities for new ones	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Transport	19) Reduce congestion at peak times and use of rat runs	Number of traffic movements increase/decrease (monitoring of vehicular numbers)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

	20) Locate new development on sites and access them in ways that will not add to traffic congestion	Existence of cycle routes, train and bus services	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	21) Improve village centre parking	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Policy 19

Backwell Parish Council will safeguard, by designation on the *BACKWELL FUTURE* village map, areas of the village that are reserved for recreational, sport, community or spiritual use and, in particular:

- Backwell Playing Fields;
- the Moor Lane open space and children’s play area;
- the Downside children’s play area;
- the extension to St Andrew’s Church graveyard;
- the Green by Backwell Village Club;
- Local Green Spaces (see Section 11);
- Conservation areas.

Alternative policy option

The alternative of not safeguarding particular recreation uses is very close to the “no plan” option as CS 27 identifies existing sport, recreation and community facilities as being safeguarded from alternative uses, as does RLP policy CF/4. The BF policy stipulates that these will be shown on the village map. There appears to be no realistic alternative option, as “not protecting” would be contrary to the strategic local policy.

Predicting and evaluating effects

There is no identified difference in having a policy locally and relying solely on existing strategic and local policy, in terms of effects on the SA objectives.

Mitigating/maximising effects

There are no significant effects and no policy changes indicated.

Sustainability Objective	Sustainability Objective	Indicators	Option	Effects over	Comment/explanati on	Characteristics of likely	Adjustments
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Headings				time		significant events	
Required by Legislation (RL)							
Biodiversity, Fauna and flora	1) Avoid development in environmentally sensitive areas	Effect on national and local designations (+ve, neutral or -ve effect) Effect on other known habitats (+ve neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Population and Human health	2) Meet local needs locally	Existence of opportunities (+ve, neutral or -ve effect)	BF	++	Safeguards existing facilities in order to continue to meet local needs.	Long term permanent	x
			ALT	x	x	x	x
			No plan	++	Safeguards existing facilities in order to continue to meet local needs.	Long term permanent	x

	3) Enable Backwell Parish residents to access a range of housing especially affordable housing and retirement dwellings	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
ALT			x	x	x	x	
No plan			0	No significant effect	No significant effect	x	
Soil	4) Minimise the loss of productive land, especially best and most versatile farmland	Area of BMV agricultural land developed	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Water	5) Preserve and enhance local drainage features (Backwell Lake)	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	6) Minimise flood risk	Area of land developed in	BF	0	No significant effect	No significant effect	x

		flood zone 2	ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
		Area of land developed in flood zone 3a or b	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Air and Climatic factors	7) Improve local usage and/or access to renewable energy sources?	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Material assets (infrastructure)	8) Promote sustainable travel options For transport see Backwell specific objectives below	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	8a) Protect existing green infrastructure	Existence of opportunities (+ve, neutral or	BF	0	No significant effect	No significant effect	x

	and where possible seek enhancements which provide local benefits and contribute to the wider network.	-ve effect)	ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Cultural heritage	9) Achieve a net gain in cultural and heritage features in Backwell Parish	+ve, neutral or -ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Landscape	10) Preserve and enhance sensitive or locally valued elements of landscape and heritage	Features affected (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	11) Increase access to these landscapes and	Access opportunities created/enhanc	BF	0	No significant effect	No significant effect	x

	heritage without harming their overall value	ed (+ve, neutral or –ve effect	ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Backwell Specific (BS)							
Sustainability Objective Headings	Sustainability Objective	Indicators					
Outlying areas	12) Not disadvantaged by development in Backwell	+ve neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
Positive sense of place	13) Develop a sense of place both physically and socially	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x

Enable the village centre to thrive in social and economic terms	14) Increase access to shops and services by car, cycle or foot	Measures to improve access ie parking, cycle racks etc	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	15) Improved quality or quantity of shops/services	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	0	No significant effect	No significant effect	x
			No plan	0	No significant effect	No significant effect	x
	16) Ensure the village retains or improves upon its supply community facilities (recreational educational and cultural)	Number of shops services (+ve, neutral or -ve)	BF	++	Policy will protect facilities designated	Long term permanent	x
			ALT	x	x	x	x
			No plan	++	Policy will protect sports, recreational and community facilities.	Long term permanent	x
Employment	17) Increase employment opportunities to	Existence of opportunities (+ve, neutral or	BF	0	No significant effect	No significant effect	x

	enable more people to work locally	-ve)	ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	18) Enable growth of existing businesses whilst providing opportunities for new ones	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	Transport	19) Reduce congestion at peak times and use of rat runs	Number of traffic movements increase/decrease (monitoring of vehicular numbers)	BF	0	No significant effect	No significant effect
ALT				x	x	x	x
No plan				0	No significant effect	No significant effect	x
20) Locate new development on sites and access them in ways that will not add to traffic		Existence of cycle routes, train and bus services	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x

	congestion		No plan	0	No significant effect	No significant effect	x
	21) Improve village centre parking	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
x			x	x	x	x	
No plan			0	No significant effect	No significant effect	x	

Policy 20 Downside

BACKWELL FUTURE policy is to:

- a) Press for the A38 highway improvements to be made at an early stage of the planned airport expansion;
- b) Press for improvements to be made at the Hyatt's Wood Road and Downside Road junction;
- c) Make an appropriate input to any regional or district review of the Green Belt whenever this occurs with a view to establishing a settlement boundary;
- d) Promote initiatives to achieve greater community cohesiveness of Downside and Backwell main village.

Alternative policy option

No alternative policy options are suggested for this policy.

Predicting and evaluating effects

There is no identified difference in having a policy locally and relying solely on existing strategic and local policy, in terms of effects on the SA objectives.

Mitigating/maximising effects

There are no significant effects and no policy changes indicated.

Sustainability Objective Headings	Sustainability Objective	Indicators	Option	Effects over time	Comment/explanation	Characteristics of likely significant events	Adjustments
Required by Legislation (RL)							

Biodiversity, Fauna and flora	1) Avoid development in environmentally sensitive areas	Effect on national and local designations (+ve, neutral or -ve effect) Effect on other known habitats (+ve neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Population and Human health	2) Meet local needs locally	Existence of opportunities (+ve, neutral or -ve effect)	BF	?	Uncertain effect.	Uncertain effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	3) Enable Backwell Parish residents to access a range of housing especially affordable housing and retirement dwellings	Existence of opportunities (+ve, neutral or -ve effect)	BF	=	Establishing a settlement boundary may enable some greater flexibility in housing development/ redevelopment, but to the detriment of the green belt and not necessarily in a suitable location for either affordable or	Mixed permanent	x

					retirement dwellings.		
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Soil	4) Minimise the loss of productive land, especially best and most versatile farmland	Area of BMV agricultural land developed	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Water	5) Preserve and enhance local drainage features (Backwell Lake)	+ve, neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	6) Minimise flood risk	Area of land developed in	BF	0	No significant effect	No significant effect	x

		flood zone 2	ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
		Area of land developed in flood zone 3a or b	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Air and Climatic factors	7) Improve local usage and/or access to renewable energy sources?	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Material assets (infrastructure)	8) Promote sustainable travel options For transport see Backwell specific objectives below	Existence of opportunities (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	8a) Protect existing green infrastructure	Existence of opportunities (+ve, neutral or	BF	0	No significant effect	No significant effect	x

	and where possible seek enhancements which provide local benefits and contribute to the wider network.	-ve effect)	ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Cultural heritage	9) Achieve a net gain in cultural and heritage features in Backwell Parish	+ve, neutral or -ve effect	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	
Landscape	10) Preserve and enhance sensitive or locally valued elements of landscape and heritage	Features affected (+ve, neutral or -ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	11) Increase access to these landscapes and	Access opportunities created/enhanc	BF	0	No significant effect	No significant effect	x

	heritage without harming their overall value	ed (+ve, neutral or –ve effect	ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Backwell Specific (BS)							
Sustainability Objective Headings	Sustainability Objective	Indicators					
Outlying areas	12) Not disadvantaged by development in Backwell	+ve neutral or –ve effect	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Positive sense of place	13) Develop a sense of place both physically and socially	Existence of opportunities (+ve, neutral or –ve effect)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x

Enable the village centre to thrive in social and economic terms	14) Increase access to shops and services by car, cycle or foot	Measures to improve access ie parking, cycle racks etc	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	15) Improved quality or quantity of shops/services	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	16) Ensure the village retains or improves upon its supply community facilities (recreational educational and cultural)	Number of shops services (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
Employment	17) Increase employment opportunities to	Existence of opportunities (+ve, neutral or	BF	0	No significant effect	No significant effect	x

	enable more people to work locally	-ve)	ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	18) Enable growth of existing businesses whilst providing opportunities for new ones	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x
			No plan	0	No significant effect	No significant effect	x
	Transport	19) Reduce congestion at peak times and use of rat runs	Number of traffic movements increase/decrease (monitoring of vehicular numbers)	BF	0	No significant effect	No significant effect
ALT				x	x	x	x
No plan				0	No significant effect	No significant effect	x
20) Locate new development on sites and access them in ways that will not add to traffic		Existence of cycle routes, train and bus services	BF	0	No significant effect	No significant effect	x
			ALT	x	x	x	x

	congestion		No plan	0	No significant effect	No significant effect	x
	21) Improve village centre parking	Existence of opportunities (+ve, neutral or -ve)	BF	0	No significant effect	No significant effect	x
ALT			x	x	x	x	
No plan			0	No significant effect	No significant effect	x	