



**Appropriate Assessment for Somerset
Authorities Core Strategies:
Somerset Levels and Moors and Severn Estuary
(Bridgwater Bay) Natura 2000 sites
Scoping Report
Volume 2 Appendices**

Somerset Authorities' Core
Strategies Appropriate Assessment
October 2009
Final Scoping Report
9T3999

Appendices in Volume 2

A	Severn Estuary Designations	1
B	Somerset Levels and Moors Designations	17
C	Initial Screening Report	25
D	Policy Screening Tables	39
D1	Mendip District Council Core Strategy Issues & Options Report	39
D2	Sedgemoor District Council Core Strategy Issues and Options Report	51
D3	South Somerset Core Strategy Issues and Options	61
D4	Taunton Deane District Council Local Plan (2004) and Emerging Allocations (2009)	73
E	Scoping Tables	111
E1	Mendip District Council Core Strategy Issues & Options Report	111
E2	Sedgemoor District Council Core Strategy Issues and Options Report	119
E3	South Somerset Core Strategy Issues and Options	129
E4	Taunton Deane District Council Local Plan	135
F	Examination of ‘In Combination’ Plans, Programmes and Projects	151

APPENDIX A SEVERN ESTUARY DESIGNATIONS

The Severn Estuary SPA

Species Qualification

This site qualifies under Article 4.1 of the Directive (79/409/EEC) by supporting populations of European importance of the following species listed on Annex I of the Directive:

- Over wintering Bewick's Swan *Cygnus columbianus bewickii*, 280 individuals representing at least 4.0% of the wintering population in Great Britain (5 year peak mean 1991/92 - 1995/96).

This site also qualifies under Article 4.2 of the Directive (79/409/EEC) by supporting populations of European importance of the following migratory species:

On passage:

- Ringed Plover *Charadrius hiaticula*, 655 individuals representing at least 1.3% of the Europe/Northern Africa - wintering population (5 year peak mean 1991/92 - 1995/96).

Over wintering:

- Curlew *Numenius arquata*, 3,903 individuals representing at least 1.1% of the wintering Europe - breeding population (5 year peak mean 1991/92 - 1995/96);
- Dunlin *Calidris alpina alpina*, 44,624 individuals representing at least 3.2% of the wintering Northern Siberia/Europe/Western Africa population (5 year peak mean 1991/92 - 1995/96);
- Pintail *Anas acuta*, 599 individuals representing at least 1.0% of the wintering Northwestern Europe population (5 year peak mean 1991/92 - 1995/96);
- Redshank *Tringa totanus*, 2,330 individuals representing at least 1.6% of the wintering Eastern Atlantic - wintering population (5 year peak mean 1991/92 - 1995/96); and
- Shelduck *Tadorna tadorna*, 3,330 individuals representing at least 1.1% of the wintering Northwestern Europe population (5 year peak mean 1991/92 - 1995/96).

Assemblage Qualification: A wetland of international importance.

The Severn Estuary SPA qualifies under Article 4.2 of the Directive (79/409/EEC) by regularly supporting at least 20,000 waterfowl. Over winter, Bridgwater Bay regularly supports 53,604 individual waterfowl (5 year peak mean 2001/02 - 2005/06) including: Shelduck, Wigeon *Anas penelope*, Teal *Anas crecca*, Lapwing *Vanellus vanellus*, Dunlin, Black-tailed Godwit *Limosa limosa*, Whimbrel *Numenius phaeopus*, Curlew, and Redshank.

Table 1 Over-wintering Populations of Waterfowl of European Importance (Listed on Annex I of the Directive and of Migratory Species) (Collier et al., 2005)

Species	Severn Estuary	
	Count 04/05	Mean 00-05
Bewick's Swan	223	276
Redshank	2,516**	2,524
Common shelduck	3,460	3,328
Curlew	2,545*	3,072
Dunlin	16,069*	23,312
Teal	3,730	4,470
Wigeon	8,058	8,062
Gadwall	194	257
Golden Plover	3,346	1,558
Lapwing	11,312	11,721
Lesser black-backed gull	8,064	4,165
Mallard	3,353`	3,003
Mute swan	390	338
Shoveler	266	326
Pintail	784	981
Pochard	652	880
Ringed plover	970**	No data
Snipe	349	519
Whimbrel	197	N/A
European White-fronted Goose	745	952

* Site attained national passage threshold for species in GB in 04/05.

** Site attained international passage threshold for species in UK in 04/05.

Site of international importance in UK
 Site of national importance in GB
 Qualifying level in winter 04/05

Table 2 Conservation Objectives of Severn Estuary SPA

Feature to maintain in favourable condition	Targets
Interest feature 1: Internationally important population of regularly occurring Annex 1 species: Bewick's swan	<ul style="list-style-type: none"> (i) the 5 year peak mean population size for the Bewick's swan population is no less than 289 individuals (i.e. the 5 year peak mean between 1988/89 - 1992/93); (ii) the extent of saltmarsh at the Dumbles is maintained; (iii) the extent of intertidal mudflats and sandflats is maintained; (iv) the extent of vegetation with an effective field size of >6 ha and with unrestricted bird sightlines > 500m at feeding, roosting and refuge sites are maintained; (v) greater than 25% cover of suitable soft leaved herbs and grasses in winter season throughout the transitional saltmarsh at the Dumbles is maintained; (vi) aggregations of Bewick's swan at feeding, roosting and refuge sites are not subject to significant disturbance.
Interest feature 2: Internationally important population of regularly occurring migratory species: wintering dunlin	<ul style="list-style-type: none"> (i) the 5 year peak mean population size for the wintering dunlin population is no less than 41,683 individuals (i.e. the 5 year peak mean between 1988/89 - 1992/93); (ii) the extent of saltmarsh is maintained; (iii) the extent of intertidal mudflats and sandflats is maintained; (iv) the extent of shingle and rocky shore is maintained; (v) the extent of vegetation with a sward height of <10cm is maintained throughout the saltmarsh; (vi) the distribution and abundance of suitable invertebrates in intertidal mudflats and sandflats is maintained; (vii) the distribution and abundance of suitable invertebrates in shingle and rocky shore is maintained; (viii) the extent of strandlines is maintained; (ix) unrestricted bird sightlines of >200m at feeding and roosting sites are maintained; (x) aggregations of dunlin at feeding or roosting sites are not subject to significant disturbance.
Interest feature 3: Internationally important population of regularly occurring migratory species: wintering European white-fronted goose	<ul style="list-style-type: none"> (i) the 5 year peak mean population size for the wintering European white fronted goose population is no less than 3,002 individuals (i.e. the 5 year peak mean between 1988/89- 1992/93); (ii) the extent of saltmarsh at the Dumbles is maintained; (iii) the extent of intertidal mudflats and sandflats at Frampton Sands, Waveridge Sands and the Noose is maintained; (iv) greater than 25% cover of suitable soft-leaved herbs and grasses is maintained during the winter on saltmarsh areas; (v) unrestricted bird sightlines of >200m at feeding and roosting sites are maintained; (vi) aggregations of European white-fronted goose at feeding or roosting sites are not subject to significant disturbance.

Feature to maintain in favourable condition	Targets
<p>Interest feature 4: Internationally important population of regularly occurring migratory species: wintering redshank</p>	<p>(i) the 5 year peak mean population size for the wintering redshank population is no less than 2,013 individuals (i.e. the 5 year peak mean between 1988/89 - 1992/93); (ii) the extent of saltmarsh (Appendix IV) is maintained; (iii) the extent of intertidal mudflats and sandflats (Appendix IV) is maintained; (iv) the extent of shingle and rocky shore (Appendix IV) is maintained; (v) the extent of vegetation with a sward height of <10cm throughout the saltmarsh (Appendix IV) is maintained; (vi) the distribution and abundance of suitable invertebrates (Box 3) in intertidal mudflats and sandflats (Appendix IV) is maintained; (vii) the distribution and abundance of suitable invertebrates (Box 3) in shingle and rocky shore (Appendix IV) is maintained; (viii) strandlines are not subject to significant disturbance; (ix) unrestricted bird sightlines of >200m at feeding and roosting sites (Appendix IV) are maintained; (x) aggregations of redshank at feeding or roosting sites (Appendix IV) are not subject to significant disturbance.</p>
<p>Interest feature 5: Internationally important population of regularly occurring migratory species: wintering shelduck</p>	<p>(i) the 5 year peak mean population size for the wintering shelduck population is no less than 2,892 individuals (i.e. the 5 year peak mean between 1988/89 - 1992/93); (ii) the extent of saltmarsh (Appendix IV) is maintained; (iii) the extent of intertidal mudflats and sandflats (Appendix IV) is maintained; (iv) the extent of shingle and rocky shore (Appendix IV) is maintained; (v) the distribution and abundance of suitable invertebrates (Box 5) in intertidal mudflats and sandflats (Appendix IV) is maintained; (vi) unrestricted bird sightlines of >200m at feeding and roosting sites (Appendix IV) are maintained; (vii) aggregations of shelduck at feeding or roosting sites (Appendix IV) are not subject to significant disturbance.</p>
<p>Interest feature 6: Internationally important assemblage of waterfowl</p>	<p>(i) the 5 year peak mean population size for the waterfowl assemblage is no less than 68,026 individuals (i.e. the 5 year peak mean between 1988/89 - 1992/93); (ii) the extent of saltmarsh (Appendix IV) is maintained; (iii) the extent of intertidal mudflats and sandflats (Appendix IV) is maintained; (iv) the extent of shingle and rocky shore (Appendix IV) is maintained; (v) extent of vegetation of <10cm throughout the saltmarsh (Appendix IV) is maintained; (vi) the distribution and abundance of suitable invertebrates (Box 6) in intertidal mudflats and sandflats (Appendix IV) is maintained; (vii) the distribution and abundance of suitable invertebrates (Box 6) in shingle and rocky shore (Appendix IV) is maintained; (viii) greater than 25% cover of suitable soft leaved herbs and grasses (Box 7) during the winter on saltmarsh areas (Appendix IV) is maintained; (ix) strandlines are not subject to significant disturbance; (x) unrestricted bird sightlines of >500m at feeding and roosting sites (Appendix IV) are maintained; (xi) waterfowl aggregations at feeding or roosting sites (Appendix IV) are not subject to significant disturbance.</p>

Feature to maintain in favourable condition	Targets
Internationally important population of regularly occurring migratory species: gadwall	Gadwall is also a qualifying interest feature of the Severn Estuary SPA but does not occur within the European marine site. It is found within the SPA, but only above the highest astronomical tide (HAT) and the European marine site for which this Reg 33 advice is written, only extends up to HAT. Consequently, there are no specific conservation objectives within this document for this species. Objectives to maintain this feature in favourable condition are identified within English Nature and the Countryside Council for Wales' conservation objectives for the relevant SSSIs within each European Site boundary, and will be dealt with through procedures outlined in the Conservation (Natural Habitat &c.) Regulations 1994. However, relevant authorities need to have regard to such adjacent interests as they may be affected by activities taking place within, or adjacent to the European marine site.

Severn Estuary Constituent SSSI Information

The condition of the Severn Estuary SAC, SPA and Ramsar is monitored by Natural England through the Condition Assessment of the constituent SSSIs. This report focuses on the Bridgwater Bay section of the Severn Estuary. **Table 3** summarises the site condition.

Three units are considered to be in poor condition, Unit 87 is located on the banks of the River Parrett. It comprises neutral grassland which supports wintering birds. The condition has been assessed as unfavourable no change as the unit is covered in arable cultivation.

Units 94 and 97 are considered to be unfavourable declining due to coastal squeeze. These two units support littoral sediments which provide foraging habitats for waders. These units are located between Steart and Stolford.

Table 3 Designated SSSI Condition (Compiled by Natural England, March 2009) for the Severn Estuary cSAC/SPA/Ramsar

SSSI	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining	% Area destroyed / part destroyed	Reason for unfavourable condition
Bridgwater Bay	90.56%	7.97%	0.90%	0.57%	0.00%	<ul style="list-style-type: none"> • Fertiliser use • Inappropriate water levels • Water pollution - agriculture/run off • Coastal squeeze

Table 4 Severn Estuary SPA Site Features and Sensitivities

Receptor	Sensitivity	Pathway	Source	How can it arise within the Plans/Policies?
Bewick's Swan Ringed Plover Curlew	Activities or developments resulting in physical loss of the intertidal supporting habitats are likely to reduce the availability of food and roosting habitat.	Footprint loss or altered sediment pathways	Construction of flood defences or other structures in the estuary and coastal area.	Development near to estuaries or coastline could require increased or new flood defences, which could result in altered sedimentation patterns.
Dunlin Pintail	Intertidal mud and sand flats are damaged by abrasion from boats or anchoring as is the saltmarsh which erodes more quickly when paths are worn through it.	Physical disturbance from features	Anchoring and laying up of vessels, and movement of people over saltmarsh.	Development could lead to increased recreational boating.
Redshank Shelduck	Overwintering birds are disturbed by sudden movements. This can have the effect of displacing the birds from their feeding grounds and affect their survival.	Visual field (sightlines)	Movement of walkers, dog walkers, cyclists and horse riders within or adjacent to Site.	Development could lead to increased recreational activity adjacent to or within the Site.
	Overwintering birds are disturbed by sudden noise. This can have the effect of displacing the birds from their feeding grounds and affect their survival.	Audible field (atmosphere)	Irregular noise from construction activity, roads, and recreational activity. However, there is limited evidence of any impact from regular road noise.	Development could lead to construction noise, increased traffic noise, or increased noise from recreational activities.
	Waterfowl are subject to the accumulation of toxins through the food chain or through direct contact with toxic substances when roosting or feeding. Their ability to feed can also be affected by the abundance or change in palatability of their prey caused by toxic contamination.	Through rivers and watercourses	Oil spills or discharges of toxic substances.	Not expected.

Receptor	Sensitivity	Pathway	Source	How can it arise within the Plans/Policies?
	Changes in organic or nutrient loading can change the species composition of the plants on the saltmarsh and thus the structure of the sward.	Through rivers and watercourses	Deterioration in water quality as a result of increased pollutant loadings.	Development will lead to increased demand on STWs. If STWs do not have adequate capacity, increased pollutant discharge could occur.
	Increases in nutrients can cause excessive algal growth on the mudflats, denying the birds access to their invertebrate prey and changing the invertebrate species composition in the sediment.	Through rivers and watercourses	Deterioration in water quality as a result of increased pollutant loadings.	Will not arise as a direct result of development. However, increased development will lead to increased demand on STWs. If STWs do not have adequate capacity, increased pollutant discharge could occur.
	Wildfowling is carried out all around the estuary. This can have the effect of displacing the birds from their feeding grounds and affect their survival.	Visual field (sightlines) and Audible field (atmosphere)	Irregular noise and visual disturbance from wildfowling.	Development could lead to increased wildfowling.
	Bait digging is also carried out around the estuary. If too large an area is regularly dug over, it can change the availability of prey in the sediment as the area needs a period of recovery and re-colonisation.	Physical disturbance	Bait digging.	Development could lead to increased bait digging.
	The removal of strandline vegetation by mechanical beach cleaning removes an important habitat for invertebrates, as well as many of the invertebrates themselves, reducing the quantity and variety of prey available to birds.	Physical disturbance	Strandline vegetation removal from beach cleaning.	Unlikely to occur as a result of the Plans.
	Much of the saltmarsh is managed by grazing and changes in management can alter the availability of prey and suitability of roosting sites.	Physical disturbance	Alteration to saltmarsh grazing regime.	Unlikely to occur as a result of the Plans.

The Severn Estuary SAC

General site character

The percentage of the SAC comprised of certain broad habitat types is as follows:

- Tidal rivers. Estuaries. Mud flats. Sand flats. Lagoons (including saltwork basins) (99%)
- Salt marshes. Salt pastures. Salt steppes (1%)

European Importance

The Severn Estuary has been submitted to the European Commission as a candidate SAC on the basis that it supports occurrences of habitat types and species listed in Annexes I and II respectively of the Habitats Directive that are considered important in a European context and meeting the criteria in Annex III of the Directive. These are the interest features of the cSAC and are listed in **Table 5** below.

Table 5 Designated Interest Features for the Severn Estuary cSAC

Common name	Scientific term
Annex I habitat types	
Estuaries	Estuaries
Subtidal sandbanks	Sandbanks which are slightly covered by seawater all the time
Intertidal mudflats and sandflats	Mudflats and sandflats not covered by seawater at low tide
Atlantic salt meadows	Atlantic salt meadows (<i>Glauco puccinellietalia maritimae</i>)
Reefs	Reefs
Annex II species	
River lamprey	<i>Lampetra fluviatilis</i>
Sea lamprey	<i>Petromyzon marinus</i>
Twaite shad	<i>Allosa fallax</i>

Table 6 Conservation Objectives of Severn Estuary cSAC

Feature to maintain in favourable condition	Targets
Estuaries	<ul style="list-style-type: none"> i. the total extent of the estuary is maintained; ii. the characteristic physical form (tidal prism/cross sectional area) and flow (tidal regime)of the estuary is maintained; iii. the characteristic range and relative proportions of sediment sizes and sediment budget within the site is maintained; iv. the extent, variety and spatial distribution of estuarine habitat communities within the site is maintained; v. the extent, variety, spatial distribution⁴ and community composition of notable communities is maintained; vi. the abundance of the notable estuarine species assemblages is maintained or increased; vii. the physico-chemical characteristics of the water column support the ecological objectives described above; viii. Toxic contaminants in water column and sediment are below levels which would pose a risk to the ecological objectives described above.
Subtidal sandbanks which are covered by seawater all of the time	<ul style="list-style-type: none"> i. the total extent of the subtidal sandbanks within the site is maintained; ii. the extent and distribution of the individual subtidal sandbank communities within the site is maintained; iii. the community composition of the sub tidal sandbank feature within the site is maintained; iv. the variety and distribution of sediment types across the subtidal sandbank feature is maintained; v. the gross morphology (depth, distribution and profile) of the subtidal sandbank feature within the site is maintained.
Mudflats and sandflats not covered by seawater at low tide	<ul style="list-style-type: none"> i. The total extent of the mudflats and sandflats feature is maintained; ii. the variety and extent of individual mudflats and sandflats communities within the site is maintained; iii. the distribution of individual mudflats and sandflats communities within the site is maintained; iv. the community composition of the mudflats and sandflats feature within the site is maintained; v. the topography of the intertidal flats and the morphology (dynamic processes sediment movement and channel migration across the flats) are maintained.
Atlantic Saltmeadows	<ul style="list-style-type: none"> i. the total extent of Atlantic salt meadow and associated transitional vegetation communities within the site is maintained; ii. the extent and distribution of the individual Atlantic salt meadow and associated transitional vegetation communities within the site is maintained; iii. the zonation of Atlantic salt meadow vegetation communities and their associated transitions to other estuary habitats is maintained; iv. the relative abundance of the typical species of the Atlantic salt meadow and associated transitional vegetation communities is maintained; v. the abundance of the notable species of the Atlantic salt meadow and associated transitional vegetation communities is maintained; vi. the structural variation of the salt marsh sward (resulting from grazing) is maintained within limits sufficient to satisfy the requirements of conditions iv and v above and the requirements of the Ramsar and SPA features; vii. the characteristic stepped morphology of the salt marshes and associated creeks, pills, drainage ditches and pans, and the estuarine processes that enable their development, is maintained;

Feature to maintain in favourable condition	Targets
	viii Any areas of <i>Spartina anglica</i> salt marsh (SM6) are capable of developing naturally into other saltmarsh communities.
Reefs	i. the total extent and distribution of <i>Sabellaria</i> reef is maintained; ii. the community composition of the <i>Sabellaria</i> reef is maintained; iii. the full range of different age structures of <i>Sabellaria</i> reef are present; iv. the physical and ecological processes necessary to support <i>Sabellaria</i> reef are maintained.
River lamprey	i. the migratory passage of both adult and juvenile river lamprey through the Severn Estuary between the Bristol Channel and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows, or poor water quality; ii the size of the river lamprey population in the Severn Estuary and the rivers which drain into it, is at least maintained and is at a level that is sustainable in the long term; iii. the abundance of prey species forming the river lamprey's food resource within the estuary is maintained; vi. Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above.
Sea lamprey	i. the migratory passage of both adult and juvenile sea lamprey through the Severn Estuary between the Bristol Channel and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows, or poor water quality; ii. the size of the sea lamprey population in the Severn Estuary and the rivers which drain into it, is at least maintained as is at a level that is sustainable in the long term; iii. the abundance of prey species forming the sea lamprey's food resource within the estuary is maintained; vi. Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above.
Twaite shad	i. the migratory passage of both adult and juvenile twaite shad through the Severn Estuary between the Bristol Channel and their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality; ii. the size of the twaite shad population within the Severn Estuary and the rivers draining into it is at least maintained and is at a level that is sustainable in the long term; iii. the abundance of prey species forming the twaite shad's food resource within the estuary, in particular at the salt wedge, is maintained; iv. Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above.

Table 7 Severn Estuary SAC Site Features and Sensitivities

Receptor	Sensitivity	Pathway	Source	How can it arise within the Plans/Policies?
Estuaries	Estuaries require suitable habitat to expand, where sea level rise causes alteration to coastal and estuarine areas, in order to maintain the estuarine habitats and associated communities	Sea level rise resulting in increased sea levels, and insufficient area to enable estuaries and their communities to respond naturally to this change.	Sea level rise combined with existing or future coastal and fluvial defences, resulting in 'coastal squeeze'	Development near to estuaries could require increased or new flood defences, which would constrain the ability of estuarine communities to adapt to climate change
	Estuarine communities are sensitive to poor water quality	River borne pollutants	A variety of sources can cause pollution from surface water run-off, diffuse agricultural and non-agricultural pollution, and consented discharges (STWs)	Development would result in increased populations and therefore increased effluent to STWs. If STWs have insufficient capacity, this could result in lower water quality as a result of increased pollutant discharge into rivers
Intertidal mudflats and sandflats	Intertidal mudflats and sandflats require suitable habitat to expand, where sea level rise causes alteration to coastal and estuarine areas, in order to maintain the area of habitat and associated communities	Sea level rise resulting in increased sea levels, and insufficient area to enable intertidal mudflats and sandflats to respond naturally to this change.	Sea level rise combined with existing or future coastal and fluvial defences, resulting in 'coastal squeeze'	Development near to estuaries and the coast could require increased or new flood defences, which would constrain the ability of intertidal habitats to adapt to climate change
	Increases in nutrients can also cause excessive algal growth on the mudflats, denying the birds access to their invertebrate prey and changing the invertebrate species composition in the sediment	Through rivers and watercourses	Deterioration in water quality as a result of increased pollutant loadings	Development will lead to increased demand on STWs. If STWs do not have adequate capacity, increased pollutant discharge could occur

Receptor	Sensitivity	Pathway	Source	How can it arise within the Plans/Policies?
Atlantic salt meadows	Atlantic salt meadows require suitable habitat to expand, where sea level rise causes alteration to coastal and estuarine areas, in order to maintain the habitat and associated communities	Sea level rise resulting in increased sea levels, and insufficient area to enable Atlantic salt meadows communities to respond naturally to this change.	Sea level rise combined with existing or future coastal and fluvial defences, resulting in 'coastal squeeze'	Development near to estuaries and the coast could require increased or new flood defences, which would constrain the ability of Atlantic salt meadows to adapt to climate change
	Changes in organic or nutrient loading can change the species composition of the plants on the saltmarsh and thus the structure of the sward	Through rivers and watercourses	Deterioration in water quality as a result of increased pollutant loadings	Development will lead to increased demand on STWs. If STWs do not have adequate capacity, increased pollutant discharge could occur
Reefs	Reefs require suitable habitat to expand, where sea level rise causes alteration to coastal areas, in order to maintain the habitat and associated communities	Sea level rise resulting in increased sea levels, and insufficient area to enable reefs and their communities to respond naturally to this change.	Sea level rise combined with existing or future coastal and fluvial defences, resulting in 'coastal squeeze'	Development near to estuaries and the coast could require increased or new flood defences, which would constrain the ability of reefs to adapt to climate change
River lamprey and sea lamprey	Loss of habitat for spawning and juveniles	Footprint loss	Development, flood defences and other in-river construction works	Will not arise as a direct result of development. However, if flood defences are built for new development, they could result in loss of habitat
	Disruption to spawning substrate (gravels) from changes in flow regime and deposition of sediments as a result of flow reductions or removal of riparian and aquatic vegetation	Through rivers and watercourses, and adjacent riparian habitat	Flood defences and other in-river construction works	Will not arise as a direct result of development. However, if flood defences are built for new development, they could result in alterations to flow
	Loss of aquatic and riparian vegetation which makes them vulnerable to predation	Clearance of riparian habitat	Flood defences, other in-river construction works, and maintenance works	Will not arise as a direct result of development. However, if flood defences are built for new development, they could result in clearance or loss of riparian habitat

Receptor	Sensitivity	Pathway	Source	How can it arise within the Plans/Policies?
	Reductions in water quality (reduced oxygen levels, changes in temperature, increased nutrients) are causes of mortality	Through rivers and watercourses	Deterioration in water quality as a result of increased pollutant loadings	Will not arise as a direct result of development. However, increased development will lead to increased demand on STWs. If STWs do not have adequate capacity, increased pollutant discharge could occur
	Barrier to migration preventing spawning in upper reaches between July and September	Through rivers and watercourses	Weirs, dams, or stretches where water flows are increased to >2m/s	Will not arise as a direct result of development. However, if flood defences are built for new development, they could result in alterations to flow
Twaiite shad	Loss of gravel spawning habitat	Footprint loss, or through rivers and watercourses	Development, flood defences and other in-river construction works	Will not arise as a direct result of development. However, if flood defences are built for new development, they could result in loss of habitat or alteration to flow patterns and resulting siltation of gravel habitat
	Barrier to migration preventing spawning in gravel reaches	Through rivers and watercourses	Weirs, dams, or stretches where water flows are increased to >2m/s as a result of new flood defences, or where water levels are too low due to abstraction	Will not arise as a direct result of development. However, if flood defences are built for new development, they could result in alterations to flow
	Water pollution is believed to be a cause for the decline, though to a lesser extent than loss of spawning habitat and barriers to migration	Through rivers and watercourses	Deterioration in water quality as a result of increased pollutant loadings	Will not arise as a direct result of development. However, increased development will lead to increased demand on STWs. If STWs do not have adequate capacity, increased pollutant discharge could occur

The Severn Estuary Ramsar

Habitats and Species

The estuary's classic funnel shape, unique in Britain, is a factor causing the Severn to have the second-largest tidal range in the world (after the Bay of Fundy, Canada). This tidal regime results in plant and animal communities typical of the extreme physical conditions of liquid mud and tide swept sand and rock. The species-poor invertebrate community includes high densities of ragworms, lugworms and other invertebrates forming an important food source for passage and wintering waders.

A further consequence of the large tidal range is the extensive intertidal zone, one of the largest in the UK, comprising mudflats, sand banks, shingle, and rocky platforms.

Glassworts and annual sea-blite colonise the open mud, with beds of all three species of eelgrass *Zostera* occurring on more sheltered mud and sandbanks. Large expanses of common cord-grass also occur on the outer marshes. Heavily grazed saltmarsh fringes the estuary with a range of saltmarsh types present. The middle marsh sward is dominated by common saltmarsh-grass with typical associated species. In the upper marsh, red fescue and saltmarsh rush become more prominent.

Table 8 Designated Features of the Severn Estuary Ramsar (source JNCC Ramsar Information Sheet: UK11081)

Ramsar Criteria	Feature	Season	Ramsar Description
1	Extent and diversity of sandbanks, estuaries, mudflats and sandflats and Atlantic salt meadows.	N/A	
3	Unusual estuarine communities, reduced diversity and high productivity.	N/A	
4	For the run of migratory fish between sea and river via estuary. It is also of particular importance for migratory birds during spring and autumn.	N/A	Species include Salmon <i>Salmo salar</i> , sea trout <i>S. trutta</i> , sea lamprey <i>Petromyzon marinus</i> , river lamprey <i>Lampetra fluviatilis</i> , allis shad <i>Alosa alosa</i> , twaite shad <i>A. fallax</i> , and eel <i>Anguilla anguilla</i> .
5	Assemblages of international importance	Winter	70919 waterfowl (5 year peak mean 1998/99 - 2002/03).
6	Bewick's swan.	Winter	229 individuals, representing an average of 2.8% of the GB population (5 year peak mean 1998/9 - 2002/03).
	Greater white-fronted goose <i>Anser albifrons albifrons</i> .	Winter	2076 individuals, representing an average of 35.8% of the GB population (5 year peak mean for 1996/97 - 2000/01).
	Common Shelduck.	Winter	3223 individuals, representing an average of 1% of the population (5 year peak mean 1998/9 - 2002/03).
	Gadwall <i>Anas strepera strepera</i> .	Winter	241 individuals, representing an average of 1.4% of the GB population (5 year peak mean 1998/99 -2002/03).
	Dunlin.	Winter	25082 individuals, representing an average of 1.8% of the population (5 year peak mean 1998/99 -2002/03).
	Common redshank.	Winter	2616 individuals, representing an average of 1% of the population (5 year peak mean 1998/99 - 2002/03).
8	Estuarine and River Fish.	N/A	The fish of the whole estuarine and river system is one of the most diverse in Britain, with over 110 species recorded. Salmon, sea trout, sea lamprey, river lamprey, allis shad, twaite shad, and eel use the Severn Estuary as a key migration route to their spawning grounds in the many tributaries that flow into the estuary. The site is important as a feeding and nursery ground for many fish species particularly allis shad and twaite shad which feed on mysid shrimps in the salt wedge.

Ramsar Criteria	Feature	Season	Ramsar Description
Species/populations identified subsequent to designation for possible future consideration under criterion 6.			
N/A	Lesser black-backed gull <i>Larus fuscus graellsii</i> .	Breeding	4167 apparently occupied nests, representing an average of 2.8% of the breeding population (Seabird 2000 Census).
	Ringed plover.	Spring/summer	740 individuals, representing an average of 1% of the population (5 year peak mean 1998/99-2002/03).
	Eurasian teal.	Winter	4456 individuals, representing an average of 1.1% of the population (5 year peak mean 1998/99 - 2002/03).
	Northern pintail.	Winter	756 individuals, representing an average of 1.2% of the population (5 year peak mean 1998/99 - 2002/03).

Table 9 Severn Estuary Ramsar Site Features and Sensitivities

Receptor	Sensitivity	Pathway	Source	How can it arise within the Plans/Policies?
Sandbanks, estuaries, mud and sand flats and Atlantic salt meadows	See points noted above for Severn Estuary SAC			
Estuarine communities	See points noted above for Severn Estuary SAC			
Migratory fish	See points noted above for Severn Estuary SAC			
Bird assemblage	See points noted above for Severn Estuary SPA			
Estuarine and river fish	See points noted above for Severn Estuary SAC			

APPENDIX B SOMERSET LEVELS AND MOORS DESIGNATIONS

Somerset Levels and Moors SPA

Species Qualification

This site qualifies under Article 4.1 of the Directive (79/409/EEC) by supporting populations of European importance of the following species listed on Annex I of the Directive:

- Over wintering Bewick's Swan, 191 individuals representing at least 2.7% of the wintering population in Great Britain (5 year peak mean 1991/92 - 1995/96); and
- Over wintering Golden Plover, 3,029 individuals representing at least 1.2% of the wintering population in Great Britain (5 year peak mean 1991/92 - 1995/96).

This site also qualifies under Article 4.2 of the Directive (79/409/EEC) by supporting populations of European importance of the following migratory species:

Over wintering

- Common Teal 501 individuals representing at least 3.3% of the wintering North-western/ Central European population (5 year peak mean 1991/92 - 1995/96); and
- Lapwing 13,307 individuals representing at least 0.5% of the European breeding population (5 year peak mean 1991/92 - 1995/96); and

Assemblage Qualification: A wetland of international importance.

The area qualifies under Article 4.2 of the Directive (79/409/EEC) by regularly supporting at least 20,000 waterfowl. Over winter, the area regularly supports 72,000 individual waterfowl (5 year peak mean 1991/92 - 1995/96) including: Golden Plover, Bewick's Swan, Lapwing and Common Teal.

Table 1 Over-wintering Populations of Waterfowl of European Importance (Listed on Annex I of the Directive and of Migratory Species) (Collier et al., 2005)

Species	Somerset Levels and Moors	
	Count 04/05	Mean 00-05
Bewick's Swan	21	91
Redshank	No data	No data
Common shelduck	No data	No data
Curlew	No data	No data
Dunlin	No data	No data
Teal	7,161	21,280
Wigeon	15,346	28,287
Gadwall	729	748
Golden Plover	8,136	5,794
Lapwing	60,834	38,506
Lesser black-backed gull	No data	No data
Mallard	No data	No data
Mute swan	1,076	1,092
Shoveler	902	1,372
Pintail	261	940
Pochard	No data	No data
Ringed plover	No data	No data
Snipe	1,513	1,093
Whimbrel	No data	No data
European White-fronted Goose	No data	No data

* Site attained national passage threshold for species in GB in 04/05.

** Site attained international passage threshold for species in UK in 04/05.

Site of international importance in UK
 Site of national importance in GB
 qualifying level in winter 04/05

Table 2 Designated SSSI Condition (Compiled by Natural England March 2009)

SSSI	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining	% Area destroyed / part destroyed	Reason for unfavourable condition
Catcott Edington and Chilton Moors	5.37%	0.00%	94.63%	0.00%	0.00%	Drainage, Fertiliser use, Inappropriate cutting/mowing, Water pollution-agriculture/run off Inappropriate water levels, Peat extraction, Vehicles
Curry and Hay Moors	1.74%	0.00%	98.26%	0.00%	0.00%	Drainage, Fertiliser use, Inappropriate water levels, Water pollution-agriculture/run off
King's Sedgemoor	26.51%	0.00%	73.49%	0.00%	0.00%	Drainage, Fertiliser use, Inappropriate water levels, Water pollution-agriculture/run off
Moorlinch	2.44%	67.76%	29.80%	0.00%	0.00%	Drainage, Inappropriate water levels
Shapwick Heath	70.45%	23.91%	5.64%	0.00%	0.00%	Not in unfavourable condition
Southlake Moor	0.00%	19.94%	80.06%	0.00%	0.00%	Drainage, Water pollution-agriculture/run off, Fertiliser use, Overgrazing, Vehicles
Tealham and Tadham Moors	13.31%	5.48%	81.21%	0.00%	0.00%	Drainage, Fertiliser use, Inappropriate CSS/ESA prescription, Water pollution - agriculture/run off, Public access/disturbance
West Moor	29.24%	70.76%	0.00%	0.00%	0.00%	Not in unfavourable condition

SSSI	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining	% Area destroyed / part destroyed	Reason for unfavourable condition
West Sedgemoor	44.87%	12.02%	43.11%	0.00%	0.00%	Agriculture Drainage, Fertiliser use, Pesticide/herbicide use, Water pollution - agriculture/run off, Inappropriate ditch management
Westhay Heath	54.92%	0.00%	0.00%	45.08%	0.00%	Peat extraction
Westhay Moor	24.15%	2.59%	73.26%	0.00%	0.00%	Drainage, Inappropriate ditch management, Vehicles, Peat extraction, Undergrazing, Water pollution - agriculture/run off
Wet Moor	41.93%	19.80%	19.23%	19.04%	0.00%	Inappropriate water levels, Inappropriate weirs dams and other structures, Water pollution - agriculture/run off, Drainage, Fertiliser use, Undergrazing

Table 3 Conservation Objectives of Somerset Levels and Moors Component SSSIs

Catcott Edington and Chilton Moors
<ol style="list-style-type: none"> 1. to maintain in favourable condition, the habitats for the population of Annex 1 species of European importance (Golden Plover), with particular reference to wet grassland with rhynes and ditches. 2. to maintain in favourable condition, the habitats for the population of migratory bird species of European importance (Lapwing and Teal) with particular reference to: 1) wet grassland with rhynes and ditches and 2) swamp and fen, open water, marginal and inundation communities. 3. to maintain in favourable condition, the habitats for the population of waterfowl that contribute to the wintering waterfowl assemblage of European importance, with particular reference to: 1) wet grassland with rhynes and ditches and 2) swamp and fen, open water, marginal and inundation communities.
Curry and Hay Moors, King's Sedgemoor, Moorlinch, Southlake Moor, West Moor, West Sedgemoor
<ol style="list-style-type: none"> 1. to maintain, in favourable condition, the habitats for the populations of Annex 1 species of European importance (Golden Plover and Bewick's Swan), with particular reference to wet grassland with rhynes and ditches. 2. to maintain in favourable condition, the habitats for the population of migratory bird species of European importance (Lapwing and Teal) with particular reference to wet grassland with rhynes and ditches. 3. to maintain in favourable condition, the habitats for the populations of waterfowl that contribute to the wintering waterfowl assemblage of European importance, with particular reference to wet grassland with rhynes and ditches.
Shapwick Heath, Westhay Heath
<ol style="list-style-type: none"> 1. to maintain, in favourable condition, the habitats for the populations of migratory bird species of European importance (Lapwing and Teal), with particular reference to swamp and fen, open water, marginal and inundation communities. 2. to maintain in favourable condition, the habitats of the populations of waterfowl that contribute to the wintering waterfowl assemblage of European importance, with particular reference to swamp and fen, open water, marginal and inundation communities.
Tealham and Tadham Moors, Westhay Moor
<ol style="list-style-type: none"> 1. to maintain, in favourable condition, the habitats for the populations of Annex 1 species of European importance (Golden Plover and Bewick's Swan), with particular reference to wet grassland with rhynes and ditches. 2. to maintain, in favourable condition, the habitats for the populations of migratory bird species of European importance (Lapwing and Teal), with particular reference to 1) wet grassland with rhynes and ditches and 2)swamp and fen, open water, marginal and inundation communities. 3. to maintain in favourable condition, the habitats for the population of waterfowl that contribute to the wintering waterfowl assemblage of European importance, with particular reference to: 1) wet grassland with rhynes and ditches and 2) swamp and fen, open water, marginal and inundation communities.

Table 4 Somerset Levels and Moors SPA Site Features and Sensitivities

Receptor	Sensitivity	Pathway	Source	How can it arise within the Plans/Policies?
Bewick's Swan Teal Lapwing	Changes in water levels as a result of, flood defence schemes, land drainage activities, peat extraction, or abstraction of water can alter vegetation and invertebrates, reducing the food resource for birds and affecting their survival	Water levels and vegetation change	Alteration to water levels from new flood defence schemes, or the creation or change in management or maintenance of drains	Will not arise as a direct result of development. However, if flood defences are built for new development, they could result in alteration to water level patterns
	Improvements or changes to agricultural practices (e.g. use of fertilisers, herbicides, pesticides, cutting of silage instead of hay) result in vegetation change that affects the food resource for birds and affect their survival	Vegetation change	Increased use of fertilisers, herbicides, pesticides, and cutting of silage instead of hay	Unlikely to occur as a result of the Plans
	Conversion of habitat to arable, or development can reduce or fragment the food resource for birds, and affect their survival	Footprint	Conversion of arable land or development	Unlikely to occur as a result of the Plans
	Recreational activities such as dog walking and wildfowling can cause disturbance to feeding birds. This can have the effect of displacing the birds from their feeding grounds and affect their survival	Visual field (sightlines)	Movement of walkers and dog walkers, cyclists and horse riders within or adjacent to Site	Development could lead to increased recreational activity adjacent to or within the Site
	Wildfowling is carried out which causes noise disturbance. This can have the effect of displacing the birds from their feeding grounds and affect their survival	Visual field (sightlines) and Audible field (atmosphere)	Irregular noise and visual disturbance from wildfowling	Development could lead to increased wildfowling pressure

The Somerset Levels and Moors Ramsar

Habitats and Species

The Ramsar site consists of a series of Sites of Special Scientific Interest (SSSI) within the largest area of lowland wet grassland and associated wetland habitat remaining in Britain. It covers about 35,000 ha in the flood plains of the Rivers Axe, Brue, Parrett, Tone and their tributaries. The majority of the site is only a few metres above mean sea level and drains through a large network of ditches, rhynes, drains and rivers. Flooding may affect large areas in winter depending on rainfall and tidal conditions. Parts of the site in the Brue Valley include areas of former raised peat bog which have now been substantially modified by agricultural improvement and peat extraction which has created areas of open water, fen and reedbed.

The site attracts internationally important numbers of wildfowl in winter and is one of the most important sites in southern Britain for breeding waders. The network of rhynes and ditches support an outstanding assemblage of aquatic invertebrates, particularly beetles.

Table 5 Designated Features of the Somerset Levels and Moors Ramsar (Source JNCC Ramsar Information Sheet: UK11064)

Ramsar Criteria	Feature	Season	Ramsar Description
2	Supports 17 species of British Red Data Book invertebrates		
5	Assemblages of international importance	Winter	97155 waterfowl (5 year peak mean 1998/99 - 2002/03)
6	Bewick's swan	Winter	112 individuals, representing an average of 1.3% of the GB population (5 year peak mean 1998/99 - 2002/03)
	Eurasian teal	Winter	21,231 individuals, representing an average of 5.3% of the population (5 year peak mean 1998/99 - 2002/03)
	Northern lapwing	Winter	36,580 individuals, representing an average of 1% of the population (5 year peak mean 1998/99 - 2002/03)
Species/populations identified subsequent to designation for possible future consideration under criterion 6.			
N/A	Mute swan <i>Cygnus olor</i>	Winter	842 individuals, representing an average of 2.2% of the population (5 year peak mean 1998/99 - 2002/03)
	Eurasian wigeon	Winter	25759 individuals, representing an average of 1.7% of the population (5 year peak mean 1998/99 - 2002/03)
	Northern pintail	Winter	927 individuals, representing an average of 1.5% of the population (5 year peak mean 1998/99 - 2002/03)
	Northern shoveler	Winter	1094 individuals, representing an average of 2.7% of the population (5 year peak mean 1998/99 - 2002/03)

Table 6 Somerset Levels and Moors Ramsar Site Features and Sensitivities

Receptor	Sensitivity	Pathway	Source	How can it arise within the Plans/Policies?
17 species of British Red Data Book invertebrates	Changes in water levels as a result of, flood defence schemes, land drainage activities, peat extraction, or water abstraction result in alterations to the habitats and vegetation communities that support the invertebrate communities, and affect their survival	Water levels	Flood defence schemes, land drainage activities, peat extraction, or water abstraction can alter water levels	Will not arise as a direct result of development. However, if flood defences are built for new development, they could result in alteration to water level patterns
	Agricultural improvement such as the increased use of fertilisers, herbicides, pesticides, and cutting of silage instead of hay, can affect the vegetation communities that support the invertebrate communities and affect their survival	Vegetation change	Increased use of fertilisers, herbicides, pesticides, and cutting of silage instead of hay	Unlikely to occur as a result of the Plans
	The conversion to arable or development results in direct loss of habitat and fragmentation of habitat, which affects invertebrate communities survival	Footprint	Conversion of arable land or development	Unlikely to occur as a result of the Plans
	Reductions in water quality and the increase in pollutants (e.g. nutrients) can directly affect invertebrate communities	Through rivers and watercourses	Deterioration in water quality as a result of increased pollutant loadings from STWs and non-agricultural diffuse pollution (from increased development)	Will not arise as a direct result of development. However, increased development will lead to increased demand on STWs. If STWs do not have adequate capacity, increased pollutant levels could be discharged into rivers
	Alteration to chemical composition of wetlands can directly affect invertebrate communities	Air	Increased road traffic emissions can result in deposition of pollutants within wetlands	Could potentially arise as a result of increased road traffic as a result of new developments
Bird assemblage	See points noted above for Somerset Levels and Moors SPA			

APPENDIX C INITIAL SCREENING REPORT

POTENTIAL EFFECTS ON NATURA 2000 SITES

This step looks at the likely direct, indirect or secondary impacts of the plans on the designated sites, alone or in-combination with other relevant plans. Different impacts are not anticipated from the Core Strategy and Site Allocations DPDs as both results in increased levels of development.

There are a number of potential impacts to the Somerset Levels and Moors and/or Severn Estuary Natura 2000 sites arising from the implementation of the District and Borough Core Strategies identified in the Habitat Regulations Assessment report of the draft RSS (2006). These are set out in the table below.

Likely operations to result as a consequence of policy	Potential impacts on Natura 2000 site
House building and related infrastructure, traffic and mixed use development, sluice/barrage installation	Water table: Possible changes in water levels due to abstraction, drainage, etc.
	Toxic contamination: air, soil and water pollution, tipping
	Non-toxic contamination: Eutrophication due to sewage treatment works discharge during summer when flow in River Tone is low
	Non physical disturbance: human presence, artificial lighting, traffic
Recreation	Physical damage: erosion, trampling
	Non physical disturbance: human presence, water sports and pets

In addition, and in order to secure the long term presence and stability of Natura 2000 sites and the network, climate change should be a key consideration in the application of appropriate assessment. Consideration should be given as to whether the plan inhibits in any way the potential of species to adapt to climate change.

The Habitat Regulations Assessment report of the draft RSS noted that development in Bridgwater, Taunton and Yeovil, which drain into the Somerset Levels and Moors, could result in cumulative impacts on the European Sites

The following tables of potential impacts on Natura 2000 sites by district and have been informed by the Habitat Regulations Assessment report, through a literature search and in consultation with stakeholders. The Precautionary Principle is used so that where an affect is uncertain it is assumed to be adverse.

Mendip District Council Core Strategy

Shapwick Heath; Westhay Heath; Westhay Moor; and Catcott, Edington and Chilton Moors SPA/Ramsar sites.			
Qualify Features	Potential Impacts	Risk of potential impact arising from Core Strategy	Potential impact in combination with other plans or projects
Important wintering populations of birds listed in Annex I of the Bird's Directive, populations of 'regularly occurring migrant birds' and populations of waterfowl	Non physical disturbance/ physical disturbance: Disturbance from increased recreational use of Shapwick Heath SPA/Ramsar and supporting bird sites	Risk of increased use of Shapwick Heath from increases of population resulting from new housing, particularly in Glastonbury and Street, resulting in larger numbers of cyclists, walkers and dogs using the existing cycle path through the site and other public rights of way. Several species of birds for which the site is designated are known to be prone to disturbance effects ¹ .	The introduction of a multi user path between Glastonbury and Highbridge will also encourage use of current access paths and introduce cyclists, walkers, and dogs. This will then have impacts on the Westhay Heath; Westhay Moor; and Catcott, Edington and Chilton Moors SPA/Ramsar sites, which currently do not have public access. The Rights of Way Improvement Plan would have similar effects, although, without advertisement be a slighter impact. Sedgemoor and other district council 's population rise may also contribute
Rare ditch invertebrates	Non-toxic contamination/ Toxic contamination: Changes to water quality	Increased sewage throughput at Shepton Mallet, Wells and Glastonbury and other sewage works leading to increased	Brue/Axe Catchment Flood Management Plan Minerals and Waste DPD

¹ Bennett & Zuelke, 1999; Carney & Sydeman, 1999; Findlay. & Houlahan, 1997; Finney *et al*, 2005; Gill *et al*, 2001; Goss-Custard, 2005; Suffolk Coast & Heaths Unit, 2006

Shapwick Heath; Westhay Heath; Westhay Moor; and Catcott, Edington and Chilton Moors SPA/Ramsar sites.			
Qualify Features	Potential Impacts	Risk of potential impact arising from Core Strategy	Potential impact in combination with other plans or projects
		<p>nutrient levels in the River Brue, which irrigates Shapwick Heath; Westhay Moor; Westhay Heath; and Catcott, Edington and Chilton Moors SPA/Ramsar sites; increased road run-off. Changes in water quality can affect ditch flora communities and conditions for aquatic invertebrates.</p>	

Sedgemoor District Council Core Strategy

Bridgwater Bay SPA, Ramsar, cSAC			
Qualify Features	Potential Impacts	Risk of potential impact arising from Core Strategy	Potential impact in combination with other plans or projects
Important wintering populations of birds listed in Annex I of the Bird's Directive, populations of 'regularly occurring migrant birds' and populations of waterfowl	Non physical disturbance/ physical disturbance: Disturbance from increased recreational use	<p>Risk of increased use of footpath from residents of new housing in Bridgwater and Highbridge/Burnham-on-Sea, resulting in larger numbers of walkers and dogs using the existing public right of way along the sea wall between the River Brue and Huntspill Sluice through the site and other public rights of way.</p> <p>The estuary hosts internationally important flocks of wintering birds, including Black-tailed Godwit, Whimbrel and Lapwing, which are prone to disturbance^{4, 5}. The estuary is also used by Shelduck, which are particularly prone to disturbance during their period of moult during the late summer when they are flightless.</p>	<p>The introduction of a multi user path between Highbridge and Bridgwater will encourage use of a new path behind the sea wall by cyclists, walkers, and dogs. The project proposes to close the sea wall path and includes preventative access measures but there still may be disturbance affects on birds using the inshore fields for roosting and feeding. If mentioned in the Core Strategy this impact should be included as a risk arising form the Core Strategy</p> <p>The Rights of Way Improvement Plan would have similar effects, although, without advertisement could be of slighter impact.</p>

⁴ Disturbance can potentially be more damaging than permanent habitat loss due to time and energy costs experienced by birds and numerous small disturbances are more damaging than fewer, larger disturbances (West *et al*, 2002).

⁵ Bennett & Zuelke, 1999; Carney & Sydeman, 1999; Findlay. & Houlahan, 1997; Finney *et al*, 2005; Gill *et al*, 2001; Goss-Custard, 2005; Suffolk Coast & Heaths Unit, 2006; Burton *et al*, 2002

Bridgwater Bay SPA, Ramsar, cSAC			
Qualify Features	Potential Impacts	Risk of potential impact arising from Core Strategy	Potential impact in combination with other plans or projects
	Physical Loss: Loss of habitat	The Core Strategy states that a Strategic Flood Risk Assessment is being carried out and mentions a Parrett Sluice as an opportunity. If a Parrett Sluice is included in the strategy there is likely to be a loss of feeding and roosting habitat available to wintering birds due to altered tidal regime in the Parrett estuary thereby significantly reducing the ability of Bridgwater Bay to support existing populations.	N/A
	Non-toxic contamination/ Toxic contamination: Changes to water quality	Loss of prey species supporting over wintering birds due to deterioration in water quality from increased sewage throughput directly into and upstream of the bay.	Core strategies of upstream local authorities – Mendip and South Somerset District Councils and Taunton Deane Borough Council.

Bridgwater Bay SPA, Ramsar, cSAC			
Qualify Features	Potential Impacts	Risk of potential impact arising from Core Strategy	Potential impact in combination with other plans or projects
Fish species	Non-toxic contamination/ Toxic contamination: Changes to water quality	Reduction in water quality in River Parrett on migration route of Atlantic Salmon. Loss of prey species supporting fish species due to deterioration in water quality from increased sewage throughput directly into and upstream of the bay.	Core strategies of upstream local authorities – Mendip and South Somerset District Councils and Taunton Deane Borough Council. Minerals and Waste DPD
Saltmarsh	Physical Loss: Loss of habitat through construction of flood defence measures to enable development in Bridgwater	The Core Strategy states that a Strategic Flood Risk Assessment is being carried out and mentions a Parrett Sluice as an opportunity. If a Parrett Sluice is included in the strategy this is likely to adversely affect the extent of mudflats and saltmarsh in the Parrett estuary. There would be increased water levels at high tide in the estuary and river above the sluice, which could lead to erosion. However, the river mouth could also close up from increased deposition. It is therefore likely that the river in the estuary would change its current course. The outer estuary would be affected by changed sediment budget and loss of deposition, leading to loss of habitat ⁶ .	N/A

Bridgwater Bay SPA, Ramsar, cSAC			
Qualify Features	Potential Impacts	Risk of potential impact arising from Core Strategy	Potential impact in combination with other plans or projects
Higher Plant Assemblage	Physical Loss: Loss of habitat	The Core Strategy states that a Strategic Flood risk Assessment is being carried out and mentions a Parrett Sluice as an opportunity. If a Parrett Sluice is included in the strategy this is likely to result in changes to tidal flow, sediment budget and water depths could adversely affect habitats supporting high plant assemblages in the Parrett estuary. These plants have specific requirements or niches of habitat currently supplied by the current tidal pattern and conditions in Bridgwater Bay. Further study would be needed to determine impacts.	N/A

King's Sedgemoor; Tadham Moor; Shapwick Heath; Westhay Heath; Westhay Moor; and Catcott, Edington and Chilton Moors SPA/Ramsar sites.			
Qualify Features	Potential Impacts	Risk of potential impact arising from Core Strategy	Potential impact in combination with other plans or projects
Important wintering populations of birds listed in Annex I of the Bird's Directive, populations of 'regularly occurring migrant birds' and populations of waterfowl	Non physical disturbance/ physical disturbance: Disturbance from increased recreational use of King's Sedgemoor, Tadham Moor and Shapwick Heath SPA/Ramsar and supporting bird sites	<p>Possible risk of increased use of King's Sedgemoor, Tadham Moor and Shapwick Heath from increases of population resulting from new housing, in Bridgwater, Highbridge and Burnham-on-Sea, resulting in larger numbers of cyclists, walkers and dogs using the existing cycle path through the site and other public rights of way.</p> <p>Several species of birds for which the site is designated are known to be prone to disturbance effects⁷.</p>	<p>The introduction of a multi user path between Glastonbury and Highbridge will also encourage use of current access paths and introduce cyclists, walkers, and dogs. This will then have impacts on the Westhay Heath; Westhay Moor and Catcott, Edington and Chilton Moors SPA/Ramsar sites, which currently do not have public access.</p> <p>The Rights of Way Improvement Plan would have similar effects, although, without advertisement be a slighter impact.</p> <p>Mendip and other district council 's population rise may also contribute</p>

⁷ Bennett & Zuelke, 1999; Carney & Sydeman, 1999; Findlay. & Houlahan, 1997; Finney *et al*, 2005; Gill *et al*, 2001; Goss-Custard, 2005; Suffolk Coast & Heaths Unit, 2006

South Somerset District Council Core Strategy

West Sedgemoor, Wet Moor, Moorlinch and King's Sedgemoor Moors SPA/Ramsar sites.			
Qualify Features	Potential Impacts	Risk of potential impact arising from Core Strategy	Potential impact in combination with other plans or projects
Rare ditch invertebrates	Non-toxic contamination/ Toxic contamination: Changes to water quality	Increased sewage throughput at Yeovil and possibly Langport sewage treatment works, also from Chard, East Crewkerne and other smaller treatment works in the catchment, leading to increased nutrient levels in the River Parrett, which irrigates Wet Moor, West Sedgemoor SPA/Ramsar sites and via the River Sowey, Southlake Moor, Moorlinch and Kings Sedgemoor SPA/Ramsar sites; increased road run-off. Changes in water quality can affect ditch flora communities and conditions for aquatic invertebrates.	West Dorset District Council Core Strategy – sewage input into the River Yeo at Sherborne.
Rare ditch invertebrates	Water table: Changes in water quantity Comments from the South West Regional Spatial Strategy: Somerset Levels & Moors: Potential for hydrological effects resulting from growth at Yeovil, etc. Effects to be informed by	There is risk of availability of water to irrigate the SAP/Ramsar and hence maintain ditches used by rare aquatic invertebrates. Demands would increase for water due to increase housing numbers in Yeovil, Chard and Crewkerne. This may be critical in dry	Parrett Catchment Flood Management Plan

West Sedgemoor, Wet Moor, Moorlinch and King's Sedgemoor Moors SPA/Ramsar sites.			
Qualify Features	Potential Impacts	Risk of potential impact arising from Core Strategy	Potential impact in combination with other plans or projects
	outcome of Flood Impact Assessments for these allocations	summers.	
Important wintering populations of birds listed in Annex I of the Bird's Directive, populations of 'regularly occurring migrant birds' and populations of waterfowl	Water table: Changes in water quantity Comments from the South West Regional Spatial Strategy: Somerset Levels & Moors: Potential for hydrological effects resulting from growth at Yeovil. Effects to be informed by outcome of Flood Impact Assessments for these allocations	There is risk to the availability of water to irrigate the SAP/Ramsar and hence maintain wet grassland habitat used by breeding birds. Demands would increase for water due to increase housing numbers in Yeovil, Chard and Crewkerne. This may be critical in dry summers.	Parrett Catchment Flood Management Plan
Important wintering populations of birds listed in Annex I of the Bird's Directive, populations of 'regularly occurring migrant birds' and populations of waterfowl	Non physical disturbance/ physical disturbance: Disturbance from increased recreational use of Wet Moor SPA/Ramsar and supporting bird sites	Risk of increased use of Wet Heath from increases of population resulting from new housing, particularly in Langport, resulting in larger numbers of cyclists, walkers and dogs using the existing cycle path through the site and other public rights of way. Several species of birds for	Multi user path between Langport and Martock and other access resulting from the Langport Vision would encourage increased use of the area by walkers, cyclists and dogs. The Rights of Way Improvement Plan would have similar effects, although, without advertisement

⁸ Bennett & Zuelke, 1999; Carney & Sydeman, 1999; Findlay. & Houlahan, 1997; Finney *et al*, 2005; Gill *et al*, 2001; Goss-Custard, 2005; Suffolk Coast & Heaths Unit, 2006

West Sedgemoor, Wet Moor, Moorlinch and King's Sedgemoor Moors SPA/Ramsar sites.			
Qualify Features	Potential Impacts	Risk of potential impact arising from Core Strategy	Potential impact in combination with other plans or projects
		which the site is designated are known to be prone to disturbance effects ⁸ .	be a slighter impact. Sedgemoor and other district council 's population rise may also contribute

Taunton Deane Borough Council

Curry and Hay Moors SPA/Ramsar sites.			
Qualify Features	Potential Impacts	Risk of potential impact arising from Core Strategy	Potential impact in combination with other plans or projects
Important wintering populations of birds listed in Annex I of the Bird's Directive, populations of 'regularly occurring migrant birds' and populations of waterfowl	Non physical disturbance/ physical disturbance: Disturbance from increased recreational use of Curry and Hay SPA/Ramsar	Risk of increased use of Curry and Hay Moor residents from new housing, particularly from Taunton, resulting in larger numbers of cyclists, walkers and dogs using the existing public rights of way. Several species of birds are known to be prone to disturbance effects.	The introduction of a navigation on the River Tone, which flows through the SPA/Ramsar site, by the Waterlinks King Alfred's Way navigation project is likely to encourage use of current public rights of way paths The Rights of Way Improvement Plan would have similar effects, although, without advertisement be a slighter impact.
	Water table: Changes in water quantity Comments from the South West Regional Spatial Strategy: Somerset Levels & Moors: Potential for hydrological effects resulting from growth at Taunton, Bridgwater etc. Effects to be informed by outcome of Flood Impact Assessments for these allocations	There is risk of availability of water to irrigate the SAP/Ramsar and hence maintain wet grassland habitat used by breeding birds. Demands would increase for water due to increase housing numbers in Taunton and Wellington, and from need in the Taunton and Bridgwater Canal, which feeds Durleigh reservoir. This may be critical in dry summers.	Housing numbers in Bridgwater and their demand on Durleigh Reservoir in the Sedgemoor District Council Core Strategy Parrett Catchment Flood Management Plan

Curry and Hay Moors SPA/Ramsar sites.			
Qualify Features	Potential Impacts	Risk of potential impact arising from Core Strategy	Potential impact in combination with other plans or projects
Rare ditch invertebrates	<p>Non-toxic contamination/ Toxic contamination: Changes to water quality</p> <p>Comments in the Habitat Regulations report for the South West Regional Spatial Strategy:</p> <p>Somerset Levels and Moors Ramsar- Increased discharge through Ham Sewage Treatment facility where there is a high P output into the River Tone above Curry Moor (Somerset Levels and Moors SPA/Ramsar) freshwater inlet. The high P concentrations resulting in eutrophication within ditches on Curry Moor is a result of the output from Ham STW during the summer months when there is a low flow in the River Tone. EA have done some work that establishes this link.</p>	<p>Increased sewage throughput at Ham sewage works, and upstream at Wellington, leading to increased nutrient levels in the River Tone which irrigates Curry and Hay Moors SPA/Ramsar sites; increased road run-off. Changes in water quality can affect ditch flora communities and conditions for aquatic invertebrates.</p>	<p>The introduction of navigation on the River Tone, which flows through the SPA/Ramsar site, by the Waterlinks King Alfred's Way navigation project, may also affect water quality. There may changes to turbidity and incidental pollution in waters entering the SPA/Ramsar sites</p>

Curry and Hay Moors SPA/Ramsar sites.			
Qualify Features	Potential Impacts	Risk of potential impact arising from Core Strategy	Potential impact in combination with other plans or projects
	<p>Water table: Changes in water quantity</p> <p>Comments from the South West Regional Spatial Strategy: Somerset Levels & Moors: Potential for hydrological effects resulting from growth at Taunton, Bridgwater etc. Effects to be informed by outcome of Flood Impact Assessments for these allocations</p>	<p>There is risk of availability of water to irrigate the SAP/Ramsar and hence maintain ditches used by rare aquatic invertebrates. Demands would increase for water due to increase housing numbers in Taunton and Wellington, and from need in the taunton and Bridgwater Canal, which feeds Durleigh reservoir. This may be critical in dry summers.</p>	<p>Housing numbers in Bridgwater in the Sedgemoor District Council Core Strategy</p> <p>Parrett Catchment Flood Management Plan</p> <p>In addition, potential improvements to the inter-regional rail route, which run along with any increases in traffic due to potential improvements to the A361, may also result in habitat loss or disturbance to the hydrological regime. NE has recommended that Local Government and statutory bodies need to take a strategic approach to management of the Somerset Levels and Moors as they require sensitive and complex water level management to ensure both the habitats and species are maintained and where possible enhanced for the benefit of nature conservation.</p>

APPENDIX D1 – Mendip Core Strategy Issues and Options Report (November 2008) Policy Screening Table

Mendip Core Strategy Issues and Options Report November 2008	Likely Impacts
<p>Option 1a The first option is that the Core Strategy simply makes provision for 415 net additional homes per annum in Mendip over the period 2006 - 2026.</p>	<p>Development of 8,300 additional properties (Option 1a) or additional 9,000 properties (Option 1b) would occur over the 20 year period of the plan. These properties will require more water resources to support additional demand.</p>
<p>Option 1b The second option is to make provision for 450 net additional homes per annum, recognising that the RSS requirement is not to be treated as a ceiling and that this level of provision is within 10% of the RSS figure and will not compromise the RSS Core Spatial Strategy of directing the bulk of development within the sub-region to Bristol, Bath, Weston-super-Mare and Trowbridge. This option would result in the provision of an additional 700 homes over the plan period and these would need to be accommodated at the district's towns in accordance with the RSS's Core Spatial Strategy.</p>	
<p>Option 2a The Preferred Option previously consulted on, sought to maximise economic growth in Frome whilst maintaining a rate of new house-building at current levels to better balance the size of the economically active population and the number of jobs available locally, thereby providing opportunities to reduce commuting.</p> <ul style="list-style-type: none"> • If the district-wide housing requirement is set at 415 homes per annum, 2500 net additional homes would be directed to Frome under this option, over the period to 2026. • If the district-wide housing requirement is set at 450 homes per annum, 2600 net additional homes would be directed to Frome under this option, over the period to 2026. 	<p>Development at Frome (Options 2a , 2b, 3a-3d) (predominantly brownfield), is expected to have no direct impact on the Somerset Levels and Moors as it is located 30km from the European Site. There are no direct river pathways between these locations and the Somerset Levels and Moors. Frome lies within the Bristol Avon Catchment and Wells and Shepton Mallet lie within the River Axe Catchment (Royal Haskoning (2008). This has been ruled out using Criteria B.</p>
<p>Option 2b The alternative option put forward was to significantly rebalance the number of jobs and homes in Frome with the aim of achieving a greater reduction in commuting. Under this option 1500 additional homes were put forward for Frome. This option would require measures to control the release of brown field sites within the town. Constraining the number of new homes in Frome in this way is likely to further increase pressure on the local housing market, further increasing house prices. This is likely to have a disproportional effect on people who work locally, compared with people moving into the area who may be on higher incomes. It would also reduce the number of affordable homes that could be delivered in Frome. This option is not supportable by the Strategic Housing Market Assessment which points to high absolute levels of annual need for affordable housing, both currently and over the projection period to 2021. This option would also have consequences for the local economy, with some of those who want to work locally being unable to meet the housing needs in the town.</p>	
<p>Option 3a Commerce Park provides an extensive area of land on the periphery of the town. Whilst offering good access to the highway network and largely free from negative effects on residential areas, its location does little to encourage workers to walk or cycle to work, or support local shops and other local businesses. Given this supply of land, new employment development - of a residentially compatible nature - would be promoted on sites in the existing built up area of the town to encourage more opportunities for travel to work by walking, cycling and public transport whilst enabling employees to spend money locally and support other business activity in the town.</p>	
<p>Option 3b Along the same lines as Option 3a, an alternative approach would be to provide for some or all of the additional employment land as part of a mixed use development (i.e. a scheme that provides land for employment, housing, local services, open space and other uses). A comprehensive scheme like this can make public transport provision more viable (serving residents travelling elsewhere as well as workers travelling to the site) as well as spreading activity across the town rather than concentrating it in certain locations.</p>	

APPENDIX D1 – Mendip Core Strategy Issues and Options Report (November 2008) Policy Screening Table

Mendip Core Strategy Issues and Options Report November 2008	Likely Impacts
<p>Option 3c Commerce Park is already emerging as a successful location to attract business and there are arguments to suggest that the more businesses that exist in one place, more interaction and new trade is encouraged. Furthermore significant investment in road and servicing infrastructure has taken place and so, with modest additional private outlay, this employment area could be extended further to accommodate anticipated job growth.</p> <p>Option 3d Commerce Park is proving successful by offering accessible and serviced employment land. This option proposes a new site of this type on the southern side of the town, directly accessed from the A361, providing an additional land resource which will be more attractive to business relocations and growing local firms.</p>	<p>Development at Frome (Options 2a , 2b, 3a-3d) (predominantly brownfield), is expected to have no direct impact on the Somerset Levels and Moors as it is located 30km from the European Site. There are no direct river pathways between these locations and the Somerset Levels and Moors. Frome lies within the Bristol Avon Catchment and Wells and Shepton Mallet lie within the River Axe Catchment (Royal Haskoning (2008). This has been ruled out using Criteria B.</p>

APPENDIX D1 – Mendip Core Strategy Issues and Options Report (November 2008) Policy Screening Table

Mendip Core Strategy Issues and Options Report November 2008	Likely Impacts
<p>Option 4a The Preferred Option previously consulted on sought to balance housing and employment growth at Glastonbury. In balancing future jobs and homes, and assuming unemployment falls as job opportunities increase, this gave rise to a need for an additional 850 homes. With the Wells Road housing allocation, which has consent for 250 homes, the remainder of this level of residential development can be accommodated on suitable sites within the existing built up area of the town and is consistent with the need to avoid further building on the floodplain and the need to avoid harm to the exceptionally high quality landscape setting of the town.</p>	<p>Glastonbury lies 4km from the Somerset Levels and Moors. It drains onto the Brue which flows into the Somerset Levels and Moors SPA/Ramsar. Surface water and fluvial flooding is already considered to be a problem at this location (Royal Haskoning 2008).</p>
<p>Option 4b In light of the marginal shortfall in land supply, the Core Strategy should set out the need for a small employment site which will be allocated in a subsequent Local Development Framework document in 2 or 3 years time. Given that land exists at Morlands and Dyehouse Lane to meet immediate needs, there does not appear to be an urgent need to allocate new land. The main drawback to this option is that a 1.6 hectare site for employment uses is very small and may not be economic to pursue (in terms of investment in infrastructure, etc. unless it was an extension to an existing area.).</p>	<p>Development at Glastonbury (Options 4a and 4b)- may result in disturbance to the Somerset Levels through increased recreation, increased surface water runoff , increased flood risk and potential eutrophication from increased sewage discharge resulting in criteria 4. It should be noted that development on brownfield sites is not considered likely to increase to runoff issues.</p> <p>Glastonbury lies on watercourses that ultimately flow into the Severn Estuary, however impacts to watercourses at this location are considered likely to be sufficiently diluted as to have no impact by the time they reach the Severn Estuary.</p>

APPENDIX D1 – Mendip Core Strategy Issues and Options Report (November 2008) Policy Screening Table

Mendip Core Strategy Issues and Options Report November 2008	Likely Impacts
<p>Option 4c As part of the continued restructuring of the local economy, we expect to see some further decline in manufacturing employment. This has the potential to free up some existing employment land. In many areas, reuse of this land for housing would be a likely outcome although the council would aim to retain some jobs on such sites. In Glastonbury, a substantial proportion of the employment land in the Beckery Road/Dyehouse Lane area is within a flood risk zone meaning that its opportunities for reuse would be more limited. On that basis, should we take the view that beyond the development of Morlands, new employment can be accommodated on existing land that may become redundant during the period to 2026?</p> <p>The advantages of this approach are that no new land will be released for development, which given the severe environmental constraints facing the town, would be beneficial. Furthermore, existing land will be more intensively used. There are two drawbacks to this approach. The first is that the approach does rely upon land being released by existing business, which despite the employment growth and change predictions might not happen. The second is that landowners will need to make such land available at a value which reflects its constraints and, where relevant, site cleanup costs.</p>	<p>The change in use from employment land to residential would not have any additional direct impacts over those which already occur to the Somerset Levels and Moors.</p> <p>Glastonbury lies on watercourses that ultimately flow into the Severn Estuary, however impacts to watercourses at this location are considered likely to be sufficiently diluted as to have no impact by the time they reach the Severn Estuary.</p> <p>This policy has been ruled out under Criteria C.</p>

APPENDIX D1 – Mendip Core Strategy Issues and Options Report (November 2008) Policy Screening Table

Mendip Core Strategy Issues and Options Report November 2008	Likely Impacts
<p>Option 4d Street lies within three kilometres of Glastonbury and there are good opportunities for people to walk and cycle between the two as well as making use of frequent bus services. Furthermore, Street is far less constrained in terms of its environment and is in need of a broader economic base which is currently dominated by retailing and distribution.</p> <p>This option proposes that the modest 1.6 hectares of land which is needed in Glastonbury is added to the 5.5 hectares required at Street to create a more viable employment site. Discussion of how this land might be accommodated is set out in the section relating to Street.</p>	<p>Street lies 4.5km from the Somerset Levels and Moors. It drains onto the Brue which flows into the Somerset Levels and Moors SPA/Ramsar. Surface water and fluvial flooding is already considered to be a problem at this location (Royal Haskoning 2008).</p>
<p>Option 5a That the 2000sqm of additional retail space required in the plan period is focused entirely in the town centre through extensions to existing stores, the redevelopment of existing areas to provide more space, or the earmarking of new areas around the town centre for retail development. This approach is consistent with national planning policy on town centres, provided sites can be identified and developed, and should act to strengthen the town centre.</p>	<p>Development at Street (Options 4d, 5a, 5b, 6a-6c, 7a-7d) may result in disturbance to the Somerset Levels through increased recreation, increased surface water runoff, increased flood risk and potential eutrophication from increased sewage discharge resulting in criteria 4. It should be noted that development on brownfield sites is not considered likely to increase to runoff issues.</p>
<p>Option 5b Some may consider that the character of the town centre may be altered by the introduction of more retail development, especially where it introduces competition that might undermine the prospects of the strong independent retailing sector. Others might consider that there are few opportunities to accommodate new retail development on account of the impacts on the townscape. Retailers would point out that only 15% of furniture and furnishing products and 28% of electrical products purchased by Glastonbury and Street residents were sourced locally, but that they could not accommodate new provision in the town centre.</p> <p>This option recognises that there is a concentration of existing retail warehousing which could be supplemented with stores offering particular types of goods which most local residents currently purchase elsewhere. This would reduce the need for people to travel for these goods, create jobs and provide for a type of retailing which would be difficult to provide in the town centre or at nearby Street. The amount of new retail warehousing space encouraged under this approach would be consistent with that needed in the town, but, given the proximity and accessibility to Street, could be supplemented to accommodate a proportion of its expenditure growth.</p> <p>It should be emphasised that this option will not stifle opportunities that might arise in the town centre. Any new retail development can be accommodated where it contributes to maintaining and improving the vitality and viability of that centre, regardless of absolute need.</p>	<p>Street lies on watercourses that ultimately flow into the Severn Estuary, however impacts to watercourses at this location are considered likely to be sufficiently diluted as to have no impact by the time they reach the Severn Estuary.</p>
<p>Option 6a The Preferred Option previously consulted on was described as the "moderate growth in Street" in response to the good access to jobs and services including those in near-by Glastonbury, rather than as a catalyst for major regeneration of the town.</p> <ul style="list-style-type: none"> • If the district-wide housing requirement is set at 415 homes per annum, 1500 net additional homes would be directed to Street under this option. • If the district-wide housing requirement is set at 450 homes per annum, 1600 net additional homes would be directed to Street under this option. <p>Under this option, it will be necessary to accommodate about 500 - 600 homes on strategic sites, depending upon the level at which the district-wide housing requirement is set. We therefore put forward a number of options for strategic sites later in this paper and invite you to express your views on each and to put forward any further strategic site options that we may have missed.</p> <p>Walton Parish Council has asked us to consider allocating a strategic site or sites at the village of Walton in order to help finance the construction of a bypass for the village. It should be noted that the scale of development proposed for Street is not sufficient to make this a realistic possibility. It should also be noted that the Walton bypass does not appear in the Local Transport Plan nor does there appear to be any prospect of this happening, since Taunton, Yeovil and Bridgwater are priority locations for transport infrastructure investment in the county. However, in recognition of the close proximity of the village of Walton to Street, and in order to allow public debate about the possibility of Street's housing needs being accommodated at Walton, we put forward a number of possible sites as an option.</p>	
<p>Option 6b The first alternative option put forward previously was a high-growth option, increasing the number of houses still further to a total of 2000 homes. However, this could only be achieved by reducing the amount of housing available to the other main centres, so undermining what could be achieved in those locations.</p>	

APPENDIX D1 – Mendip Core Strategy Issues and Options Report (November 2008) Policy Screening Table

Mendip Core Strategy Issues and Options Report November 2008	Likely Impacts
<p>Option 6c The second alternative option consulted upon previously was a low growth option of 1000 homes. However, this option does not reflect Street's characteristics as a sustainable location for new development, providing a good range of job opportunities, shops, health and education facilities both in Street and the near-by Glastonbury. Low growth at Street would require even higher levels of development in the other main centres, without Street getting its share, relative to its economic potential. The low growth option would also hamper the Core Strategy's ability to deliver much-needed affordable homes in this locality.</p>	<p>Street lies 4.5km from the Somerset Levels and Moors. It drains onto the Brue which flows into the Somerset Levels and Moors</p>
<p>Option 7a That 5.7 hectares of employment land be provided as part of a mixed use development including housing and community infrastructure as part of one of the strategic sites identified later in this consultation paper.</p>	<p>SPA/Ramsar. Surface water and fluvial flooding is already considered to be a problem at this location (Royal Haskoning 2008)</p>
<p>Option 7b That the existing allocated site at Gravenchon Way is extended westwards to provide one single 11 hectare employment area. This site would benefit from good direct access onto the A39 and have limited impact upon nearby residential properties, particularly where boundaries are reinforced by structural landscaping. One important facet of the proposal would be the treatment of the Bullmead Ditch which fringes the current Gravenchon Way site. Appropriate buffering and other measures to safeguard the wildlife interest in this habitat area, which is recognised at County Level, would be required.</p>	<p>Development at Street (Options 4d, 5a, 5b, 6a-6c, 7a-7d) may result in disturbance to the Somerset Levels through increased recreation, increased surface water runoff, increased flood risk and potential eutrophication from increased sewage discharge resulting in criteria 4. It should be noted that development on brownfield sites is not considered likely to increase to runoff issues.</p>
<p>Option 7c That land for a new 5.7 hectare standalone business park is identified elsewhere around Street.</p>	
<p>Option 7d That the currently undeveloped Gravenchon Way site is set aside and a single new 11 hectare standalone business park is identified elsewhere around Street.</p>	<p>Street lies on watercourses that ultimately flow into the Severn Estuary, however impacts to watercourses at this location are considered likely to be sufficiently diluted as to have no impact by the time they reach the Severn Estuary.</p>

APPENDIX D1 – Mendip Core Strategy Issues and Options Report (November 2008) Policy Screening Table

Mendip Core Strategy Issues and Options Report November 2008	Likely Impacts
<p>Option 8a The Preferred Option previously consulted on sought to achieve the regeneration of Shepton Mallet through balanced economic and housing growth. This option sought to direct new homes to Shepton Mallet with the intention of increasing the workforce to support the growing local economy and increasing the population to increase the possible draw the shops and services in the town centre. New development would also bring new investment in community infrastructure.</p> <ul style="list-style-type: none"> • If the district-wide housing requirement is set at 415 homes per annum, 1400 net additional homes would be directed to Shepton Mallet under this option. • If the district-wide housing requirement is set at 450 homes per annum, 1500 net additional homes would be directed to Shepton Mallet under this option. <p>This option is partly a reflection of the constraint created by the overall housing requirement set for Mendip in the RSS, but also accepts that it is a characteristic of rural areas to have some dependence on larger settlements for employment and service delivery. This option gives rise to the need to accommodate about 600 - 700 homes on strategic sites, depending upon the level at which the districts-wide housing requirement is set.</p>	<p>Development at Shepton Mallet (Options 8a-8c, 9a and 9b) (predominantly brownfield), is expected to have no direct impact on the Somerset Levels and Moors it lies 15km from the European Site. There are no direct river pathways between these locations and the Somerset Levels and Moors as Shepton Mallet lies within the Bristol Wells lies within the River Axe Catchment (Royal Haskoning (2008).</p>
<p>Option 8b The first alternative option put forward previously was a low growth option of 1000 additional homes, representing an annual rate of 50 additional homes per annum. This is marginally below the annual house-building rate in the town since 1991 of 60 additional homes per annum. It was considered that this lower growth option would be likely to lead to constraints on the economy or higher rates have been commuting for work. Recent investments in the town are helping the local economy and the growth option would fail to capitalise on this. Given the environmental constraints of Glastonbury and Wells, this option would also require more homes to be built in Frome and/or Street and put forward in the preferred options for those towns.</p>	<p>Shepton Mallet lies on a watercourse that ultimately flows into the Severn Estuary, however impacts to watercourses at this location are considered likely to be sufficiently diluted as to have no impact by the time they reach the Severn Estuary.</p>
<p>Option 8c The second alternative option put forward previously was a high-growth option of 1900 additional homes representing an annual rate of 95 additional homes per annum. However, the main centres cannot be considered in isolation and this option would only be possible if Frome and/or Street were to receive considerably fewer new homes. This would have undesirable consequences for Frome and Street as discussed in the sections on these towns. Therefore, higher growth was not considered to be a realistic option for Shepton Mallet, in the context of the overall housing requirement and the best interests of the district as a whole.</p>	
<p>Option 9a The Core Strategy identifies 9.2 hectare employment land for higher quality employment.</p>	
<p>Option 9b The Core Strategy identifies 9.2 hectare employment land for higher quality employment as part of a larger mixed use development including housing and community infrastructure. Given that the types of employment to be encouraged will be less industrial in nature, a development of this type will be compatible with a residential setting and reduce the outlay on physical infrastructure (for example, roads, drains, cabling).</p>	<p>These policies have been ruled under Criteria B.</p>

APPENDIX D1 – Mendip Core Strategy Issues and Options Report (November 2008) Policy Screening Table

Mendip Core Strategy Issues and Options Report November 2008	Likely Impacts
<p>Option 10a The Preferred Option previously consulted on was described as "balanced housing and employment growth" in Wells. This option sought to direct 750 additional homes to Wells on the basis of an anticipated increase of 650 - 900 jobs in the period to 2026. However, the stated job increase fell well below that indicated by the economic projections (1200 additional jobs and about 150 additional self-employed). At the time of the Preferred Options consultation, it was believed that there was potential for about 500 additional homes to be accommodated within the existing built-up area of Wells, based on an Urban Housing Potential Study. It was therefore believed that this option would give rise to the need for about 250 homes to be built as an extension to the city. However, a Strategic Housing Land Availability Assessment has since been undertaken, in accordance with current national requirements, and takes account of significant previously developed sites at the former Nutricia site and the former Clares Factory site, not reflected in the Urban Housing Potential Study. There is potential for some 900 additional homes to be accommodated on suitable sites within the existing built-up area of Wells, meaning that under this option there would be no need for a strategic site.</p>	<p>Development at Wells (Options 10a, 10b and 11a-11d) (predominantly brownfield), is expected to have no direct impact on the Somerset Levels and Moors as it lies 6.5km from the European Site. There are no direct river pathways between these locations and the Somerset Levels and Moors. Wells lies within the River Axe Catchment (Royal Haskoning (2008).</p>
<p>Option 10b The West of England Strategic Housing Market Assessment was undertaken after the Preferred Options consultation and provides a more comprehensive understanding of the housing market and need for affordable housing in the Wells area. The local housing market is tight and under pressure and restricting future house-building to 750 additional homes over the plan period is likely to exacerbate this and will reduce opportunities to deliver additional affordable housing. A further option is therefore put forward to better reflect the state of the local housing market and the need to provide additional affordable homes.</p> <ul style="list-style-type: none"> • If the district-wide housing requirement is set at 415 homes per annum, 1000 net additional homes would be directed to Wells and under this option. • If the district-wide housing requirement is set of 450 homes per annum, 1100 net additional homes would be directed to Wells under this option <p>With the potential for some 900 additional homes to be accommodated on suitable sites within the existing built-up area of Wells, this option would give rise to the need for a strategic site to accommodate 100 - 200 additional homes. To illustrate how this high level of development could deliver additional affordable homes, a requirement for 30% of homes to be affordable would deliver an additional 75 affordable homes from an additional 250 homes. A requirement for 35% of homes to be affordable would deliver an additional 88 affordable homes. This option also more closely reflects the intention of the Preferred Option previously consulted on, in that the level of housing growth proposed under this option more closely matches the anticipated job growth.</p>	<p>Development may result in disturbance to the Somerset Levels through increased recreation resulting in criteria 4.</p> <p>Wells lies on a watercourse that ultimately flows into the Severn Estuary, however impacts to watercourses at this location are considered likely to be sufficiently diluted as to have no impact by the time they reach the Severn Estuary. Impacts to the Severn Estuary arising from these policies have been ruled out under Criteria B.</p>

APPENDIX D1 – Mendip Core Strategy Issues and Options Report (November 2008) Policy Screening Table

Mendip Core Strategy Issues and Options Report November 2008	Likely Impacts
<p>Option 11a That the majority of new retail development, alongside other town centre development needs such as offices, should be accommodated in the Princes Road area to the south-west of the city centre. The scheme, in common with the approach set out in the current Mendip District Local Plan, will need careful design to ensure good linkages with the High Street and good architecture to reinforce the city's distinctive sense of place.</p>	<p>Development at Wells (Options 10a, 10b and 11a-11d) (predominantly brownfield), is expected to have no direct impact on the Somerset Levels and Moors as it lies 6.5km from the European Site. There are no direct river pathways between these locations and the Somerset Levels and Moors. Wells lies within the River Axe Catchment (Royal Haskoning (2008).</p>
<p>Option 11b An alternative site adjacent to the town centre, which can delivered within a 3-6 year timescale, can be delivered which can provide for all or the majority of arising retail need in the city. The obvious drawback here is that the availability of other land is very limited.</p>	<p>Development may result in disturbance to the Somerset Levels through increased recreation resulting in criteria 4.</p>
<p>Option 11c That further retailing in the city centre cannot be accommodated, but to meet arising retail need (and to create jobs) sites away from the centre or on the city fringes should be earmarked for retail development. This approach would preserve the appeal of the city centre in the short term, but as the new retail area emerged it will become a direct competitor to the centre.</p>	<p>Wells lies on a watercourse that ultimately flows into the Severn Estuary, however impacts to watercourses at this location are considered likely to be sufficiently diluted as to have no impact by the time they reach the Severn Estuary. Impacts to the Severn Estuary arising from these policies have been ruled out under Criteria B.</p>
<p>Option 11d That no additional provision for retail development is made in the city. This approach would require the council to use resources to defend against new retail developments in and around the city despite the strong sustainability and economic arguments. It would also prevent Wells from improving the quality of its shopping to local residents and those in the wider catchment, who over time may choose to shop elsewhere.</p>	

APPENDIX D1 – Mendip Core Strategy Issues and Options Report (November 2008) Policy Screening Table

Mendip Core Strategy Issues and Options Report November 2008	Likely Impacts
Option 12a) Only allow development in those villages with a wide range of local services and facilities.	Bleadney, Meare, Walton, Westhay and Wookey lie within 5km of the Somerset Levels and Moors. Development at these locations may result in disturbance to the Somerset Levels through increased recreation, increased surface water runoff and potential eutrophication from increased sewage discharge resulting in criteria 4. It should be noted that development on brownfield sites is not considered likely to increase to runoff issues
Option 12b) Restrict development to those villages with 'Core Facilities'	
Option 12b)i Supplement Option 12b with an additional group of villages where new development would be dependent upon the delivery of an absent core facility	
Option 12b)ii Supplement Option 12b with an additional group of villages where affordable housing need is greatest	
Option 12b) iii Supplement Option 12b) with an additional group of villages where local employment levels are highest.	
Option 12b) iv Supplement Option 12b) with an additional requirement for new employment development in villages where local employment is relatively low.	
Option 12b) v Supplement Option 12b with a number of settlements in more isolated parts of the district where services and employment opportunities could be extended.	
Option 12c)I Allow development in all 56 villages as identified in the current Local Plan	
Option 12d) Allow development in all 56 villages identified in the current Local Plan with higher levels of development in 28 serviced villages which have a school, a daily bus service to a nearby town and either a shop or a village hall.	
Option 11 Under this option about 1300 - 1400 additional homes would be directed to villages over the period to 2026. This level of development would represent a reduction in the house-building rate proposed in the current Adopted Local Plan by about 30%.	These policies are criteria based and will not have an effect on any of the European Sites.
<p>Option 13a The high level of need for affordable housing in the district, relative to the overall level of housing to be delivered, provides the case for there being no threshold on the number of homes proposed before the local planning authority will negotiate a contribution towards affordable housing delivery. Where schemes are so small that on-site provision is mathematically not an option, for example seeking 30% on a scheme of three homes, the planning authority would negotiate a financial contribution in lieu of on-site provision. This would enable the planning authority to seek financial contributions from even single homes. These financial contributions would be spent to help deliver affordable housing on other sites. Proposals for single homes for the landowner's occupation could be excluded from the requirement to make a financial contribution, recognising that such developments do not themselves generate a financial surplus. This would be subject to mechanisms that would ensure that this exemption is not abused.</p> <p>There are further sub-options for the means by which financial contributions would be secured. They could be secured through a planning obligation and the level of payment would be equivalent to the impact of affordable housing on the residual value, had the affordable housing been provided on site. Alternatively, the planning authority could set a tariff, a financial sum to be paid per home across the district and set out in a supplementary planning document. Care would be required with this option to ensure that it allows for negotiation in line with PPS 3.</p> <p>Which ever approach is followed, the policy will need to establish an expectation that applications will be accompanied by the mechanism for securing the affordable housing, for example through a unilateral undertaking. An Affordable Housing Supplementary Planning Document would be prepared to support the implementation of this policy.</p> <p>For schemes where on-site provision of affordable housing is mathematically achievable, financial contributions in lieu of on-site provision would only be allowed under exceptional circumstances.</p>	

APPENDIX D1 – Mendip Core Strategy Issues and Options Report (November 2008) Policy Screening Table

Mendip Core Strategy Issues and Options Report November 2008	Likely Impacts
<p>Option 13b The threshold could be set at a scheme size where on-site provision of affordable housing will be mathematically achievable. The threshold would therefore depend upon the percentage requirement set. This option would, however, mean that opportunities to deliver affordable housing would be lost as the policy would not apply to a significant number of housing schemes, meaning that overall number of affordable homes delivered would be reduced.</p>	<p>These policies are criteria based and will not have an effect on any of the European Sites.</p>
<p>Option 14a Under this option the policy would identify ratios of social rented and intermediate tenures to be provided in different parts of the district as set out in Table 2. The policy would make it clear that the ratio is a starting point for negotiation, based upon the most up-to-date information available on need, market conditions and the effect that intermediate housing can have on overall affordable housing provision.</p>	
<p>Option 14b Under this option is the policy would identify ratios of social rented and intermediate tenures to be provided in the Frome area, Glastonbury and Street area and Shepton Mallet area as set out in Table 2. However, for the Wells area the ratio would be adjusted to 80% social rented and 20% intermediate in order to allow an overall target of 35% affordable housing to be set for this local housing market area. Again, the ratios would be the starting point for negotiation.</p>	
<p>Option 14c A further option is for the policy to set a minimum percentage of affordable housing that should be social rented, based on the percentages for social rented housing in Table 2, allowing for the precise split between social rented and intermediate to be negotiated, based upon the most up-to-date information available, whilst ensuring that the proportion of social rented does not fall below the level indicated in the SHMA.</p>	
<p>Option 15 Under this option the policy would indicate the sizes and types of social rented housing and intermediate affordable housing to be negotiated, to reflect what is needed in the area concerned, and to help achieve mixed and balanced communities. The policy would specify a minimum proportion of each tenure that should be suitable for families but would not prescribe precise proportions of bedroom numbers to be provided, to allow for the particular circumstances of individual schemes and the most up-to-date information to be used to inform negotiation.</p>	
<p>Option 16a Under this option the policy would set different proportions of housing that should be affordable housing in the different local housing market areas.</p> <p>In view of the high level of identified need for affordable housing, relative to the housing requirement for the district, the percentage targets would be the maximum percentages that are likely to be routinely viable, informed by a viability assessment that, amongst other things, takes account of conclusions reached with the Housing Corporation on the likely availability of affordable housing grant.</p> <p>The policy would specify that where a submitted scheme falls short of the percentage target, the onus would be on the applicant to clearly demonstrate the circumstances justifying a lower affordable housing contribution. Where a lower percentage than the target is agreed to due to market conditions, the legal agreement would need to provide a mechanism for the percentage to be reviewed if the houses are not built within a specified period, which is likely to be 12 months.</p>	
<p>Option 16b An alternative option would be to set one single percentage of housing that is to be affordable across the district. However, opportunities to secure much-needed affordable housing would be lost in some communities.</p>	
<p>Option 16c In combination with either of the above two options, there is an option of setting specific targets or percentages of affordable housing to be delivered on each of the strategic sites proposed in the core strategy. These will be greenfield sites and their existing use value is likely to permit higher percentages of affordable housing to be delivered than could be achieved where there is a higher existing use value. The target or percentage would be informed by an understanding of any particular infrastructure costs associated with the delivery of the strategic site.</p>	

APPENDIX D1 – Mendip Core Strategy Issues and Options Report (November 2008) Policy Screening Table

Mendip Core Strategy Issues and Options Report November 2008	Likely Impacts
<p>Option 17a On the large strategic sites, the Core Strategy could propose a mix of affordable and market housing, and, as well as setting out the size and type of affordable housing required, it could include a profile of the household types requiring market housing to be provided, such as single person households (x%), couples (y%) and families with children (z%). For smaller sites, the policy could require that the mix of market housing should contribute to the creation of mixed communities having regard to the profile of household types requiring market housing and the existing mix of housing in the locality.</p>	<p>These policies are criteria based and will not have an effect on any of the European Sites.</p>
<p>Option 17b Alternatively, the policy could simply set out the likely profile of household types requiring market housing such as single person households (x%), couples (y%) and families with children (z%)?</p>	
<p>Options 17c In addition to options 17a or 18b, we could negotiate a proportion of open market housing as market entry, or low cost market housing.</p>	
<p>Option 18a Under the current approach, exception sites are not identified in the development plan. Rather, in response to an identified local need demonstrated through a parish survey, a suitable site is identified in consultation with landowners, the parish council and local people. One option is to continue with this approach by including a policy in the Core Strategy. The advantage of this approach is that it offers flexibility, allowing parcels of land to come forward as need is identified over the plan period. The disadvantage is that the development plan is not being used to its full potential in proactively bringing forward specific sites to meet identified need.</p>	
<p>Option 18b In addition to the above Option, specific suitable exception sites, of an appropriate scale in designated villages, could be allocated exclusively for affordable housing through the preparation of a "Small Sites Development Plan Documents" that would follow on from the Core Strategy. The Core Strategy could set criteria for assessing the suitability of sites to be allocated for rural exceptions affordable housing.</p>	
<p>Option 19a Continue to secure all developer contributions through planning obligations in accordance with section 106 of the 1990 Town and Country Planning Act</p>	
<p>Option 19b Introduce a Community Infrastructure Levy (on adoption of the Core Strategy) to secure contributions to all infrastructure needs (not including affordable housing provision)</p>	
<p>Option 19c Introduce a Community Infrastructure Levy (on adoption of the Core Strategy) to secure contributions to some types of infrastructure while requiring other types of infrastructure to be provided on site. (Combination of 19a and 19b)</p>	
<p>Option 19d If the government does not legislate to enable local planning authorities to introduce a Community Infrastructure Levy then a tariff system could be brought into effect.</p>	

Appendix D2 - Sedgemoor Core Strategy Issues and Options Report (June 2007) Policy Screening Table

Sedgemoor Issues and Options Report June 2007	Likely Impacts
Option SS1 Spatial Strategy for Sedgemoor (Distribution of Growth) How should the levels of growth set out in the draft Regional Spatial Strategy be distributed across the District? (Please select one option)	<p>Burnham on Sea and Highbridge are immediately adjacent to the Severn Estuary SPA/cSAC/Ramsar. Development at these locations will not directly affect the features of the Severn Estuary as it is not anticipated to occur within the boundaries of the European Sites. There is the potential for increased recreational pressure at these locations. This would result in Criteria 3, 4 and 6.</p> <p>Burnham on Sea and Highbridge lie 5km downstream from the Somerset Levels and Moors SPA/Ramsar. There is no river pathway between these locations and the European Site. There is the potential for increased recreational pressure at these locations. This would result in Criteria 3, 4 and 6.</p> <p>Bridgwater lies 4km from the Severn Estuary as the crow flies. It is also 6km upstream from the Severn Estuary. Increased development at this location may result in disturbance to the Severn Estuary through increased recreation, increased surface</p>
Option 1 (Town Strategy) Bridgwater – focus for growth, (about 75% of District’s housing and employment growth) Burnham-on-Sea & Highbridge – focus for locally significant growth, (about 20% of District’s housing and employment growth) With about 5% of housing and employment growth elsewhere within the District	
Option 2 (Towns and Key Rural Settlements Strategy) Bridgwater - focus for growth, (about 75% of District’s housing and employment growth) Burnham-on-Sea & Highbridge – focus for locally significant growth, (about 15% of housing and employment growth within the District) Key Rural Settlements – focus for limited growth, (10% of housing and employment growth within the District)	
Option 3 (Dispersal Strategy) Bridgwater - focus for growth, (about 75% of housing and employment growth within the District) Burnham-on-Sea & Highbridge - focus for limited growth (about 10% of housing and employment growth within the District) Key Rural Settlements – focus for limited growth (about 10% of housing and employment growth within the District) Smaller identified settlements – focus for limited growth commensurate with size and scale or that meets identified needs, (about 5% of housing and employment growth within the District)	
Option 4 (Alternative Strategy) An alternative option not suggested above	
SS2 - Spatial Strategy for Sedgemoor (Additional Levels of Growth) If the housing requirement of the draft RSS is increased to the levels suggested by the household projections (ONS) or greater, which of the spatial strategy principles below would you consider most appropriate? (Please select one option)	
A Town Strategy	
B Town and Key Rural Settlements Strategy	
C Dispersal Strategy	
D Alternative Strategy	

Appendix D2 - Sedgemoor Core Strategy Issues and Options Report (June 2007) Policy Screening Table

Sedgemoor Issues and Options Report June 2007	Likely Impacts
	<p>water runoff and potential eutrophication from increased sewage discharge resulting in criteria 4. It should be noted that development on brownfield sites is not considered likely to increase to runoff issues.</p> <p>Bridgwater lies 6km downstream from the Somerset Levels and Moors SPA/ Ramsar. There is no river pathway between these locations and the European Site. There is the potential for increased recreational pressure at these locations. This would result in Criteria 3, 4 and 6.</p> <p>Additional development at Burnham on Sea, Highbridge and Bridgwater may require flood defences to be upgraded/ installed. This could cause migratory problems to qualifying fish species by altering flow which triggers migratory signals. This would result in criteria 6.</p> <p>Key Rural Settlements Westonzoyland, Woolavington and Ashcott (and several of the smaller identified settlements within</p>

Appendix D2 - Sedgemoor Core Strategy Issues and Options Report (June 2007) Policy Screening Table

Sedgemoor Issues and Options Report June 2007	Likely Impacts
	<p>the triangle that these settlements form) lie within 5km of the Somerset Levels and Moors SPA/ Ramsar. There is no river pathway between these locations and the European Site. There is the potential for increased recreational pressure at these locations. This would result in Criteria 3, 4 and 6.</p> <p>Cannington, Pawlett and Puriton all lie within 5km of Severn Estuary and have direct river links to the system. Increased development at these locations may result in disturbance to the Severn Estuary through increased recreation, increased surface water runoff and potential eutrophication from increased sewage discharge resulting in criteria 4.</p>
BW1 - Development Options for Bridgwater (Areas of Search for Housing) Please rank the following broad locations in the order that you consider them to be the most appropriate to be identified as having potential to accommodate an urban extension at Bridgwater? (With 1 being the most preferred and 8 being the least)	Bridgwater lies 4km from the Severn Estuary as the crow flies. It is also 6km upstream from the Severn Estuary. Increased development at this location may result in disturbance to the Severn Estuary through increased recreation, increased surface water runoff and potential eutrophication from increased sewage discharge
A Little Sydenham Farm (Mixed Use)	
B Cokerhurst Farm, Wembdon	
C Bower Lane	
D Somerset Bridge (Mixed Use)	
E South Bridgwater	
F Durleigh	
G Follets Farm, Dunwear	

Appendix D2 - Sedgemoor Core Strategy Issues and Options Report (June 2007) Policy Screening Table

Sedgemoor Issues and Options Report June 2007	Likely Impacts
H Other Options (please state)	<p>resulting in criteria 4. It should be noted that development on brownfield sites is not considered likely to increase to runoff issues.</p> <p>Bridgwater lies 6km downstream from the Somerset Levels and Moors SPA/ Ramsar. There is no river pathway between these locations and the European Site. There is the potential for increased recreational pressure at these locations. This would result in Criteria 3, 4 and 6.</p> <p>Puriton lies within 5km of Severn Estuary and have direct river links to the system. Increased development at this location may result in disturbance to the Severn Estuary through increased recreation, increased surface water runoff and potential eutrophication from increased sewage discharge resulting in criteria 4.</p>
BW2 - Development Options for Bridgwater (Areas of Search for Employment) Please rank the following broad locations in the order that you consider them to be the most appropriate to potentially accommodate a strategic employment site for Bridgwater (with 1 being the most preferred and 7 being the least)	
A Little Sydenham Farm (Mixed Use)	
B Royal Ordnance Factory, Puriton** Royal Ordnance Factory at Puriton has been included within the area of search although it is not adjacent to Bridgwater's urban area it is physically related to the town.	
C Huntworth	
D Somerset Bridge (Mixed Use)	
E North of Express Park	
F North and East of the A38	
G Other Option (please state)	
BW3 - Development Options for Bridgwater (Sustainable Transport) Please rank in order of preference the following sustainable transport measures, which could be promoted through new development, in the order that you consider them to be the most appropriate to address congestion issues in Bridgwater (with 1 being the most preferred and 4 being the least)	<p>Sustainable transport measures in Bridgwater will not result in a negative impact on any of the European sites. These policies have been ruled out under Criteria A.</p>
A Maximising alternative forms of public transport including bus priority routes, subsidising bus travel, park and ride scheme	
B Making provision for safer walking and cycling through dedicated cycle and pedestrian routes	
C Reduce long-stay town centre parking and/or increase the cost of long-stay parking to encourage commuters to use alternative modes of transport whilst maintaining short-stay parking for retail trade	

Appendix D2 - Sedgemoor Core Strategy Issues and Options Report (June 2007) Policy Screening Table

Sedgemoor Issues and Options Report June 2007	Likely Impacts
D Other options (please state)	
BW4 - Development Options for Bridgwater (Additional Shopping Provision) Please rank in order of preference the following options for accommodating additional shopping provision within Bridgwater town centre (with 1 being the most preferred and 4 being the least)	Bridgwater lies 4km from the Severn Estuary and 6km from the Somerset Levels and Moors. It is considered unlikely that retail development will result in increased recreational pressure to these sites. The remaining options have been ruled out under Criteria A.
A Redevelopment of the existing town centre focussing on the Eastover area	
B Extension to the existing town centre focussing on the Northgate area	
C Extension of existing edge-of-town centres focussing on Bridgwater Retail Park	
D Other option (please state)	
BH1 - Development Options for Burnham-on-Sea & Highbridge (Areas of Search for Housing) Please rank in order of preference the following broad locations that you consider to be the most appropriate to potentially accommodate an urban extension at Burnham-on-Sea & Highbridge (with 1 being the most preferred and 4 being the least).	See Options SS1 and SS2 for discussion of housing.
A South of the River Brue	
B Alstone	
C North of Former Radio Station	
D Other Options (please state)	
BH2 - Development Options for Burnham-on-Sea & Highbridge (Employment Provision) Please rank in order of preference the following approaches for providing adequate employment opportunities in Burnham & Highbridge (with 1 being the most preferred and 4 being the least).	The areas of search for employment are all located approximately 2km of the Severn Estuary SPA/ cSAC/ Ramsar. Development at these locations could increase surface water runoff resulting in criteria3.
A Promote redevelopment of existing sites	
B Promote the extension of existing sites	
C Promote the allocation of an additional greenfield employment site	
D Other Options (please state)	
BH3 - Development Options for Burnham-on-Sea & Highbridge (Areas of Search for Employment) Please rank in order of preference the following broad locations that you consider to be the most appropriate to potentially accommodate an additional employment site at Burnham-on-Sea & Highbridge (with 1 being the most preferred and 4 being the least).	See Options SS1 and SS2 for discussion of housing.
A Land to North of Isleport and A38	
B Land to North East of Isleport	
C Land to the East of Isleport	
D Other Options (please state)	
BH4 - Development Options for Burnham-on-Sea & Highbridge (Town Centre Function) Please rank in order of preference the following options for how the Core Strategy should designate Burnham & Highbridge town centres in respect of shopping function (with 1 being	The areas of search for employment are all located approximately 2km of the Severn Estuary SPA/ cSAC/ Ramsar. Development at these locations could increase surface water runoff resulting in criteria 3.
	This option relates to design criteria and will not impact upon the European Sites.

Appendix D2 - Sedgemoor Core Strategy Issues and Options Report (June 2007) Policy Screening Table

Sedgemoor Issues and Options Report June 2007	Likely Impacts
<p>the most preferred and 4 being the least).</p> <p>A Identify 'primary' and 'secondary' shopping areas for both Burnham and Highbridge</p> <p>B Identify 'primary' and 'secondary' shopping areas for Burnham but only 'secondary' shopping areas for Highbridge</p> <p>C Identify 'primary' and 'secondary' shopping areas for Burnham with Highbridge identified as a 'local' centre</p> <p>D Other option (please state)</p>	
<p>BH5 - Development Options for Burnham-on-Sea & Highbridge (Holiday Accommodation) Please rank in order of preference the following options for how the Core Strategy should approach proposals for additional holiday accommodation in Bream and Berrow (with 1 being the most preferred and 4 being the least).</p> <p>A Resist any further extensions of existing sites; or</p> <p>B Allow extensions to existing sites only to facilitate the upgrading of existing facilities; or</p> <p>C Allow extensions to existing sites where no adverse visual or environmental impact;</p> <p>D Allow the creation of new sites where no adverse visual or environmental impact;</p> <p>E Other option (please state)</p>	<p>No negative impact predicted as there will either be no change to the existing situation or permission will only be granted where no adverse impact occurs. These policies have been ruled out under Criteria B.</p>
<p>RS1 - Development Options for Rural settlements (Selection Criteria for KRS) The presence of which services or facilities should the Core Strategy take into consideration when selecting which settlements should be identified as Key Rural settlements (KRS)? Please select up to 3 of the options below:</p> <p>A Church F Public House / Hotel</p> <p>B Doctor's Surgery G Public Transport Links</p> <p>C Post Office H Primary School</p> <p>D Shop(s) I Other (please state)</p> <p>E Village Hall</p> <p>F Public House/ Hotel</p> <p>G Public Transport Links</p> <p>H Primary School</p> <p>I Other</p>	<p>These options relate to design criteria and will not impact upon the European Sites.</p>
<p>RS2 - Development Options for Rural settlements (Potential Key Rural Settlements) (a) Do you agree that these villages have potential to be Key Rural settlements? (Please place a tick/cross next to the settlements that you believe have or not have potential to be identified as a Key Rural Settlement). Village ✓/or x Village ✓/or x</p> <p>Ashcott</p> <p>Axbridge</p> <p>Cannington</p> <p>Cheddar</p> <p>Nether Stowey</p> <p>North Petherton</p> <p>Pawlett</p> <p>Puriton</p> <p>Wedmore</p>	<p>These options do not specify development. Potential impacts from levels of growth are examined under SS1 and SS2.</p>

Appendix D2 - Sedgemoor Core Strategy Issues and Options Report (June 2007) Policy Screening Table

Sedgemoor Issues and Options Report June 2007	Likely Impacts
Westonzoyland Woolavington (b) Please list any other settlements that you consider could be included:	
CO1 - Development Options for the Countryside (Economic Development in the Countryside) Please rank in order of preference the following options for how the Core Strategy should approach economic development in the countryside (with 1 being the most preferred and 4 being the least). A Continue to allow the extension of existing businesses, farm diversification and conversions of appropriate buildings in the countryside; or B Allow new business opportunities in the countryside where there would be no adverse environmental impact in addition to option A above; or C To restrict economic development in the countryside to farm diversification and conversion of appropriate buildings only; or D An alternative option not suggested above	These developments are likely to be of limited scale and are not considered likely to have any significant impacts on the European Sites.
ES1 - Economic Success (Allocation of Employment Land) Please rank in order of preference the following options for how the Core Strategy should approach the allocation of employment land (with 1 being the most preferred and 3 being the least). A Continue the Local Plan approach of broad allocation of employment sites with uses to be negotiated as part of the planning application process; or B Through detailed allocation or safeguarding of sites for specific uses or users and tenures based on identified needs; or C An alternative option not suggested above	These options relate to occupancy criteria and will not impact upon the European Sites.
ES2 - Economic Success (Tourism Proposals) Please rank in order of preference the following options for how the Core Strategy should approach new proposals for tourism purposes (with 1 being the most preferred and 4 being the least). A Continue the Local Plan approach to allow new tourism proposals, and extensions to existing facilities, in the countryside; or B Only allow conversions of exiting buildings and/or extensions to existing facilities in the countryside with new businesses only being allowed within existing settlements; or C Allow only small scale tourism proposals in the countryside; or D An alternative option not suggested above	

Appendix D2 - Sedgemoor Core Strategy Issues and Options Report (June 2007) Policy Screening Table

Sedgemoor Issues and Options Report June 2007	Likely Impacts
<p>HH1 - Health, Housing and Wellbeing (Affordable Housing Thresholds) (a) On what size of development should a proportion of affordable housing be required? (Please select one option)</p> <p>A On all sites including single housing plots where an off-site contribution could be sought in lieu; or B Sites of 5 dwellings or more; or C Sites of 15 dwellings or more; or D An alternative option not suggested above</p> <p>(b) Alternatively should we differentiate between urban and rural areas and set different thresholds for proposals in different places? If so what thresholds do you consider to be appropriate:</p> <p>A Towns B Key Rural Settlements C Other identified Villages D Everywhere else</p>	<p>These options relate to occupancy criteria and will not impact upon the European Sites.</p>
<p>HH2 - Health, Housing and Wellbeing (Location of Rural Housing for Local Needs) Where should Rural Housing for Local Needs be located? (Please select one option)</p> <p>A Only in the larger rural settlements (key rural settlements); or B Only in the larger rural settlements (key rural settlements) and other villages which offer some services; or C In any settlement where a need can be demonstrated; or D An alternative option not suggested above</p>	<p>These developments are likely to be of limited scale and are not considered likely to have any significant impacts on the European Sites.</p>
<p>HH3 - Health, Housing and Wellbeing (Green Infrastructure)</p> <p>How often do you (and/or your family) use the following types of space, how far is it from your home and which do you value most? Space How often do you use these spaces? (e.g. once a week, twice a month etc). How far is it from your home? (e.g. 200 metres, one mile etc). Please rank the spaces listed on the left from 1 to 9 (with 1 being the most important to you and 9 being the least)</p> <p>Park/ Large Public Open Space Equipped Children's Play Area South Facility e.g. ball court, skatepark, etc Local Amenity Space e.g. small grassy areas possibly with trees/seating Allotment Outdoor Sports Ground Natural Area (beach, canal, riverside, pond, woodland etc) Rural paths Other (please state)</p>	<p>These are not development options</p>

Appendix D2 - Sedgemoor Core Strategy Issues and Options Report (June 2007) Policy Screening Table

Sedgemoor Issues and Options Report June 2007	Likely Impacts
TA1 - Transport and Access (Residential Parking Standards) Please rank in order of preference the following options for how the Core Strategy should approach setting residential parking standards within the Core Strategy (with 1 being the most preferred and 4 being the least).	These options relate to design criteria and will not impact upon the European Sites.
A A single district wide standard outlining the number of spaces per dwelling required regardless of dwelling type or location; or	
B A district wide standard relevant in all locations but differentiating between dwelling size and type; or	
C A variable standard differentiating between dwelling size and type and location; or	
D An alternative option not suggested above If you consider a variable approach based on location is preferable do you agree that town centre housing should have a lower parking requirement? Does this apply to: Bridgwater Burnham-on Sea Highbridge Other locations (please state)	
EN1 - Environment (Code for Sustainable Homes) Should the Core Strategy include a policy that seeks new development to be assessed against the Code for Sustainable Homes? (a) If so what threshold of development should be used? (Please select one option)	
A All developments including single dwellings; or	
B Sites of 5 dwellings or more; or	
C Sites of 15 dwellings or more; or	
D An alternative option not suggested above	
(b) What average rating should be reasonably required? (Please select one option)	
A 1*	
B 3*	
C 6*	
D An alternative option not suggested above	
EN2 - Environment (Renewable Energy) Please rank in order of preference the following options for how the Core Strategy should approach Renewable Energy (with 1 being the most preferred and 4 being the least).	
A Identification of specific areas that would be suitable for a range of renewable energy uses; or	
B Continue Local Plan approach of criteria based policy and assessment on an individual site by site basis; or	
C Identification of particular areas that would not be considered suitable for renewable energy uses; or	
D An alternative option not suggested above	

Appendix D2 - Sedgemoor Core Strategy Issues and Options Report (June 2007) Policy Screening Table

Intentionally blank page.

Appendix D3 – South Somerset Core Strategy Issues and Options Report (March 2008) Policy Screening Table

South Somerset Issues and Options Report, March 2008	Likely Impact
Option S1. Levels of Development Based on the above information, which of the following housing supply scenarios do you consider we should plan for and why?	
A-Draft RSS EiP Panel Report recommendation of 19,700 dwellings, of which 6,400 should be within the existing area of Yeovil and 5,000 should be within an area of search for urban extension of Yeovil, and 8,300 should be elsewhere in the South Somerset Housing Market Area (district) outside Yeovil.	
B - ONS: 16,600 dwellings within South Somerset District Housing Market Area of which 7,400 dwellings to be provided for at Yeovil.	
C - Department of Communities & Local Government projection: 19,700 dwellings within South Somerset District Housing Market Area of which an undefined number of dwellings to be provided for at Yeovil;	
D - Draft RSS EiP Panel Report recommendation of 19,700 dwellings, of which 6,400 should be within the existing area of Yeovil and 5,000 should be within an area of search for urban extension of Yeovil, and 8,300 should be elsewhere in the South Somerset Housing Market Area (district) outside Yeovil;	
E - Growth in excess of 19,700 reflecting the Government's Housing Green Paper "Homes for the future: more affordable, more sustainable", July 2007.	
	<p>Yeovil lies 9km from the Somerset Levels and Moors SPA/ Ramsar. Development at these locations has the potential to impact upon the Somerset Levels and moors through increased recreational pressure, resulting in criteria 4.</p> <p>Yeovil falls within the River Parrett Catchment, which passes through the Somerset Levels and Moors and the Severn Estuary. Any impacts to water quality arising from development at Yeovil are considered sufficiently diluted as to have no impact by the time they reach the European Sites. This part of the policy has been ruled out under Criteria B.</p> <p>Wincanton, Ilminster, Crewkerne and Chard are the Market Towns in this district. These lie 23km, 8km, 10 km and 14km from the Somerset Levels and Moors respectively. Wincanton does not lie on a river which feeds into the Somerset Levels and Moors.</p> <p>Ilminster, Crewkerne and Chard lie on rivers which</p>

Appendix D3 – South Somerset Core Strategy Issues and Options Report (March 2008) Policy Screening Table

South Somerset Issues and Options Report, March 2008	Likely Impact
	<p>feed into the Somerset Levels and Moors, Any impacts to water quality arising from development at at these locations are considered sufficiently diluted as to have no impact by the time they reach the European Sites. This part of the policy has been ruled out under Criteria B.</p> <p>Development at these locations has the potential to impact upon the Somerset Levels and moors through increased recreational pressure, resulting in criteria 4.</p> <p>Langport & Huish Episcopi lie directly adjacent to the Somerset Levels and Moors SPA/ Ramsar, Martock and Somerton and South Petherton lie within 5km from the site. Development at these locations has the potential to impact upon the Somerset Levels and Moors through increased recreational pressure and increased runoff at these locations. This would result in Criteria 3, 4 and 6.</p>
Option S2 Based on the Draft RSS definitions above, are there any particular settlements either in the adopted Local Plan’s Settlement Hierarchy set out in the table above or elsewhere within the district that you consider should be classified as:	These options relate to design criteria and will not impact upon the European Sites.
A. RSS Development Policy B “Market Towns”; or, B. RSS Development Policy C “Small Towns & Villages”.	

Appendix D3 – South Somerset Core Strategy Issues and Options Report (March 2008) Policy Screening Table

South Somerset Issues and Options Report, March 2008	Likely Impact
Option S3 Accepting your answer to Question S1 above, how should the residual (non-Yeovil) requirement of dwellings be provided for? A. Distribute the residual dwellings and commensurate jobs infrastructure etc to only Development Policy B settlements; B. Distribute the residual dwellings and commensurate jobs, infrastructure etc to only some Development Policy B (Market Towns) and C Small Towns & Villages) settlements; C. Distribute the residual dwellings and commensurate jobs, infrastructure etc to all Development Policy B and C settlements; D. An alternative option.	See Option S1 discussion. Yeovil lies within 10km of the Somerset Levels and Moors, development of employment land at this location could result in air quality and run off impacts to the Natura 2000 site.
Option S4 Should the Core Strategy include a minimum density for residential development and if so, what should it be? A. 50 dph; B. 60 dph; C. 70 dph; D. An alternative density; E. Locationally-specific target densities set for different Development Policy A, B and C settlements (SSCT's, Market Towns, Small Towns & Villages) and elsewhere with higher densities in Town Centres than suburban areas, reflecting settlement form and housing need. If choosing this option, please state a density for each locationally-specific target; F. An alternative option.	These options relate to design criteria and will not impact upon the European Sites.
Option S5 What should the Core Strategy's target for development taking place on Previously Developed Land be? A. 40%; B. 50%; C. 60%; D. An alternative percentage; If choosing this option, please provide a justification for the percentage; E. Locationally-specific target percentages should be set for different Development Policy A, B and C settlements (SSCT's, Market Towns, Small Towns & Villages) and elsewhere; If choosing this option, please state and evidence a percentage for each locationally-specific target. F. An alternative option.	These options will reduce potential impacts to the Somerset Levels and Moors as the higher the % of brownfield sites developed the lesser the potential impact on Natura 2000 sites. This cannot be quantified at this stage.
Option H1 What number of dwellings should trigger an affordable housing contribution? (Please select one option). A. All sites (1 or 2 dwellings requiring a commuted sum with on site provision for 3 or more dwellings); B. 5 dwellings or more; C. 10 dwellings or more; D. 15 dwellings or more; E. Another option not suggested above. Should different triggers be set for different locations and if so what should those triggers be? A. SSCT – Yeovil; B. RSS Development Policy B settlements (Market Towns or Settlements Suitable for Locally Significant Development); C. RSS Development Policy C settlements (Small Towns and Villages); D. Different triggers informed by the spatial outcomes of the Strategic Housing Market Assessment (SHMA).	These options relate to design criteria and will not impact upon the European Sites.

Appendix D3 – South Somerset Core Strategy Issues and Options Report (March 2008) Policy Screening Table

South Somerset Issues and Options Report, March 2008	Likely Impact
Option H2 What percentage of affordable housing in qualifying developments should we be seeking and how should provision be distributed? (Please select one option and indicate the percentage to be required).	These options relate to design criteria and will not impact upon the European Sites.
A. Maintain 35% across the district;	
B. Set a higher district-wide target based on most recent evidence;	
C. Developments in Yeovil to provide a higher percentage than elsewhere;	
D. Developments in RSS Development Policy B settlements to provide a higher percentage than elsewhere;	
E. Developments on greenfield sites to provide a higher percentage than elsewhere;	
F. Developments in rural areas to provide a higher percentage than elsewhere;	
G. Another option not suggested above;	
Option H3 With regard to the provision of affordable housing in rural areas should we:	
A. Maintain a rural 'exceptions policy' only?	
B. Combine a rural 'exceptions policy' with allocations specifically for affordable housing?	
C. In addition to the above should we be considering more innovative ways of securing affordable housing and if so what?	
Although the Core Strategy will not be allocating sites if you support the principle of allocating sites for affordable housing only in the future should those sites be located:	
D. In settlements with a population of 3,000 or less only?	
E. Outside of development areas where a specific local need is identified?	
F. Another option not suggested above?	
Option H4 With regard to the distribution of affordable housing units within large development sites, should the units be:	
A. 'Pepper potted' across the whole site?	
B. In small clusters within the site?	
C. In large clusters within the site?	
Option H5 What should the criteria based policy/policies for the allocation of sites for Gypsies and Travellers include: (Please choose one option).	
A. Criteria to address the following only: Site access, parking and road safety of occupants Landscaping and visual amenity Proximity to contaminated land Access to the highway network	
B. In addition to 'A' above criteria relating to accessibility to local services such as shops and schools.	
C. Another option not suggested above.	
Option H6 With regards to ensuring that there are sufficient properties available to meet the needs of households as they evolve over their lifetime should we: (Please choose the option/options you support).	
A. Require a % of all housing in the district to meet lifetime homes standards? If so what should that percentage be?	
B. Be seeking to provide a % of new dwellings as 1 and 2 bedroom dwellings and if so what should that % be?	
C. Be providing more sheltered or warden assisted housing to meet the particular needs of the elderly and if so where is that housing needed	

Appendix D3 – South Somerset Core Strategy Issues and Options Report (March 2008) Policy Screening Table

South Somerset Issues and Options Report, March 2008	Likely Impact
Option EP1 Based on the RSS housing figures, do you agree that we should be: A. Planning to provide for the 9,100 jobs in the Yeovil travel to work area, which equates to somewhere in the region of 7,800 – 10,700 jobs in the district by 2026? Or B. An alternative option. Please provide evidence supporting the figure you identify.	See Option S1 discussion.
Option EP2 Following the findings of the South Somerset Employment Land Review, how should the Local Authority be providing a range of business units ⁽¹⁾ Use Classes B1, B2 & B8)? In particular should we be providing for smaller businesses by: A. Making it a requirement that on larger sites, a proportion of the development is for smaller business units, or B. Making it a requirement that on all sites, a proportion of the development is for smaller business units, or C. Concentrating smaller units on an enterprise centre model such as the Yeovil Innovation Centre and Chard Enviro Centre, (would this be a proportion of smaller units or all?) or D. Providing small advanced industrial units just for small businesses.	These options relate to design criteria and will not impact upon the European Sites.
Option EP3 In accordance with the South Somerset Retail Study should the Local Authority: A. Allocate land to bring forward new proposals for retailing to respond to the needs these areas will face in coming years, or B. Make no allocations, but include a criteria based policy that positively encourages retailing in appropriate locations, or C. An alternative option.	
Option EP4 Retain Local Plan Policy MS1, but clarify how an applicant can demonstrate that ‘every reasonable attempt to secure suitable business or local community re-use’. ‘Every reasonable attempt’ could include: A. Marketing the premises for a period of time with an approved agent. B. Consulting the community and local authority on a local community re-use. C. Alternative criteria.	
Option EP5 Include a criteria based policy in the LDD relating to farm diversification projects. The criteria against which farm diversification schemes would be assessed could include: A. Role of the scheme in the continuing viability of the farm; B. Compatibility with the existing farm operation C. Sustainability of the scheme; D. The proposed reuse/replacement of existing buildings; E. Development of new buildings; F. Scale of the development; Do you agree with some, or all of the criteria, are there any alternatives that you feel have been missed?	
Option EP6 If tourism is to be dealt with separately and in light of the objectives of the draft RSS and South Somerset Tourism Strategy, to secure sustainable tourism that would support a sustainable rural community, we could: A. Retain the existing Local Plan approach to tourism (Policy ME10), but include criteria to ensure that the development is sustainable and contributes to a sustainable rural economy, or B. Direct all major tourism proposals to higher order settlements (Development Policy A and B), allowing some tourism development in Development policy C settlements and outside development boundaries where they satisfy sustainability criteria (contributes to a sustainable rural economy), or C. An alternative option.	

Appendix D3 – South Somerset Core Strategy Issues and Options Report (March 2008) Policy Screening Table

South Somerset Issues and Options Report, March 2008	Likely Impact
Option TA1 Public transport In order to improve public transport, which of the following should the Core Strategy achieve (tick all that apply):	These options relate to design criteria and will not impact upon the European Sites.
A. New development should be located/designed to optimise high quality public transport accessibility;	
B. Protect and improve public transport routes/hubs and support the creation of new ones where possible;	
C. Seek to expand Demand Responsive Transport; D. An alternative option.	
Option TA2 Walking and Cycling In order to promote walking and cycling, the Core Strategy should (tick all that apply):	The creation of new routes has the potential for increased recreational pressure at these locations. This would result in Criteria, 4.
A. Protect and improve existing cycling and pedestrian routes;	
B. Provide cycle and pedestrian routes to link new development with new/existing services;	
C. New development should be located / designed to prioritise the needs of pedestrians and cyclists over cars;	These options relate to design criteria and will not impact upon the European Sites.
D. Provide facilities for secure bicycle parking within new development	
E. An alternative option (please give details).	
Option TA3 Traffic demand management measures a) In order to reduce the amount of traffic on South Somerset's roads, which of the following traffic demand management measures should be introduced:	
A. Congestion charging charges	
B. Workplace parking levies	
C. Parking strategies, including	
D. Management of road space including bus priority	
b) Which of the following ways of improving travel choice should be introduced:	
E. Measures to improve travel choice	
F. Travel plans and travel awareness	
G. Car clubs/car sharing.	
H. School and Education Travel Planning	
I. Visitor Plans	
J. Public Transport Information Systems	
Option TA4 Location of traffic demand management measures Which of the measures in option TA3 above should be a priority for (state relevant demand management 'letter(s)' after the settlement(s)):	
A. Yeovil;	
B. Chard, Crewkerne, Ilminster and Wincanton;	
C. Bruton, Castle Cary/Ansford, Langport/Huish Episcopi, Martock, Milborne Port, Somerton, and South Petherton;	
D. An alternative settlement option	

Appendix D3 – South Somerset Core Strategy Issues and Options Report (March 2008) Policy Screening Table

South Somerset Issues and Options Report, March 2008	Likely Impact
Option TA5 a) Residential parking standards Should residential parking standards be based upon (tick any that apply):	These options relate to design criteria and will not impact upon the European Sites.
A. Dwelling size (number of bedrooms)	
B. Accessibility to public transport	
C. Accessibility to services/community facilities	
D. Availability of on-street parking	
E. An alternative option (please state)	
b) Alternatively, do you think:	
A. There should be a single residential parking policy that applies across South Somerset	
B. Each 'tier' of settlement should have parking standards (i.e. Yeovil; Market Towns; Small towns and villages; elsewhere)	
C. A combination of all of the above.	
Option TA6 Access to services Which of the following should occur to improve access to services:	
A. Encourage the location of essential services near to their users, and residential uses near to existing services	
B. Direct future development to locations accessible by public transport	
C. Encourage a mix of uses within new development	
D. All of the above	
E. An alternative option. (please state)	
Option TA7 Timing of service provision Where a requirement for services related to housing development (e.g. shops, healthcare, education, employment etc.) has been identified, should these services be in place:	
A. Immediately before housing is occupied	
B. At the same time as the housing becomes occupied	
C. After a set number of homes become occupied (please suggest a figure)	
D. Different timings depending on the type of service (please suggest).	
Option HW1 Protection of Existing Open Space, Sport and Recreation Areas. How should the Core Strategy seek to protect existing Open Space, Sport and Recreation Areas, Play Space and Allotments when development is proposed on them? (Please tick all that apply)	
A. Require potential developers to carry out an assessment to determine that areas are no longer needed for any recreational purpose, methodology to be pre-agreed with SSDC;	
B. Require potential developers to consult with the local community to determine support for proposals, methodology to follow principles of Statement of Community Involvement;	
C. Require potential developers to fund equivalent replacement resources (could be land, new facility or improvement to existing facility) in suitable areas;	
D. Encourage the redevelopment of redundant sites for alternative recreational purposes if need is demonstrated under greenspace strategy;	
E. Provide additional protection by way of "no development areas".	
F. Other (please give details)	

Appendix D3 – South Somerset Core Strategy Issues and Options Report (March 2008) Policy Screening Table

South Somerset Issues and Options Report, March 2008	Likely Impact																																																						
Option HW2 Facilities for New Developments A. Should an amount per dwelling be required (to provide new resources/facilities on-site or off-site, or improve existing facilities) by way of Planning Obligations for all new dwellings irrespective of site size? Yes/No Should there be any exceptions? (e.g. Affordable housing) Yes/No (please supply details) B. Should there be a time limit for the use of these contributions if off-site facilities are to be improved or provided by agencies other than the developer (i.e. the contributions to be returned to the developer if unused within a certain time)? If yes, what should the time limit be? C. Should the community facilities provided on-site for new developments depend on the size of the site/number of dwellings? D. At what threshold should the following facilities be provided on-site? (Please tick all that apply) <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Facility</th> <th colspan="4">No of Dwellings</th> </tr> <tr> <th><10</th> <th>10-50</th> <th>100</th> <th>Other (please state)</th> </tr> </thead> <tbody> <tr> <td>A. Play Areas</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>B. Playing pitches</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>C. Other open space</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Village green</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Parkland</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>D. Multi-use Community Centre</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>E. Health Centre</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>F. School</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>G. Place of Worship</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> What other facilities could be provided?	Facility	No of Dwellings				<10	10-50	100	Other (please state)	A. Play Areas					B. Playing pitches					C. Other open space					Village green					Parkland					D. Multi-use Community Centre					E. Health Centre					F. School					G. Place of Worship					These options relate to design criteria and will not impact upon the European Sites.
Facility		No of Dwellings																																																					
	<10	10-50	100	Other (please state)																																																			
A. Play Areas																																																							
B. Playing pitches																																																							
C. Other open space																																																							
Village green																																																							
Parkland																																																							
D. Multi-use Community Centre																																																							
E. Health Centre																																																							
F. School																																																							
G. Place of Worship																																																							
Option EQ1 Code for Sustainable Homes a) Which of the following Code for Sustainable Homes standards should new development be required to meet:																																																							
A. Level 1 (10% more energy efficient than 2006 Building Regulations standard).																																																							
B. Level 3 (25% more energy efficient than 2006 Building Regulations standard).																																																							
C. Level 6 (carbon neutral)																																																							
D. Another level.																																																							
b) The Code for Sustainable Homes should be mandatory in proposals for:																																																							
A. A single dwelling upwards																																																							
B. 5 - 14 dwellings																																																							
C. 15 dwellings or more																																																							
D. Another option																																																							
Option EQ2 Building Research Establishment Environmental Assessment Method All new and refurbished buildings should meet which of the following BREEAM standards:																																																							
A. Pass																																																							
B. Good																																																							
C. Very good																																																							
D. Excellent																																																							

Appendix D3 – South Somerset Core Strategy Issues and Options Report (March 2008) Policy Screening Table

South Somerset Issues and Options Report, March 2008	Likely Impact
<p>Option EQ3 Proportion of renewable energy a) Which of the following percentages of energy consumption should new developments generate from on-site renewable sources and/or from a decentralised, renewable or low-carbon, energy supply:</p> <p>A. None</p> <p>B. At least 10%.</p> <p>C. At least 20%.</p> <p>D. At least 50</p> <p>E. A different proportion. (please state)</p> <p>b) This renewable energy proportion should be required:</p> <p>A. For all development</p> <p>B. Only in 'larger scale development'</p> <p>C. A lower threshold than 'larger scale development' (please state suggested threshold)</p>	<p>These options relate to design criteria and will not impact upon the European Sites.</p>
<p>Option EQ4 Renewable energy What approach should the Core Strategy take to a policy on proposals for large scale renewable energy schemes:</p> <p>A. Set out broad locations that would be appropriate for large scale renewable energy uses</p> <p>B. Include a criteria-based policy for considering proposals for renewable energy generation within the Development Management policies</p> <p>C. Both A and B</p> <p>D. An alternative option. (please give details)</p>	<p>Development of renewable energy schemes has the potential for disturbance to birds using the Somerset Levels and Moors through direct habitat loss as a result of the footprint of the development and through disturbance to bird flight paths and foraging and roosting habitats. This would result in Criteria 2 and 3.</p>
<p>Option EQ5 Opportunities for biodiversity enhancement How should the Core Strategy seek to enhance biodiversity within the District (tick any that apply):</p> <p>A. Require new development to contribute to South Somerset Biodiversity Action Plan targets, where appropriate;</p> <p>B. Require new development to seek biodiversity enhancement in line with the South West Nature Map, where appropriate;</p> <p>C. Set out the broad locations of existing and proposed Green Infrastructure;</p> <p>D. An alternative option. (please give details)</p>	<p>These options relate to design criteria and will not impact upon the European Sites.</p>

Appendix D3 – South Somerset Core Strategy Issues and Options Report (March 2008) Policy Screening Table

South Somerset Issues and Options Report, March 2008	Likely Impact
<p>Option EQ6 Design a) In order to promote high standards of design, should new residential development accord with 'Building for Life' standards?</p> <p>A. Yes – gold standard B. Yes – silver standard C. Yes – a standard lower than gold or silver D. No</p>	<p>These options relate to design criteria and will not impact upon the European Sites.</p>
<p>b) What other ways of improving design quality should be sought within the Core Strategy (tick any that apply):</p> <p>A. Adopt a 'percentage for art' policy B. Encourage 'Home Zones' within new residential development C. Require new development to accord with 'Secured by Design' principles D. An alternative option (please give details)</p>	
<p>Option DMTA1 A policy that requires all new development to be designed in a way that gives priority to people over ease of traffic movement and provides more priority road space for pedestrians, cyclists and public transport.</p>	
<p>Option DMTA2 Either retain a policy to cover the safe design of residential roads (previously Local Plan Policy TP4), or have one policy covering the safe design of roads? Or, safety could be included as a criterion in a general design of development policy, removing the need for a separate policy and facilitating a higher standard of design.</p>	
<p>Option DMTA3 Retain Local Plan Policy MS1, but clarify how an applicant can demonstrate that 'every reasonable attempt to secure suitable business or local community re-use'. What should constitute 'every reasonable attempt'?</p>	
<p>Option DMTA4 Revise the parking standards to reflect the rural nature of the District, as is being done by officers following research regarding Policy TP7.</p>	
<p>Option DMEP1 Include a criterion based policy in the LDF identifying how, and what employment land and premises will be protected from unsuitable development.</p>	
<p>Option DMEQ1 Retain adopted Local Plan Policy ST6 and assess Design and Access Statements against this policy criteria to ensure all development deliver high quality places.</p>	
<p>Option DMEQ2 Identify a new list of criteria to assess Design and Access Statements against. What should the criteria be?</p>	
<p>Option DMEQ3 Require consultation from a Police Architectural Liaison Officer on schemes to ensure they are 'Secure By Design'. This could be a criterion of an overall design policy.</p>	
<p>Option DMEQ4 Development can increase the risk of flooding and pollution. Include a policy in the LDF addressing issues such as flood risk, impact on air quality, water quality, light pollution noise and other potentially polluting impacts of development.</p>	

Appendix D3 – South Somerset Core Strategy Issues and Options Report (March 2008) Policy Screening Table

South Somerset Issues and Options Report, March 2008	Likely Impact
Option DMEQ5 In light of the draft RSS include a policy which seeks: What is the statement in the RSS re this? We may need to add something?	These options relate to design criteria and will not impact upon the European Sites.
A. The renewable energy requirement set out in Policy RE5 of the draft RSS, or	
B. The renewable energy requirement set out in Policy RE5 of the Panel Report into the draft RSS,	
C. Go beyond the draft RSS target and develop an evidence based on-site renewable energy requirement policy, extending the draft RSS requirement to apply to all new buildings, or	
D. An alternative option.	
In all cases to assist developers in complying with policy, they will be required to submit:	
1. The target building carbon emissions TBE or the target site carbon emissions TSE assuming compliance of Part L 2006 of the Building Regulations and no use of on-site renewable energy expressed in CO2 tonnes/yr.	
2. An assessment of the renewable energy technologies chosen for the development and their expected contribution to the energy demand expressed as a percentage as measured in CO2 tonnes/yr.	
Option DMHWB1 Retain and expand Local Plan Policy CR2 to cover the provision of urban parks, the provision of which would be sought from all development.	
Option DMH1 Develop one broad density range across the District or set out a range of densities across the plan area.	
Option DMH2 Set out a range of densities for:	
A. SSCT – Yeovil	
B. Draft RSS Development Policy B settlements (Market Towns)	
C. Draft RSS Development Policy C settlements (Small towns and Villages)	
What should the densities be:	
A. SSCT – Yeovil = 50dph	
B. Development Policy B settlements = 40dph	
C. Development Policy C settlements = 30dph	
Option DMH3 Develop densities based on the merits of each town, rural centre and village in relation to density.	
Option DMH4 Include a criteria based policy dealing with the conversion of buildings to residential use, criteria could include:	
A. Sustainable location;	
B. Where there is a proven local housing need that would not otherwise be met;	
C. Where there is not a more appropriate economic use for the building;	
D. Where the building has failed marketing, including freehold sale of the property;	
E. Where the essence of the building is preserved and/or maintained;	
F. Alternative criteria, please explain.	

Appendix D3 – South Somerset Core Strategy Issues and Options Report (March 2008) Policy Screening Table

Intentionally blank page.

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Anticipated Provision for Mixed Use Extensions - 2009			Likely Impact
Monkton Heathfield	TA1	3,000 dwellings with employment and schools with district centre	The sites lies within 10km of the Somerset Levels and Moors, mixed use development at this location could result in indirect impacts from run-off on the Ramsar and Natura 2000 site. Development may result in disturbance to the Somerset Levels SPA and Ramsar through increased recreation. Increased traffic along the A361 could result in deterioration in wetland habitat and fauna due to depositions of airborne emissions. Increased residential population could also increase water resource requirement which may result in abstraction from the rivers and reductions in water resource through the Somerset Levels SPA and Ramsar.
E & W of Greenway	TA2 & 3	1,000 dwellings	
Priorswood/Nerrols	TA5	1,000 dwellings	
Comeytrove	TA4	3,000 dwellings (but total potential capacity of between 6 and 8,000) including employment, schools and local centres	These sites are located between 10.5km and 12.5km from the Somerset Levels and Moors by water, and mixed use development at this location could result in indirect impacts from run-off on the Ramsar and Natura 2000 site. Development may result in disturbance to the Somerset Levels SPA and Ramsar through increased recreation. Increased residential population could also increase water resource requirement which may result in abstraction from the rivers and reductions in water resource through the Somerset Levels SPA and Ramsar.
Staplegrove	TA7	1,250 dwellings with employment, school and local centre	
Bishops Hull	TA8	500 dwellings	
Ford Farm N.Fitz.	TA9	600 dwellings with employment	
Killams	TA10	600 dwellings	
Longnorth Farm	WE1	700 dwellings with employment, school and local centre	
Cades Farm S	WE2	500 dwellings with local centre	
Ryland Nurseries	WE3	150 dwellings with employment	
Cotford St Luke		200 dwellings	
Bisphops Lydeard		100 dwellings	
Oake		25 dwellings	Development at Wellington, Cotford St Luke, Bisphops Lydeard, and Oake will have no impact on the European Sites as they are >16km from the Somerset Levels and Moors and 23km from the Severn Estuary.
Wiveliscombe		200 dwellings	
Milverton		50 dwellings	
Churchinford		25 dwellings	
North Curry		50 dwellings	The sites lie within 1km (North Curry) and 3.5km (Creech St Michael) of the Somerset Levels and Moors, and residential development at these locations could result in indirect impacts from run-off on the Ramsar and Natura 2000 site, disturbance to the Somerset Levels SPA and Ramsar through increased recreation, increased traffic along the local roads could result in deterioration in wetland habitat and fauna due to depositions of airborne emissions, and increased residential populations would increase water resource requirement which may result in abstraction from the rivers and reductions in water resource through the Somerset Levels SPA and Ramsar.
Creech St Michael		50 dwellings	
Other villages		75 dwellings	
			Until these locations are known, likely effects could arise on the Natura 2000 sites.

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>S1 Proposals for development, taking account of any mitigation measures proposed, will be required to meet the following criteria, in addition to any other Development Plan policies which apply in a particular case:</p> <ul style="list-style-type: none"> (A) additional road traffic arising, taking account of any road improvements involved, would not lead to overloading of access roads, road safety problems or environmental degradation by fumes, noise, vibrations or visual impact; (B) the accessibility of the development by public transport, cycling and pedestrian networks would be consistent with its likely trip generation and minimising the need to use the car; (C) the proposal will not lead to harm to protected wildlife species or their habitats; (D) the appearance and character of any affected landscape, settlement, building or street scene would not be harmed as a result of the development; (E) potential air pollution, water pollution, noise, dust, glare, heat, vibration and other forms of pollution or nuisance which could arise as a result of the development will not harm public health or safety, the amenity of individual dwellings or residential areas or other elements of the local or wider environment; (F) the health, safety or amenity of any occupants or users of the development will not be harmed by any pollution or nuisance arising from an existing or committed use; (G) the safety of any occupants or users will not be at risk from ground instability; and (H) the site will be served by utility services necessary for the development proposed. 	<p>These options relate to design criteria and will not impact upon the European Sites.</p>
<p>S2 Development must be of a good design. Its scale, density, height, massing, form, layout, landscaping, colour, materials and access arrangements will be assessed to ensure that the proposal will, where reasonable and feasible:</p> <ul style="list-style-type: none"> (A) reinforce the local character and distinctiveness of the area, including the landscape setting of the site and any settlement, street scene and building involved; (B) incorporate existing site features of environmental importance; (C) reinforce nature conservation interest; (D) minimise the creation of waste in construction and incorporate recycled and waste materials; (E) include measures to reduce crime; (F) minimise adverse impact on the environment, and existing land uses likely to be affected; (G) include facilities to encourage recycling; (H) make full and effective use of the site; (I) subject to negotiation with developers, incorporate public art; and (J) include measures to promote energy efficiency. 	
<p>S3 Proposals incorporating a mix of uses will be permitted, provided that:</p> <ul style="list-style-type: none"> (A) only uses which accord with the development plan policies applying to the site or area are incorporated, including the accessibility of the site for non-car transport modes; (B) only uses which would be compatible with each other and the surrounding area are incorporated, taking account of any mitigation measures proposed; and (C) the scheme is designed as a unified whole. <p>Proposals forming part of a larger mixed-use allocation (policies T2, T3, T4 & T8) will be permitted provided that they do not prejudice the comprehensive and co-ordinated development of the whole allocation and the delivery of necessary infrastructure.</p>	

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
S4 Bishops Lydeard and Wiveliscombe are defined as rural centres, appropriate for selective development which enhances or maintains their local social and economic role and environmental quality and is unlikely to lead to a significant increase in car travel.	These options relate to design criteria and will not impact upon the European Sites.
S5 Ashbrittle, Ash Priors, Bishopswood, Blagdon Hill, Bradford-on-Tone, Burrowbridge, Cheddon Fitzpaine, Churchinford, Combe Florey, Corfe, Creech St. Michael, Fitzhead, Halse, Hatch Beauchamp, Henlade, Kingston St. Mary, Langford Budville, Lydeard St. Lawrence, Milverton, North Curry, Nynehead, Oake, Pitminster, Ruishton, Sampford Arundel, Stoke St. Gregory, Stoke St. Mary, West Bagborough, West Buckland and West Monkton are defined as villages. Development in villages will be limited to small scale proposals which support their social and economic viability, maintain or enhance their environmental quality and are unlikely to lead to a significant increase in car travel.	
S6 Cotford St. Luke (previously Tone Vale) is defined as a new village.	
S7 Outside defined settlement limits, new building will not be permitted unless it maintains or enhances the environmental quality and landscape character of the area and: (A) is for the purposes of agriculture or forestry; (B) accords with a specific development plan policy or proposal; (C) is necessary to meet a requirement of environmental or other legislation; or (D) supports the vitality and viability of the rural economy in a way which cannot be sited within the defined limits of a settlement. New structures or buildings permitted in accordance with this policy should be designed and sited to minimise landscape impact, be compatible with a rural location and meet the following criteria where practicable: (E) avoid breaking the skyline; (F) make maximum use of existing screening; (G) relate well to existing buildings; and (H) use colours and materials which harmonise with the landscape.	
S8 Development outside the limits of a settlement which involves the permanent loss of the best and most versatile agricultural land (grades 1, 2 and 3a) will only be permitted where: (A) development of agricultural land is unavoidable in the absence of opportunities on previously developed sites and on land within the boundaries of settlements; and (B) the sustainability benefits of developing such land outweigh the benefits of developing lesser quality agricultural land that is available.	

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>S9 Within Taunton town centre, development proposals that enhance its sub-regional role and the quality and character of its surrounding environment will generally be supported.</p>	<p>Taunton lies 6km upstream of the Somerset Levels and Moors SPA/ Ramsar. There is a direct river pathway between the town and the European Site. Increased development at this location may result in disturbance to the Somerset Levels and Moors through increased recreation, increased surface water runoff and potential eutrophication from increased sewage discharge resulting in criteria 4. It should be noted that development on brownfield sites is not considered likely to increase to runoff issues.</p> <p>Taunton lies 14km from the Severn Estuary, direct impacts to the European Site are not considered likely. There is the potential for increased recreation, resulting in criteria 4.</p>

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004			Likely Impact
<p>H1 The development of sites allocated for housing will be in accordance with the phasing strategy of this policy, which seeks to ensure that priority is given to the development of previously developed brownfield sites and maintaining a sufficient supply of land for residential development. Sites identified in Phase 2 are not anticipated to commence development until after April 2006, although planning permission may be granted prior to this date subject to conditions regarding infrastructure provision and necessary lead times.</p> <p>The performance of the phasing strategy will be monitored, reviewed and rolled forward on an annual basis. Where sites are coming forward at a rate different to that anticipated in this policy and, having regard to the considerations set out below, it is found to be necessary to adjust the strategy, this will be implemented through a supplementary planning document.</p> <p>(A) The need to achieve sustainable development. (B) The need to enable the necessary annual housebuilding rate. (C) The contribution from non-allocated sites. (D) The receipt of market intelligence. (E) Other material considerations.</p>			<p>These options relate to design criteria and will not impact upon the European Sites.</p>
Phase 1		Phase 2	
Monkton Heathfield	150	850	
Norton Fitzwarren	120	650	
Firepool	100	0	
Tangier	50	50	
East of Silk Mills	0	80	
Priorswood SWEB West Depot	100	0	
The Crescent	0	50	
Hamilton Road	0	50	
Princess Margaret School	70	0	
St James Street	0	40	
Gatchell House	28	0	
The Uppers, Greenway Road	60	0	
Cades Farm, Wellington	0	250	
Tonedale Mill, Wellington	150	0	
Style Road, Wiveliscombe	0	50	
Gore Farm, Bishops Lydeard	20	0	
Hyde Lane, Creech St Michael	35	0	
Corfe Farm, Corfe	6	0	
Station Road, Hatch Beauchamp	5	0	
Hill Farm, Kingston St Mary	20	0	
TOTAL (Allowing for 10% non-implementation of brownfield allocations)	862	1986	

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>H2 Housing development will be permitted within defined limits of settlements, provided that:</p> <p>(A) there is safe and convenient access by bus or on foot to facilities and employment. In the case of proposals of a significant scale, bus or walking access to a town centre or rural centre will be required, taking account of any off-site works proposed in accordance with criterion (B);</p> <p>(B) necessary provision is made for off-site public transport, cycling and pedestrian facilities and highway improvements to cater safely for the expected number of trips generated by the development and minimise the proportion of car trips;</p> <p>(C) traffic calming, pedestrian, cycle and bus measures are incorporated where necessary to give priority to safe and convenient access and circulation by means other than the car;</p> <p>(D) the layout allows people with impaired mobility or a disability safe and convenient access and movement to and between dwellings by careful positioning of potential obstructions, ramps, dropped kerbs, textured surfaces and reserved car parking;</p> <p>(E) small scale schemes in existing residential areas will increase the development density of these areas without individually or cumulatively eroding their character or residential amenity;</p> <p>(F) a coherent approach to the overall design is adopted, including layout, landscaping, building designs, materials, open spaces and circulation routes, to create locally distinctive developments well related to their surroundings;</p> <p>(G) existing and proposed dwellings will enjoy adequate privacy and sunlight; and</p> <p>(H) on housing developments and conversions of a substantial scale a reasonable mix and balance of housing types and sizes be incorporated to cater for a range of housing needs, particularly those low-cost housing types which are under-represented in the current stock.</p>	<p>These options relate to design criteria and will not impact upon the European Sites.</p>
<p>H3 Within the Taunton Central Area, the use or conversion of vacant non-residential buildings or parts of buildings to residential units will be permitted provided that:</p> <p>(A) the new dwellings will not be detrimentally affected by an existing or proposed unneighbourly use;</p> <p>(B) the appearance and character of the building or street scene would not be harmed;</p> <p>(C) the historic and archaeological heritage of the area would not be harmed; and</p> <p>(D) the proposal would not conflict with policies to protect the integrity of the shopping frontages.</p> <p>Requirements of policies S1 and H2 not covered in (A) to (D) above will not apply to these proposals.</p>	
<p>H4 The construction of new buildings or the conversion of houses to form flats or other types of self-contained accommodation will be permitted provided they conform with policy H2.</p>	
<p>H5 The conversion of houses to bedsits, hostels or other types of non-self-contained accommodation will be permitted, provided that:</p> <p>(A) there is safe and convenient access by bus or on foot to a town centre, local centre or rural centre;</p> <p>(B) the proposed intensity of use will not, individually or cumulatively with other existing conversions or non-residential uses, erode the character or amenity of existing residential areas;</p> <p>(C) the privacy and amenity of neighbouring dwellings would not be harmed as a result of increased noise, activity and disturbance likely to be associated with the higher intensity of occupation;</p> <p>(D) external changes do not harm the character and appearance of the building or street scene;</p> <p>(E) adequate refuse storage facilities are provided; and</p> <p>(F) car parking will be permitted only where it can be provided without harming the character and amenity of the area. Where possible secure cycle parking will be required.</p>	<p>These options relate to design criteria/ permissions and will not impact upon the European Sites.</p>
<p>H6 Within the Taunton Central Area, the development of allocated housing sites for other uses will not be permitted unless the alternative use is more important to the vitality and viability of the town centre. Where an alternative use is permitted, the incorporation of an element of housing in the scheme will be sought in accordance with policy S3.</p>	

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>H7 Outside the defined limits of settlements, the conversion of buildings to residential use will not be permitted unless;</p> <p>(A) the building proposed to be converted is of permanent and substantial construction and:</p> <p>(1) is in keeping with its surroundings;</p> <p>(2) has a size and structure suitable for conversion without major rebuilding or significant extension and alteration;</p> <p>(3) is unlikely to attract a suitable business re-use; and</p> <p>(4) is sited near a public road;</p> <p>(B) and the proposal:</p> <p>(1) will not harm the architectural or historic qualities of the building;</p> <p>(2) does not involve the creation of a residential curtilage which would harm the rural character of the area; and</p> <p>(3) will not lead to a dispersal of activity on such a scale as to preH8 Outside the limits of a defined settlement, the demolition of an existing dwelling and its replacement with a new dwelling will not be permitted, unless:</p> <p>(A) the residential use of the existing building has not been abandoned;</p> <p>(B) either 1) the appearance of the existing dwelling is incompatible with a rural location or;</p> <p>2) it would be uneconomic to bring the dwelling to an acceptable state of repair or standard of amenities;</p> <p>(C) it is a one-for-one replacement which is not substantially larger than the existing dwelling; and</p> <p>(D) the scale, design and layout of the proposal in its own right is compatible with the rural character of the area.</p>	<p>These options relate to design criteria/ permissions and will not impact upon the European Sites.</p>
<p>H8 Outside the limits of a defined settlement, the demolition of an existing dwelling and its replacement with a new dwelling will not be permitted, unless:</p> <p>(A) the residential use of the existing building has not been abandoned;</p> <p>(B) either 1) the appearance of the existing dwelling is incompatible with a rural location or;</p> <p>2) it would be uneconomic to bring the dwelling to an acceptable state of repair or standard of amenities;</p> <p>(C) it is a one-for-one replacement which is not substantially larger than the existing dwelling; and</p> <p>(D) the scale, design and layout of the proposal in its own right is compatible with the rural character of the area.</p>	
<p>H9 On suitable housing sites, the provision of affordable dwellings will be sought where:</p> <p>(A) within Taunton and Wellington, the site is at least 1.0 hectare in size or is proposed for at least 25 dwellings;</p> <p>(B) outside Taunton or Wellington, the site is of a sufficient size and land value for the incorporation of affordable housing to be feasible and there is a need for affordable housing in the parish or adjoining parishes; and</p> <p>(C) occupants without the use of a car will have safe and convenient access to shopping, employment and education provision.</p> <p>The provision of affordable dwellings sought on a site will be based on the overall need to provide for the identified affordable housing need. In assessing the level of provision on individual sites regard will be paid to the need to balance other important planning requirements and to any abnormal costs associated with the development of the site which would threaten its financial viability. Indicative targets for the allocated sites are set out in policy H10.</p>	

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact																																																												
<p>H10 Indicative targets for affordable housing, as a percentage of the dwellings on each site, will be sought on allocated sites as set out in the following table:</p> <table border="1"> <thead> <tr> <th><i>Site Name</i></th> <th><i>Policy Reference</i></th> <th><i>Indicative Target</i></th> </tr> </thead> <tbody> <tr> <td>TAUNTON</td> <td></td> <td></td> </tr> <tr> <td>Tangier</td> <td>T2</td> <td>25%</td> </tr> <tr> <td>Firepool</td> <td>T3</td> <td>25%</td> </tr> <tr> <td>Norton Fitzwarren</td> <td>T5</td> <td>20%</td> </tr> <tr> <td>Monkton Heathfield</td> <td>T9 & T10</td> <td>35%</td> </tr> <tr> <td>East of Silk Mills</td> <td>T13</td> <td>35%</td> </tr> <tr> <td>SWEB Depot</td> <td>T14</td> <td>30%</td> </tr> <tr> <td>Hamilton Road</td> <td>T15(A)</td> <td>30%</td> </tr> <tr> <td>St James Street</td> <td>T15(C)</td> <td>30%</td> </tr> <tr> <td>The Uppers, Greenway Road</td> <td>T15(H)</td> <td>35%</td> </tr> <tr> <td>WELLINGTON</td> <td></td> <td></td> </tr> <tr> <td>Tonedale Mill</td> <td>W2</td> <td>20%</td> </tr> <tr> <td>Cades Farm</td> <td>W3</td> <td>35%</td> </tr> <tr> <td>BISHOPS LYDEARD</td> <td></td> <td></td> </tr> <tr> <td>Gore Farm</td> <td>BL1</td> <td>30%</td> </tr> <tr> <td>CREECH ST MICHAEL</td> <td></td> <td></td> </tr> <tr> <td>Hyde Lane</td> <td>CM1</td> <td>35%</td> </tr> <tr> <td>WIVELISCOMBE</td> <td></td> <td></td> </tr> <tr> <td>Style Road</td> <td>WV1</td> <td>30%</td> </tr> </tbody> </table>	<i>Site Name</i>	<i>Policy Reference</i>	<i>Indicative Target</i>	TAUNTON			Tangier	T2	25%	Firepool	T3	25%	Norton Fitzwarren	T5	20%	Monkton Heathfield	T9 & T10	35%	East of Silk Mills	T13	35%	SWEB Depot	T14	30%	Hamilton Road	T15(A)	30%	St James Street	T15(C)	30%	The Uppers, Greenway Road	T15(H)	35%	WELLINGTON			Tonedale Mill	W2	20%	Cades Farm	W3	35%	BISHOPS LYDEARD			Gore Farm	BL1	30%	CREECH ST MICHAEL			Hyde Lane	CM1	35%	WIVELISCOMBE			Style Road	WV1	30%	<p>These options relate to design criteria and will not impact upon the European Sites.</p>
<i>Site Name</i>	<i>Policy Reference</i>	<i>Indicative Target</i>																																																											
TAUNTON																																																													
Tangier	T2	25%																																																											
Firepool	T3	25%																																																											
Norton Fitzwarren	T5	20%																																																											
Monkton Heathfield	T9 & T10	35%																																																											
East of Silk Mills	T13	35%																																																											
SWEB Depot	T14	30%																																																											
Hamilton Road	T15(A)	30%																																																											
St James Street	T15(C)	30%																																																											
The Uppers, Greenway Road	T15(H)	35%																																																											
WELLINGTON																																																													
Tonedale Mill	W2	20%																																																											
Cades Farm	W3	35%																																																											
BISHOPS LYDEARD																																																													
Gore Farm	BL1	30%																																																											
CREECH ST MICHAEL																																																													
Hyde Lane	CM1	35%																																																											
WIVELISCOMBE																																																													
Style Road	WV1	30%																																																											
<p>H11 As exceptions to H2, small affordable housing schemes which meet the local community's needs for affordable housing will be permitted on sites where housing would not otherwise be permitted, either within or adjoining the identified limits of villages and rural centres, provided that:</p> <p>(A) there is a local need for affordable housing, defined as the presence of households in need of affordable housing in the following categories:</p> <p>(1) households living or including someone working in the parish or adjoining parishes currently in overcrowded or otherwise unacceptable accommodation;</p> <p>(2) newly formed households living or including someone employed in the parish or adjoining parishes;</p> <p>(3) households including dependants of the households living in the parish or adjoining parishes; or</p> <p>(4) households including a retired or disabled member who has lived or worked in the parish or adjoining parishes for a total of five or more years;</p> <p>(B) the site proposed is the best available in planning terms and would not harm the character and landscape setting of the settlement more than is justified by the housing need to be met;</p> <p>(C) satisfactory arrangements are made to secure the availability of the dwellings in perpetuity for occupiers who are in a category of need as defined in criterion (A), or other genuine housing need only where this is necessary to secure full occupation of the scheme;</p> <p>(D) the proposal does not incorporate high value housing to offset a lower return on the affordable housing; and</p> <p>(E) the layout and design of the scheme conforms with policy H2.</p>																																																													

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>H12 Dwellings for agricultural or forestry workers will be permitted outside the limits of settlements provided there is a proven functional need for the dwelling there and the farm or forestry unit for which it is sought is proven to be financially viable.</p>	<p>These developments will be small scale and are not considered likely to have any significant impacts to the Somerset Levels and Moors or Severn Estuary.</p>
<p>H14 Outside the defined limits of settlements, sites for gypsies or non-traditional travellers will be permitted, provided that:</p> <ul style="list-style-type: none"> (A) there is a need from those residing in or passing through the area; (B) there is safe and convenient access by bus, cycle or on foot to schools and other community facilities and they are sited near a public road; (C) a landscaping scheme is provided which screens the site from outside views and takes account of residential amenity; (D) adequate open space is provided; (E) accommodation will enjoy adequate privacy and sunlight; (F) areas for business, where appropriate, are provided within sites, with satisfactory measures for their separation from accommodation spaces and the safety and amenity of residents; (G) in the case of transit sites, there is convenient access to a County or National route; (H) the site is not within an Area of Outstanding Natural Beauty or a Site of Special Scientific Interest, or would harm the special environmental importance of any other protected area; and (I) adequate fencing, capable of preventing nuisance to neighbouring areas, is provided. 	<p>These developments will be small scale and are not considered likely to have any significant impacts to the Somerset Levels and Moors or Severn Estuary.</p>
<p>H15 Within the defined limits of settlements, permanent quarters for travelling show people will be permitted, provided that:</p> <ul style="list-style-type: none"> (A) there is safe and convenient access by bus, cycle or on foot to schools and other community facilities; (B) necessary provision is made for off-site cycling and pedestrian facilities and highway improvements to cater safely for the expected number of trips generated by the development and minimise the proportion of car trips; (C) the design, layout and landscaping takes account of residential amenity and the visual impact from public viewpoints; (D) adequate open space is provided; (E) accommodation will enjoy adequate privacy and sunlight; (F) areas for parking and maintenance of show vehicles are provided within sites, with satisfactory measures for their separation from accommodation spaces and the safety and amenity of residents; and (G) there is convenient access to a County or National Route. <p>Permanent quarters will not be permitted outside the defined limits of settlements unless criteria (A) - (G) are satisfied and:</p> <ul style="list-style-type: none"> (H) there is a need for the site in the area; (I) there is no suitable site available within a settlement; and (J) the proposal is outside an Area of Outstanding Natural Beauty. 	<p>These developments will be small scale and are not considered likely to have any significant impacts to the Somerset Levels and Moors or Severn Estuary.</p>

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
H16 Residential care homes will be permitted within walking distance of a range of community facilities provided that: (A) they are within the limits of a settlement; or (B) they involve the conversion of a building which meets the criteria in policy H7	These options relate to design criteria and will not impact upon the European Sites.
H17 Extensions to dwellings will be permitted provided they do not harm: (A) the residential amenity of other dwellings; (B) the future amenities, parking, turning space and other services of the dwelling to be extended; and (C) the form and character of the dwelling and are subservient to it in scale and design.	
H18 The conversion of an appropriate building within the curtilage of a dwelling for ancillary accommodation will be permitted. The erection of a new building within the curtilage of a dwelling for ancillary accommodation will not be permitted unless: (A) the proposal would be less damaging to the character of the main dwelling or the surroundings than an extension or conversion which meets the need; (B) it would be close enough to the main dwelling to maintain a functional relationship; (C) it does not harm the residential amenity of other dwellings; (D) it does not unacceptably prejudice the future amenities, parking, turning space and other services of the main dwelling; and (E) it does not harm the form and character of the main dwelling and is subservient to it in scale and design. Where ancillary accommodation is permitted, planning control over subsequent use or sale as a separate dwelling will be imposed.	
H19 The design of new housing developments should incorporate measures to reduce the likelihood of crime which are compatible with the need to create an attractive and sustainable layout. These should include the following elements: (A) the possibility of direct access from public areas to the rear gardens of dwellings is minimised; (B) public spaces, circulatory routes, car parking areas and the fronts of dwellings are visible from within the maximum number of dwellings; (C) the layout of buildings, spaces, landscaping and lighting avoids the creation of hidden or dark areas; and (D) a mix of dwelling types is incorporated which encourages activity throughout the day, where this is consistent with the residential amenity of the area.	
EC1 Business, industrial and warehousing development will be permitted within the defined limits of settlements, provided that; (A) large-scale office developments will only be permitted within the settlement limits of Taunton or Wellington; (B) in the case of industrial or warehousing proposals where freight movements are likely to be high, a freight link to the rail network or safe access to the national or county road network is provided; and (C) within Areas of Outstanding Natural Beauty only small-scale, unobtrusive developments will be permitted.	Development at Wellington will have no impact on the European Sites as it is 16km from the Somerset Levels and Moors and 23km from the Severn Estuary. Development at Taunton could result in air quality and noise impacts from increased traffic and increased run-off (from surface waters and diffuse pollution) to the Somerset Levels and Moors Criteria 3.
EC2 Proposals by existing firms to expand onto land subject to restrictive policies will be permitted where relocation to a more suitable site is unrealistic, and where the economic benefit of the proposal outweighs any harm to the objectives of the relevant policy. Mitigating measures will be sought to reduce any environmental impact to a minimum.	

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>EC3 Subject to other development control considerations, proposals for the extension of existing employment estates will be permitted where:</p> <ul style="list-style-type: none"> (A) it can be demonstrated that the land is readily capable of development before 2006 and is well served by infrastructure; and (B) it will help meet the short term need for sites of a quality design and layout suitable for B1 light industrial, B2 and B8 uses; and (C) the existing estate is strategically located with good access to the national route network (road and/or rail); and, (D) it is of a scale compatible with the existing estate; and (E) development would not result in significant adverse environmental or amenity impacts. 	<p>This option is designed to protect the environment and would not result in any impacts to the European Sites.</p>
<p>EC4 Within predominantly residential areas, the creation of a workplace within a dwelling will be permitted provided that the essentially residential character of the building and area is maintained by:</p> <ul style="list-style-type: none"> (A) limiting the type and level of activity, including the hours of work and deliveries, to that consistent with the residential amenity of the area; (B) preventing any harmful future intensification; and (C) limiting any advertisement to a small, discrete notice. 	<p>These options relate to design criteria and will not impact upon the European Sites.</p>
<p>EC5 In considering proposals for conversions, changes of use and new buildings within a site of 4.4 hectares at Culmhead indicated on the Proposals Map, the following elements of development will be sought:</p> <ul style="list-style-type: none"> (A) employment on the site limited to approximately 260; (B) improvements to the vehicular access and public transport accessibility; (C) uses limited to Classes B1, B2, C2, D1 and/or D2; (D) the level of expected visitors limited to a low level; (E) removal of unsightly structures on the whole of the former airfield and measures to provide screening and landscaping in character with the Blackdowns Plateau Landscape Character Area; (F) lighting proposals which avoid light pollution; (G) measures to avoid outside storage or working; (H) redevelopment proposals will be permitted only where they significantly reduce the landscape impact of the complex; and (I) no increase in overall floorspace. 	
<p>EC6 Outside the defined limits of settlements, the conversion of buildings to business, industrial, warehousing, tourism, recreation, community, commercial or other employment-generating use will be permitted, provided that:</p> <ul style="list-style-type: none"> (A) the building proposed to be converted is of permanent and substantial construction, and: <ul style="list-style-type: none"> (i) has a size and structure suitable for conversion without major rebuilding, or significant extension and alteration; (ii) has a form, bulk and general design in keeping with its surroundings; and (iii) is sited near a public road; (B) and the proposal would: <ul style="list-style-type: none"> (i) not harm the appearance, nature conservation and historic heritage or surroundings of the building; (ii) be compatible with the rural character and landscape quality of the area, taking account of any visual improvements proposed; (iii) not harm the residential amenity of neighbouring properties or highway safety and adequate arrangements can be made for the provision of services; and (iv) not lead to a dispersal of activity on such a scale as to prejudice town and village vitality. 	<p>This option is designed to protect the environment and would result in no impacts to the European Sites.</p>

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>EC7 Outside the defined limits of settlements, the development of new small-scale buildings for business, industrial, warehousing, tourism, recreation, community, commercial or other employment generating use, excluding retailing, will be permitted provided:</p> <p>(A) the site is near a public road;</p> <p>(B) the site is adjacent to the limits of a village within which there is no suitable site available; and</p> <p>(C) there would be no harm to the residential amenity of neighbouring properties, landscape or highway safety and adequate arrangements can be made for the provision of services.</p>	<p>These developments will be small scale and are not considered likely to have any significant impacts to the Somerset Levels and Moors or Severn Estuary.</p>
<p>EC8 Proposals for the diversification of farm-based enterprises will be permitted provided that:</p> <p>(A) the proposal is compatible with the agricultural operations on the farm; and</p> <p>(B) existing farm buildings are utilised wherever possible.</p>	
<p>EC9 Proposals which lead to the loss of existing or identified business, industrial or warehousing land to other uses, including retailing, will not be permitted unless the overall benefit of the proposal outweighs the disadvantages of the loss of employment or potential employment on the site.</p>	<p>These options relate to design criteria and will not impact upon the European Sites.</p>
<p>EC10 Taunton and Wellington town centres will be the priority location for major retail development and other key town centre uses. Where such facilities cannot be located within these town centres, preference for site selection will be as follows:</p> <p>(i) edge-of-town centre sites, followed by</p> <p>(ii) local centres, followed by</p> <p>(iii) edge-of-local centres, followed by</p> <p>(iv) out-of-centre sites in locations that are (or can be made) accessible by a choice of means of transport</p> <p>Key town centre uses are defined as: major retailing, leisure and entertainment facilities, and large-scale offices.</p> <p>For Wellington, key town centre facilities will be limited to a scale which seeks to serve a catchment limited to that of the town and its dependent rural areas.</p>	<p>Retail development at Wellington will have no impact on the European Sites as it is 16km from the Somerset Levels and Moors and 23km from the Severn Estuary.</p> <p>Retail development at the edge, or outside, of Taunton could result in increased runoff increased run-off (from surface waters and diffuse pollution) to the Somerset Levels and Moors Criteria 3.</p>
<p>EC11 Beyond the town centres, the vitality and viability of local service provision within Taunton and Wellington will be maintained and enhanced and the level and diversity of such facilities improved. This will be achieved as follows:</p> <p>(A) by allocating new local centres within the major development site proposals for Norton Fitzwarren and Monkton Heathfield;</p> <p>(B) by permitting the provision of additional or enhanced local facilities within or adjoining the existing local centres; and</p> <p>(C) by permitting proposals for individual local shops and public houses elsewhere within the defined settlement limits of Taunton and Wellington, subject to there being no adverse impact upon the vitality and viability of a defined local centre (existing or proposed).</p>	<p>These options relate to design criteria and will not impact upon the European Sites.</p>

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>EC12 Major proposals for retail development and other key town centre uses will be permitted within the settlement limits of Taunton and Wellington, provided that:</p> <p>(A) the proposal, where located beyond a town centre location, would not prejudice the Local Plan strategy;</p> <p>(B) where proposed beyond a town centre location, there is a demonstrable need for the development;</p> <p>(C) where proposed beyond a town centre location, the development, in conjunction with other proposed facilities, would not adversely affect the vitality and viability of Taunton and Wellington town centres or of any existing or proposed local centre. Similarly, the proposal must not adversely affect the availability of local service facilities within the associated settlements, rural centres and villages;</p> <p>(D) the proposal is in a location which can deliver safe and convenient access for a significant proportion of the likely catchment population by public transport, walking or cycling, and will not result in an over-reliance on private vehicular travel; and</p> <p>(E) adequate servicing arrangements are provided, so as to minimise environmental impact and pedestrian conflict.</p>	<p>This option is designed to protect the environment and would result in no impacts to the European Sites.</p>
<p>EC13 Where major edge-of-centre or out-of-centre shopping facilities are proposed, such as retail warehousing, food superstores or factory outlet centres, it will be necessary to assess the impact of the proposed development on the vitality and viability of existing town centres and/or nearby local centres. Subject to the results of a retail impact assessment, conditions may be imposed which could include:</p> <p>(A) preventing the subdivision of retail units into smaller units; and</p> <p>(B) restricting the sale of appropriate broad categories of goods.</p>	<p>These options relate to design criteria and will not impact upon the European Sites.</p>
<p>EC14 Proposals to create more modern retail floorspace by the amalgamation of existing units, refurbishment or redevelopment will be supported.</p>	
<p>EC15 The range of shopping and service facilities serving the associated settlements, rural centres and villages will be maintained and enhanced, as follows:</p> <p>(A) proposals to provide new rural services, including shops, public houses and surgeries will be permitted within the defined settlement limits;</p> <p>(B) applications which seek to improve the viability of existing services through refurbishment, conversion or extension will be permitted; and</p> <p>(C) proposals which would result in the loss of shops or other community services will not be permitted where this would damage the viability of a settlement or increase car travel by local residents as a result of a significant or total loss of such services to the community.</p>	
<p>EC16 Proposals for the alteration or construction of shop fronts will be permitted, provided that:</p> <p>(A) the shopfront is well-proportioned, well suited to the character of the building of which it forms part and of the street in which it is situated, and designed with due consideration for the buildings and shopfronts on either side; and</p> <p>(B) independent ground floor access to the upper floors is retained, except where a safe and convenient rear or side access is available or is provided as part of the development.</p>	
<p>EC17 Applications for grilles will be permitted provided that:</p> <p>(A) they do not detract from any architectural features and are not detrimental to the street scene; and</p> <p>(B) they are designed and finished in a way which minimises their visual impact and is compatible with the shopfront.</p>	
<p>EC18 The re-use of vacant and under-used floors above shops and other commercial premises will be permitted. Proposals for a variety of uses will be supported including residential, employment and community facilities, provided that the change of use does not cause a loss of retail floor space which would threaten the viability of the ground floor use.</p>	

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
EC19 Proposals for new farm shops will be permitted provided that: (A) the shop sells predominantly local farm produce; (B) the operation does not affect the availability of accessible local shopping facilities; (C) the on-site sale of produce direct to the public remains an ancillary operation to the main function of the farm; (D) existing farm buildings are used where appropriate; and (E) the shop buildings are situated within or adjacent to the existing farm complex.	These developments will be small scale and are not considered likely to have any significant impacts to the Somerset Levels and Moors or Severn Estuary.
EC20 Proposals for garden centres will be permitted where they are located on land within or adjacent to towns or rural centres. The range of goods to be sold will be restricted to garden-related products only.	
EC21 Tourist and Recreation Attractions. Within settlements, proposals for tourist and recreation facilities compatible with the size and function of the settlement will be permitted. Outside settlements, proposals for tourist and recreation facilities will be permitted provided that: (A) increased visitor pressure would not harm the natural or man-made heritage; and (B) any new buildings would be of a scale appropriate to the location and use.	This option is designed to protect the environment and would result in no impacts to the European Sites. It has been ruled out under Criteria B.
EC22 Land west of Bishops Lydeard Station is allocated for recreation and tourist development. Complementary recreation and tourist developments will be permitted which: (A) support the tourist potential of the West Somerset Railway; and (B) respect the character and setting of the station buildings, including Slimbridge.	Bishop's Lydeard lies 15km from the Severn Estuary and 5km from the Somerset Levels and Moors. Development of recreation facilities at this site may act to reduce recreational pressure on the European Sites.
EC23 Hotels and other permanently built tourist accommodation will be permitted provided that the proposal: (A) is within a classified settlement; (B) would not harm the landscape, built environment, or heritage of the area; and (C) is accessible by public transport, cycling and on foot.	This option is designed to protect the environment and would not result in any impacts to the European Sites.
EC24 Static caravan sites and holiday chalet developments will only be permitted where the proposal: (A) would not harm the landscape and would be adequately screened; (B) provides for access and turning by transporter lorries; (C) has good access to the main road network; and (D) is not situated in a floodplain or an area at high risk of flooding. Within Areas of Outstanding Natural Beauty only small-scale, unobtrusive developments will be permitted.	Holiday park developments have the potential for increased recreational pressure on the Somerset Levels and Moors and Severn Estuary. This would result in Criteria 4.
EC25 Touring caravan and camping sites will be permitted provided that the proposal: (A) would not harm the landscape and would be adequately screened; (B) has good access to the main road network; and (C) is not situated in a floodplain or an area at high risk of flooding.	

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>EC26 Proposals for adverts and signs will be permitted unless:</p> <p>(A) their siting, appearance, proportion, design, materials, colour and any illumination cause disharmony with or detract from their surroundings, including the design, character, architectural features, fabric and finishes of any supporting building or structure;</p> <p>(B) they intrude upon or harm views to and from the countryside, conservation areas, listed buildings, scheduled monuments or landmarks;</p> <p>(C) they are unduly prominent or create visual clutter when viewed with any existing signs; and</p> <p>(D) they present a hazard to public safety.</p>	<p>These options relate to design criteria and will not impact upon the European Sites.</p>
<p>M1 Non-residential developments will be permitted provided that they cater safely for the expected number of trips generated or attracted by them and:</p> <p>(A) on-site parking provision does not exceed the maxima set out in policy M2;</p> <p>(B) cycle, pedestrian and public transport facilities are provided sufficient to cater safely and conveniently for those trips with no car parking provision; and</p> <p>(C) provision is made for the movement needs of staff, customers and other visitors with impaired mobility or disabilities by careful positioning of potential obstructions, ramps, dropped kerbs, textured surfaces and reserved car parking.</p>	
<p>M2 Outside the settlement limits of Taunton and Wellington, the maximum permitted level of car parking for new non-residential developments will be the standards contained in PPG13 and RPG10.</p> <p>Within the Taunton Central Area and elsewhere within the settlement limits of Taunton and Wellington, parking provision will be limited to the following percentages of the PPG13 maxima:</p> <p>(A) Taunton Central Area 80% Retailing (class A), leisure (class D2), cinemas and conference facilities 60% Employment (class B), higher and further education, hospitals, stadia</p> <p>(B) Taunton and Wellington settlement limits 80% Retailing (class A), leisure (class D2), cinemas and conference facilities 60 - 80% Employment (class B), higher and further education, hospitals, stadia</p> <p>Additional car parking provision for new developments will be permitted in the following circumstances:</p> <p>(C) customer parking for retail proposals within or on the edge of Taunton or Wellington Town Centres, where this would contribute to the vitality and viability of the town centre as a whole;</p> <p>(D) operational parking for staff who need to use their cars during the course of work where the maximum commuter car parking provision is insufficient.</p> <p>Customer or visitor parking will be made available for short stay trips and not used for long stay parking. Where it is within or on the edge of a town centre, customer parking will also be made available to the general public for short stay purposes.</p> <p>M3 Non-residential development will not be permitted unless, taking account of transport and car parking provision proposed in conjunction with the development:</p> <p>(A) the required level of accessibility by public transport, cycling and walking, can be provided in a manner that is both safe and convenient; and</p> <p>(B) the highway network will cater safely for the expected number of car trips attracted; and</p> <p>(C) undesirable parking pressure in nearby residential streets is not significantly increased</p>	

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>M4 In order to promote sustainable travel, and to reduce the amount of land taken for development, the Borough Council will consider the need for residential car parking against the following criteria:</p> <p>(A) the impact on urban design; (B) the location of the development, and its accessibility to employment opportunities and services; (C) the type and mix of the proposed dwellings.</p> <p>The Borough Council will not permit more than an average of 1.5 car parking spaces per dwelling on any residential development. A significant reduction in this average will be expected for elderly persons, student and single persons accommodation, and for residential proposals involving the conversion of buildings where off-road parking provision may be difficult to achieve. Car-free residential developments will be sought in appropriate locations, such as within or adjoining Taunton and Wellington town centres.</p> <p>The Borough Council will require all residential developments to make provision for the parking and storage of bicycles with a minimum provision as follows:</p> <p>(D) 1 space for all residential units with between 1 and 3 bedrooms; (E) 2 spaces for residential units with four bedrooms or more.</p>	<p>These options relate to design criteria and will not impact upon the European Sites.</p>
<p>M5 A comprehensive, convenient and safe cycle network is proposed through a combination of measures and works, including the following main elements:</p> <p>(A) on- and off-road cycleways as shown on the Proposals Map; (B) traffic calming, traffic management and junction redesign; and (C) convenient and secure cycle parking facilities.</p>	
<p>M6 Residential streets will be traffic calmed where appropriate to improve their environment or safety and to encourage through traffic onto the most appropriate roads. The schemes' design will take account of its visual impact and the needs of residents, buses, cyclists and emergency, service and delivery vehicles.</p>	
<p>C1 New housing development which generates a significant need for statutory education provision (for children aged 4-16) will be permitted provided that:</p> <p>(A) existing statutory education provision within reasonable distance of the development has sufficient spare capacity to meet the additional need generated by the development; or (B) new permanent provision within a reasonable distance necessary to accommodate the additional need generated by the development is:</p> <p>(i) firmly programmed in the Local Education Authority capital programme; or (ii) provided by the development.</p>	
<p>C2 Land near the following schools is reserved for educational purposes, as shown on the Proposals Map:</p> <p>(A) Hatch Beauchamp VC Primary School (B) Pitminster County Primary School (C) Ladymead Community School (D) Sampford Arundel VC Primary School (E) West Buckland County Primary School (F) Wiveliscombe County Primary School.</p>	<p>These developments will be small scale and are not considered likely to have any significant impacts to the Somerset Levels and Moors or Severn Estuary.</p>

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>C3 Proposals involving the loss of recreational facilities, including allotments, public, private and school/college playing fields, sports grounds, indoor sport and recreational facilities, areas for informal public recreation and children's play areas will not be permitted unless:</p> <p>(A) there is an excess of good quality recreational facilities of the type which would be lost, sufficient to meet local demand; or</p> <p>(B) the proposed development provides recreational or community benefit greater than the long-term recreational value of the recreational facility that would be lost; or</p> <p>(C) equivalent provision in a convenient location is made to at least an equal standard and with equal community benefit; or</p> <p>(D) in the case of a school or college playing field only; the land is needed for the development of school buildings and/or associated facilities, and adequate playing fields to meet statutory requirements would be retained or provided.</p>	<p>The provision of recreational land within 5km of the Somerset Levels and Moors will increase recreational pressure on the European Site. This will result in criteria 4.</p>
<p>C4 In the event of the increased demand for open space not being met by existing facilities, developers of new housing, on sites of six or more dwellings, will provide landscaped and appropriately equipped recreational open space in accordance with the following standards:</p> <p>(A) children's play space: 20 square metres per family dwelling to comprise casual play space and LEAPS and NEAPS to the required standard, as appropriate. This standard excludes space required for noise buffer zones;</p> <p>(B) adequately constructed and equipped public playing fields: 45 square metres per dwelling. This standard excludes space required for noise buffer zones;</p> <p>(C) formal parks, gardens and linear open spaces as required by particular Local Plan allocations;</p> <p>(D) in the case of small groups of housing where the site is too small for provision of playing fields or children's play space on-site, or where it is physically unsuitable, off-site provision will be sought; and</p> <p>(E) developers will be required to arrange for maintenance of the recreational open space</p>	<p>It should be noted, however, that the development of recreation facilities more than 10km from the Somerset Levels and Moors may act to reduce recreational pressure on the European Sites.</p>
<p>C5 Proposals for new or significantly improved or extended sports facilities will be permitted where:</p> <p>(A) the proposed site is accessible to its intended users by a range of means of transport, including alternatives to the car, to a standard appropriate to its anticipated level of trip generation;</p> <p>(B) if the proposed development will be a major trip generator serving more than local needs, a sequential approach to site selection has been followed; and</p> <p>(C) in the case of sites outside but adjoining the defined limits of settlements, there is a clear and demonstrable need to use a site in the countryside.</p>	
<p>C6 Proposals which would require the closure or diversion of a public right of way will not be permitted unless a suitable alternative route is proposed which would not reduce the amenity of, or unduly inconvenience, users.</p>	<p>The creation of new routes has the potential for direct disturbance to birds using the Somerset Levels and Moors. There is also the potential for increased recreational pressure at these locations. This would result in Criteria 3, 4 and 6.</p>
<p>C8 Proposals which would affect disused railway tracks or canals will only be permitted where a corridor to retain the potential use of the track or canal for footpath/cycleways is provided or the proposals would reinstate these railways or canals for their original purposes.</p>	<p>These options relate to design criteria and will not impact upon the European Sites.</p>

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>C9 Riding establishments will not be permitted unless they:</p> <ul style="list-style-type: none"> (A) are well related to an existing group of buildings or settlement; (B) are well related to the public bridleway network; and (C) provide adequate arrangements for access, turning and parking of cars and trailers. 	<p>These developments will be small scale and are not considered likely to have any significant impacts to the Somerset Levels and Moors or Severn Estuary.</p>
<p>C10 Proposals for golf facilities will not be permitted where they would harm the landscape and character of AONBs or parks and gardens of special historic interest. Proposals will be permitted provided that:</p> <ul style="list-style-type: none"> (A) the design, layout and landscaping would protect or enhance the landscape and wildlife interest of the site; (B) proposals incorporate means of summer irrigation by collection of rainfall or run-off; and (C) the recreational value of public rights of way is not harmed. 	<p>This option is designed to protect the environment and would not result in any impacts to the European Sites.</p>
<p>C11 Where new local power lines are to be constructed they should either be placed underground or on wooden poles following existing landscape features such as hedgerows. They should be positioned so as to avoid undue impact on the landscape and/or townscape, and with regard to public safety.</p>	<p>Power lines are not considered likely to have any impacts on the European Sites.</p>
<p>C12 Development of renewable energy sources will be permitted where relevant Local Plan policies would be met. In assessing the impact of the proposed development, account will be taken of individual and cumulative effects, the possibility of including mitigating measures and of wider environmental benefits.</p>	<p>This option is designed to protect the environment and would not result in any impacts to the European Sites.</p>
<p>C13 Proposals for wind turbines, wind farms and any associated development, including access roads, will be permitted provided that:</p> <ul style="list-style-type: none"> (A) development is sited to minimise impact on the landscape, utilising landscape features and avoiding the skyline; (B) turbines on a wind farm are of a similar size, type and of a uniform plain colour chosen to minimise landscape impact; (C) development is well-related to roads capable of carrying construction traffic. New access roads across open countryside will not be permitted; (D) development is sited and designed to avoid causing noise nuisance, particularly near noise-sensitive development; (E) development is sited and designed to minimise possible danger to the public, with turbines set back by at least their height from public footpaths, roads, railways and buildings; (F) turbines will not cause 'shadow flicker' nuisance to neighbouring properties or electro-magnetic interference; (G) development would not disturb or present a significant danger to wildlife; and (H) any connection to the local electricity distribution network is by underground cable. <p>Where planning permission for a wind turbine is extant or has been implemented, development proposals which could reduce local wind speeds and the regeneration of electricity by that turbine will not be permitted.</p>	<p>This option is designed to protect the environment and would not result in any impacts to the European Sites.</p>

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>C14 Applications for the installation of telecommunications masts will be permitted provided that:</p> <p>(A) their siting and appearance would minimise harm to the landscape;</p> <p>(B) there are no alternative sites or solutions with less environmental impact which could be used;</p> <p>(C) there is satisfactory evidence that existing masts or other structures cannot be used.</p>	<p>These developments will be small scale and are not considered likely to have any significant impacts to the Somerset Levels and Moors or Severn Estuary.</p>
<p>C15 The provision of a communal aerial to serve each housing area with TV and satellite signals will be permitted, provided that the siting and design is unobtrusive and respects the location. Proposals for antennae on individual dwellings will not be permitted unless:</p> <p>(A) the installation would not prejudice the character, appearance or setting of a listed building or conservation area;</p> <p>(B) the installation would not detract from the visual amenity or character of the building, street scene or surrounding area; and</p> <p>(C) the installation is located in the least obtrusive location feasible within the curtilage of the building.</p>	
<p>EN1 Development which could adversely affect the wildlife interest of potential or designated Special Protection Areas, candidate or designated Special Areas of Conservation or Ramsar Sites, will not be permitted.</p>	<p>These options are designed to protect the environment and would not result in any impacts to the European Sites. They have been ruled out under Criteria B.</p>
<p>EN2 Development proposals which could adversely affect the scientific interest of an SSSI will not be permitted unless:</p> <p>(A) planning conditions will prevent harm to that scientific interest, or</p> <p>(B) other material factors are sufficient to override nature conservation considerations, and every possible effort to minimise damage to the site's scientific interest is made.</p> <p>Any SSSIs which are designated as National Nature Reserves, Nature Conservation Review Sites and Geological Conservation Review Sites will receive a particularly high level of protection consistent with their importance.</p> <p>Where it is decided to allow development affecting an SSSI, planning obligations will be sought requiring developers to provide adequate compensatory measures and provision for long term management of the site to preserve and enhance its scientific interest.</p>	
<p>EN3 Development which would significantly adversely affect local nature conservation or geological interests will not be permitted unless:</p> <p>(A) the importance of the development outweighs the value of the substantive interests present; and</p> <p>(B) every possible effort is made to minimise harm to those interests.</p> <p>Where it is decided to allow development affecting local nature conservation or geological interests, planning obligations will be sought requiring developers to provide adequate compensatory measures for the site's long term management, to preserve and enhance its wildlife or geological interest.</p>	

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>EN4 Where buildings are utilised by bats and/or owls for breeding and/or roosting, or by swallows, swifts and/or house martins for breeding, proposals for conversion or demolition will not be permitted unless:</p> <p>(A) operations are timed to avoid disturbance during breeding and hibernation;</p> <p>(B) during and after conversion bats, owls, swifts and/or swallows have adequate access to the roof space and house martins to the eaves, and to any other appropriate roosting or nesting locations on or in the buildings to be converted;</p> <p>(C) in the case of owls, nest boxes are provided in the roof space prior to commencement of conversion; and</p> <p>(D) in the case of owls and bats, every possible effort is made to make alternative nesting and roosting sites available in the vicinity of the site, prior to demolition.</p>	<p>These options are designed to protect the environment and would not result in any impacts to the European Sites. They have been ruled out under Criteria B.</p>
<p>EN5 Development which would harm protected species will not be permitted unless:</p> <p>(A) conditions and/or planning obligations would prevent such harm;</p> <p>(B) other material factors are sufficient to override the importance of the species; and</p> <p>(C) every possible effort is made to minimise ill effects on wildlife.</p>	
<p>EN6 Development which would harm trees, woodlands, orchards, historic parklands and hedgerows of value to the area's landscape, character or wildlife will not be permitted unless adequate provision is made for tree cover to compensate for this loss.</p> <p>The good management of such tree cover for nature conservation purposes will be sought.</p>	
<p>EN7 Development that would harm the character, landscape, historic and wildlife value of ancient woodlands will not be permitted.</p>	
<p>EN8 Development that would harm the character, landscape or wildlife value of important tree groups will not be permitted unless:</p> <p>(A) planning conditions will prevent harm to their character, landscape or wildlife value; or</p> <p>(B) other material factors are sufficient to override the importance of the tree groups, and every possible effort is made to minimise damage to their character, landscape or wildlife.</p> <p>Where it is decided to permit development affecting these tree groups, planning obligations will be sought requiring developers to replace the trees with trees of equal quality and coverage.</p>	
<p>EN9 The planting and positive management of native broadleaved trees will be sought where this would benefit wildlife, enhance the landscape or a public view, provide screening or compensate for loss of trees in the locality.</p>	
<p>EN10 Priority will be given to preserving and enhancing the natural beauty of Areas of Outstanding Natural Beauty (AONBs). Development which would adversely affect the landscape, character and appearance of AONBs will not be permitted. Within AONBs, major industrial or commercial developments will not be permitted unless they meet the following additional criteria:</p> <p>(A) the development would meet a proven national need; and</p> <p>(B) the development cannot be located elsewhere.</p> <p>The protection of views to and from Areas of Outstanding Natural Beauty will be an important consideration.</p>	
<p>EN11 Development which would harm the appearance, character and contribution to landscape quality of Special Landscape Features (as shown on the Proposals Map) will not be permitted unless planning conditions would prevent such harm.</p>	
<p>EN12 Development proposals must be sensitively sited and designed to respect the distinct character and appearance of Landscape Character Areas.</p>	
<p>EN13 Development which would harm the open character of green wedges will not be permitted.</p>	
<p>EN14 Development within or affecting a conservation area will only be permitted where it would preserve or enhance the appearance or character of the conservation area.</p>	

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>EN15 There is a strong presumption against the demolition of buildings which make a positive contribution to the character or appearance of a conservation area.</p> <p>Proposals involving the demolition of other buildings within or affecting a conservation area will not be permitted unless acceptable proposals for any redevelopment or new use for the site have been approved. This requirement will also apply in the very rare circumstances where proposals involving demolition of buildings which make a positive contribution are allowed.</p> <p>EN16 Development proposals which would harm a listed building, its setting or any features of special or historic interest which it possesses, will not be permitted.</p>	<p>These options are designed to protect the environment and would not result in any impacts to the European Sites. They have been ruled out under Criteria B.</p>
<p>EN17 The change of use, alteration, conversion or extension of a listed building will not be permitted unless:</p> <p>(A) the internal and external fabric of the building including its architectural and historic features would be preserved, leaving them in situ where possible;</p> <p>(B) the building's internal space would be retained where this is important to its character or historic integrity;</p> <p>(C) no sub-division of a garden or other open space would occur, where this would harm the building's character, setting and historic integrity;</p> <p>(D) the design, materials and building methods used are sympathetic to the age, character and appearance of the building. Natural materials reflecting those in the original building should be used, where possible;</p> <p>(E) any extension is sufficiently limited in scale so as not to dominate the original building or adversely affect its appearance.</p>	
<p>EN18 Development involving the demolition of a listed building will not be permitted.</p> <p>Where, in exceptional circumstances, it is decided to allow such development, permission will only be granted where full proposals for alternative use of the site or redevelopment, showing the layout, elevations and landscaping, have been submitted and approved. Where redevelopment is proposed, consent for demolition will not be granted until the contract for redevelopment has been let.</p>	
<p>EN19 Where development involving the demolition of part or all of a listed building is to be allowed, developers will be required to make satisfactory provision for the recording of features and historic or architectural data, prior to the demolition taking place. Developers should provide for the satisfactory salvaging of materials considered worthy of retention, and re-use them in the new development.</p>	
<p>EN20 The Borough Council will not permit development which would adversely affect the appearance, setting, character and historic interest of parks and gardens of special historic interest.</p>	
<p>EN21 Development which would involve significant alteration of, or cause damage to, nationally important archaeological remains, (whether scheduled or not) or which would have a significant impact on the setting of visible remains of that nature, will not be permitted.</p>	
<p>EN22 Development affecting sites of county archaeological importance will not be permitted unless their archaeological and historic interest, character and setting would be preserved. Developers should preserve archaeological remains in situ and proposals which do not provide for this will not be permitted unless:</p>	
<p>(A) the development would make preservation in situ physically impossible and the remains are not of sufficient importance to outweigh the need for the development; and</p> <p>(B) developers would make adequate provision for excavation and recording of remains affected.</p>	
<p>EN23 Where a proposal affects a site of archaeological interest or Area of High Archaeological Potential, or it is suspected the development could affect archaeological remains, developers must provide for satisfactory evaluation of the archaeological value of the site, and the likely effects on it, before planning applications are determined.</p> <p>Where evaluation is considered to justify designation of an archaeological site of national or county importance, policies EN21 or EN22 will apply, otherwise, if it is decided that development is to be allowed, developers must provide for an adequate watching brief.</p>	

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>EN24 Development which would affect areas of Urban Open Space (UOS) will not be permitted unless: (A) the UOS, taking account of all of its potential functions, is surplus to needs; or (B) the development is compatible with the functions of the UOS, would not impair its ability to provide those functions, and of appropriate scale, siting and design to minimise impact on the UOS.</p>	<p>These options are designed to protect the environment and would not result in any impacts to the European Sites. They have been ruled out under Criteria B.</p>
<p>EN25 Development which would harm the landscape, character, wildlife and recreational potential of the water environment will not be permitted. Development proposals near rivers, canals, still waters and watercourses must respect, enhance and maximise the benefits of a waterside location.</p>	
<p>EN26 Development proposals posing increased risk to the quality, quantity and availability of water in the water environment, including surface and underground water sources or courses, will not be permitted, unless developers provide for satisfactory prevention and/or remedial measures.</p>	
<p>EN27 Development which would adversely affect the quality, quantity and availability of water resources in water source protection areas will not be permitted.</p>	
<p>EN28 Land with little or no risk of flooding will be the priority location for development. Where material planning considerations dictate that development cannot be located on land with little or no risk of flooding, the preference for site selection will be as follows: (A) i) land with low to medium risk of flooding; followed by ii) land with a high risk of flooding; in the following order of preference: iii) developed areas; followed by iv) undeveloped and sparsely developed areas; followed by v) functional flood plains. Where development is permitted on land subject to flooding, the Borough Council will require the development to be protected to the following standard: (B) i) within Taunton and its associated settlements, 1 in 200 year; or ii) elsewhere, 1 in 100 year. Where, exceptionally, permission is granted for development within an undeveloped or sparsely developed area of high risk, the threat of flooding should be managed to ensure that the development is and remains safe throughout its lifetime and does not increase flood risk elsewhere.</p>	
<p>EN29 Development which would result in a greater risk of flooding due to increased surface water run-off will not be permitted. Appropriate mitigation measures will be required to prevent run-off from increasing, using sustainable drainage systems wherever practicable.</p>	
<p>EN30 Proposals for the use, storage or manufacture of hazardous substances will not be permitted unless adequate safety precautions are undertaken.</p>	
<p>EN31 Proposals for development near sites where hazardous substances are used, stored, manufactured or moved in fixed pipelines will only be permitted where an adequate safe intervening buffer distance can be achieved, unless it can be demonstrated that alternative safety precautions would suffice.</p>	
<p>EN32 Development of contaminated land will not be permitted where harm to wildlife or the public would result. Any necessary remedial measures must be undertaken before any harmful effects can occur and the proposed development comes into use.</p>	
<p>EN33 Development proposals will not be permitted unless developers make maximum possible use within the development site of building waste and spare soil generated by the site preparation.</p>	
<p>EN34 New lighting will be permitted, provided that impact on the night sky, road safety and residential amenity is minimised, through the use of appropriate location, orientation, timing, shading and power to avoid any illumination of off-site areas. The design of lighting columns and other fittings should respect the character of the area.</p>	
<p>T1 The extent of Taunton is defined on the Proposals Map to include the associated settlements of Bathpool, Bishops Hull, Monkton Heathfield, Norton Fitzwarren, Staplegrave, Staplehay and Trull.</p>	

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>T2 Sites within the Tangier area as shown on the Proposals Map are proposed for major mixed-use redevelopment to include a food superstore, retail warehousing, offices, leisure and residential. To ensure the provision of a satisfactory overall development, a co-ordinated approach and the delivery of the following key elements will be necessary:</p> <p>A) contributions towards the provision of the Inner Relief Road from the junction of the Wellington Road to Bridge Street, incorporating a bridge over the River Tone;</p> <p>B) a comprehensive cycle and pedestrian network within the site redevelopment area which incorporates routes alongside the River Tone, Mill Stream, Galmington Stream and Steps Water in order to provide quality links from the site to Goodland Gardens and French Weir/Wellington Road;</p> <p>C) the provision of town centre shoppers' car parking facilities, as part of any proposed car park to serve the customers of any retail development;</p> <p>D) contributions towards the provision of bus priority measures including park and ride sites at East and West Taunton;</p> <p>E) landscaping, to incorporate the protection of the existing waterside tree groups;</p> <p>F) affordable housing provision, in accordance with policies H9 and H10;</p> <p>G) archaeological survey, in accordance with policy EN23;</p> <p>H) contamination survey and remedial works as required, in accordance with policy EN32;</p> <p>I) flood mitigation works; and</p> <p>J) primary and secondary school accommodation in accordance with policy C1.</p>	<p>Taunton lies 6km upstream of the Somerset Levels and Moors SPA/ Ramsar. There is a direct river pathway between the town and the European Site. Increased development at this location may result in disturbance to the Somerset Levels and Moors through increased recreation, increased surface water run-off (resulting in diffuse pollution) and potential eutrophication from increased sewage discharge resulting in criteria 4. It should be noted that development on brownfield sites is not expected to increase run-off or related issues.</p>
<p>T3 Sites within the Firepool area as shown on the Proposals Map are proposed for a major mixed-use redevelopment to include retail warehousing, offices, industry, warehousing and distribution, leisure and residential. To ensure the provision of a satisfactory overall development, a co-ordinated approach and the delivery of the following key elements will be necessary:</p> <p>A) provision for movement within and to the site, based on the level of trip generation expected from the particular mix and intensity of development over the area as a whole;</p> <p>B) a comprehensive cycle and pedestrian network within and adjoining the redevelopment area, which incorporates routes alongside the River Tone and the Bridgwater and Taunton Canal, providing enhanced links to the town centre which are both safe and convenient;</p> <p>C) a frequent bus service between the site and the town centre, upon the commencement of trading of any retail developments;</p> <p>D) the provision of town centre shoppers' car parking facilities as part of any proposed car park to serve the customers of any retail developments;</p> <p>E) contributions towards the provision of bus priority measures including park and ride sites at East and West Taunton;</p> <p>F) landscaping, to include pedestrian and cycle access along the river and canal;</p> <p>G) affordable housing provision, in accordance with policies H9 and H10;</p> <p>H) archaeological survey;</p> <p>I) contamination survey and remedial works as required;</p> <p>J) public open space on land between the River Tone and the Bridgwater and Taunton Canal, and at Winkworth Way;</p> <p>K) flood mitigation works; and</p> <p>L) primary and secondary school accommodation in accordance with policy C1.</p> <p>In the interest of protecting residential amenity, vehicular access shall not be permitted from the site to Whitehall.</p> <p>Development on the site of the Taunton Rugby Football Club shall not be permitted until alternative facilities have been provided.</p>	

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>T4 Sites at Norton Fitzwarren as shown on the Proposals Map are proposed for a major development site including housing, employment, community facilities and associated developments as set out in more detail in policies T5-T7. To ensure the provision of a satisfactory overall development, a co-ordinated approach and the delivery of the following key elements will be necessary:</p> <ul style="list-style-type: none"> A) primary and secondary school accommodation in accordance with policy C1; B) social and community facilities in the local centre; C) playing fields and public open space in accordance with policy C4; D) landscaping; E) comprehensive flood alleviation scheme which ensures adequate drainage and a sustainable scheme of flood protection; F) affordable housing provision in accordance with policies H9 and H10; G) a bus route within the site and a service between the site and Taunton town centre; H) a comprehensive cycle and pedestrian network within the site development area, providing convenient access to local services, community facilities, employment areas and public transport stops; I) cycle access that links the site with the existing/proposed cycle network as identified in the Taunton Transport Strategy; J) a Norton Fitzwarren relief road to the south of the proposed residential areas; and K) traffic calming of Blackdown View outside and on the approaches to the Primary School 	<p>Norton Fitzwarren lies 11km upstream of the Somerset Levels and Moors SPA/ Ramsar. There is a direct river pathway between the town and the European Site. Increased development at this location may result in disturbance to the Somerset Levels and Moors through increased recreation, increased surface water runoff resulting in increased diffuse pollution and potential eutrophication from</p>
<p>T5 The following sites are allocated for housing development as part of the Norton Fitzwarren major development site:</p> <ul style="list-style-type: none"> A) Taunton Trading Estate incorporating Pring's Mobile Home Park, 14.8 hectares; B) Matthew Clark Cider Factory, 3.9 hectares; and C) MoD Land, Cross Keys, 0.9 hectare. 	<p>increased sewage discharge resulting in criteria 4. It should be noted that development on brownfield sites is not considered likely to increase to runoff issues.</p>
<p>T6 The following sites are allocated for employment facilities for business, industrial and warehousing development as part of the Norton Fitzwarren major development site:</p> <ul style="list-style-type: none"> A) Taunton Trading Estate, 7.5 hectares gross (5.2 hectares net); and B) Matthew Clark Cider Factory, 0.7 hectare gross (0.5 hectare net). 	<p>Norton Fitzwarren lies 17km from the Severn Estuary and there are no direct river links between the two.</p>
<p>T7 The following sites are allocated for community uses as part of the Norton Fitzwarren major development site:</p> <ul style="list-style-type: none"> A) Matthew Clark Cider Factory and Mill House; Local Centre including local shopping and other commercial and community uses, 1.7 hectares; B) west of Stembridge Way; playing fields, 4.3 hectares; C) along the course of the Halse Water and elsewhere within the housing areas; linear public open space; D) Norton Fitzwarren Primary School, Blackdown View; school extension; and E) Norton Fitzwarren Hill Fort; public open space (5.6 hectares). <p>In addition, a new school playing field to meet the needs of the expanded primary school will be required on a site to be agreed by the school and Education Authority.</p>	<p>Development at Norton Fitzwarren will not result in any impact on the Severn Estuary.</p>

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>T8 Sites at Monkton Heathfield are proposed for a major comprehensive development including housing, employment, community facilities and associated developments as set out in more detail in policies T9-T12. To ensure the provision of a satisfactory overall development, a co-ordinated approach and the delivery of the following key elements will be necessary:</p> <ul style="list-style-type: none"> (A) primary and secondary school accommodation in accordance with policy C1; (B) social and community facilities in the local centre; (C) playing fields and public open space in accordance with policy C4; (D) preparation and maintenance of a local nature reserve; (E) landscaping; (F) surface water attenuation; (G) affordable housing in accordance with policies H9 and H10; (H) bus priority measures within the site and linking the site to Taunton town centre; (I) revenue support if necessary to maintain a frequent quality bus service linking the site to Taunton town centre; (J) a comprehensive cycle and pedestrian network within the development area and Monkton Heathfield village, providing convenient access to the schools, local centre and employment; (K) cycle access to Taunton town centre via the A3259 and the canal, to the Riverside Leisure and Retail facilities and from Creech St Michael; (L) eastern and western relief roads; and (M) traffic calming and environmental enhancement on the existing A38 and A3259. 	<p>Monkton Heathfield lies 4km from the Somerset Levels and Moors.</p> <p>Increased development at this location may result in disturbance to the Somerset Levels and Moors through increased recreation, resulting in criteria 4. It should be noted that development on brownfield sites is not considered likely to increase to runoff and related issues.</p>
<p>T9 A site of 50 hectares east of Monkton Heathfield is allocated for a mixed-use development, to incorporate the following uses (with a minimum site area shown):</p> <ul style="list-style-type: none"> A) housing (25 hectares); B) B1 business development (4 hectares); C) public playing field (4.5 hectares); D) primary school (2 hectares); E) local centre (3 hectares); and F) landscaping and open space (10 hectares). <p>Affordable housing will be sought on this site in accordance with policies H9 and H10.</p>	<p>Monkton Heathfield lies 14km from the Severn Estuary and there are no direct river links between the two. Development here will have no impact on the Severn Estuary.</p>

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>T10 A site of 4.8 hectares north of Aginghill's Farm as shown on the Proposals Map is allocated for residential development. Affordable housing will be sought on this site in accordance with policies H9 and H10.</p>	<p>These locations lie within 5km of the Somerset Levels and Moors.</p>
<p>T11 A site of 10 hectares south of Langaller is allocated for B1 light industry and B8 warehousing development.</p>	<p>Residential development may result in disturbance to the Somerset Levels and Moors through increased recreation, resulting in criteria 4. Light industry and warehouse development may result in disturbance to the Somerset Levels and Moors through increased surface water resulting in increased diffuse pollution resulting in criteria 4. It should be noted that development on brownfield sites is not considered likely to increase to runoff issues.</p> <p>These locations lie 14km from the Severn Estuary and there are no direct river links between the two. Development here will have no impact on the Severn Estuary.</p>
<p>T12 A site of 1.6 hectares east of Monkton Primary School is allocated for educational uses.</p>	<p>These developments will be small scale and would have no impacts on the European Sites or their interest species.</p>

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>T13 A site of 3.6 hectares east of Silk Mills Lane as shown on the Proposals Map is allocated for a minimum of 80 dwellings, provided that:</p> <p>A) vehicular access to the site is gained only via Silk Mills Lane;</p> <p>B) a landscaped acoustic buffer zone to Silk Mills Lane is provided; and</p> <p>C) flood mitigation measures are provided, to be implemented prior to the commencement of the development.</p> <p>In association with the development, the following will be sought:</p> <p>D) localised improvements to the cycle network, including links to and along Bindon Road;</p> <p>E) affordable housing in accordance with policies H9 and H10; and</p> <p>F) contributions towards educational provision in accordance with policy C1.</p>	<p>See discussion of Policy T10.</p>
<p>T14 A site of 3.3 hectares at Priorswood Road SWEB west depot as shown on the Proposals Map is allocated for a mixed residential and commercial development, provided that:</p> <p>A) approximately 25% of the site area is developed for business or leisure uses compatible with the adjoining and proposed residential areas, and in the case of leisure, limited to small scale facilities with a local catchment;</p> <p>B) the frontage to the canal is designed to respect the character and environment of the canal, incorporating a landscaped linear public open space with a minimum depth of 20 metres; and</p> <p>C) new dwellings are sited and designed to avoid noise nuisance from the Obridge Viaduct.</p> <p>In association with the development, the following will be sought:</p> <p>D) cycle links to the A3259 and Obridge Lane;</p> <p>E) education contributions if necessary in accordance with policy C1; and</p> <p>F) affordable housing provision in accordance with policies H9 and H10.</p>	
<p>T15 The following sites as shown on the Proposals Map are allocated for residential development:</p> <p>Site Area (hectares)</p> <p>A Hamilton Road 0.6</p> <p>B Princess Margaret School, Middleway 1.4</p> <p>C St James Street Garage 0.2</p> <p>D Somerset Place 0.7</p> <p>E Dabinett Close, Norton Fitzwarren 0.3</p> <p>F 52/55 Upper High Street 0.03</p> <p>G Gatchell House, Trull 1.5</p> <p>H The Uppers Playing Field, Greenway Road 2.1</p>	
<p>T16 A site of 9.4 hectares is allocated as an extension of Crown Industrial Estate, provided that:</p> <p>A) uses are confined to business, general industry and warehousing, excluding offices;</p> <p>B) measures are taken to solve any ground stability and landfill gas problems; and</p> <p>C) the design and landscaping respects the visual importance of the Green Wedge to the east and views from the road and rail routes to the south.</p>	
<p>T17 A site of 1.8 hectares south of the former Priorswood Concrete Works as shown on the Proposals Map is allocated for offices and light industry, subject to the need to respect the residential amenity of the adjacent residential area and provide an attractive frontage to the railway line.</p>	
<p>T18 A site of 0.8 hectare west of Courtlands Farm as shown on the Proposals Map is allocated for low density employment uses with small buildings designed to respect the setting of Norton Camp Hill.</p>	

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>T19 Within the Primary Shopping Area, proposals for the conversion of shops to other uses at ground floor level or the provision of non-retail units at ground floor level by new build or refurbishment will not be permitted, except where:</p> <p>A) the proposal would help to sustain and enhance the vitality and viability of the Primary Shopping Area; and</p> <p>B) the retail function of the immediate area will not be undermined by the increased proportion of non-retail uses; or</p> <p>C) the conversion ensures the restoration or rehabilitation of a listed building which is currently in a poor state of repair and which has remained vacant for a significant period of time. Applicants will be required to demonstrate that any such property has been actively marketed for retail use.</p>	<p>These developments will be small scale and are not considered likely to have any significant impacts to the Somerset Levels and Moors as above.</p>
<p>T20 Where an over-representation of financial and professional service uses threatens the vitality and viability of any part of the Primary Shopping Area, the determination of any application for Class A3 (food and drink) will be subject to a condition which would remove the automatic change of use of the property for activities within Class A2 (financial and professional services).</p>	<p>These options relate to design criteria and will not impact upon the European Sites.</p>
<p>T21 Within the defined ground floor frontage of the Secondary Shopping Areas, proposals for additional or enhanced retail facilities will be permitted. Permission will also be granted to other uses which :</p> <p>A) are appropriate and complementary to a town centre location; and</p> <p>B) generate customer activity; and</p> <p>C) retain commercial frontage.</p> <p>Such uses will include those within Classes A2 and A3 of the Use Classes Order.</p>	
<p>T22 Proposals which complement the existing range of shopping facilities and create diversity and interest in the town centre will be permitted. Such uses include restaurants, cafes, public houses, and leisure and arts facilities.</p>	
<p>T23 A site of 1.7 hectares at The Crescent as shown on the Proposals Map is allocated for a major retail development scheme, to include food and drink, leisure and entertainment facilities. Development will be permitted provided that:</p> <p>A) existing footpath linkages to High Street and Bath Place are retained and enhanced, or replacement linkages of equivalent convenience are provided;</p> <p>B) the proposal facilitates the continued rear servicing of properties on High Street, Bath Place, The Crescent and Upper High Street;</p> <p>C) the proposal ensures the replacement of all current short stay shoppers' car parking spaces within the redevelopment site;</p> <p>D) an archaeological survey is undertaken, together with (if required) excavation and/or evaluation of deposits identified; and</p> <p>E) the proposal preserves or enhances the character of the conservation areas and settings of adjoining listed buildings.</p> <p>In association with the development, the following will be sought:</p> <p>F) contributions towards both necessary and related off-site works required to improve highway safety within the vicinity of the site, as well as contributions towards related elements of the Transport Strategy, the implementation of which will improve the overall accessibility of the site. This will include measures to improve cycle accessibility within the town centre, and assist with the delivery of bus priority measures including park and ride facilities; and</p> <p>G) environmental enhancement works on the section of High Street which adjoins the site.</p>	<p>See discussion of Policy T10.</p>

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>T24 A site of 1.4 hectares at Wood Street as shown on the Proposals Map is allocated for mixed-use town centre redevelopment, to include residential and one or more of the following uses: retail, food and drink, offices, leisure and/or entertainment facilities. Development will be permitted provided that:</p> <p>A) existing footpath linkages to the River Tone walkway are retained and enhanced, or replacement linkages of equivalent convenience are provided;</p> <p>B) the proposal enhances the setting of the River Tone;</p> <p>C) the proposal provides car parking for general usage by town centre shoppers, as well as customers, of any retail development;</p> <p>D) an archaeological survey is undertaken.</p> <p>In association with the development, the following will be sought:</p> <p>E) contributions towards both necessary and related off-site works required to improve highway safety within the vicinity of the site, as well as contributions towards related elements of the Transport Strategy, the implementation of which will improve the overall accessibility of the site and relieve levels of vehicular congestion within the town centre. In particular, the proposal will be expected to contribute towards the delivery of the section of Inner Relief Road between Bridge Street and the north bank of the River Tone.</p>	<p>See discussion of Policy T10.</p>
<p>T25 Within the local centres as defined on the Proposals Map, proposals for changes of use will be considered with regard to the impact of the proposal on the vitality and viability of the local centre as a whole. Planning permission will be refused where an adverse effect can be demonstrated.</p>	<p>These options relate to permissions/design criteria and will not impact upon the European Sites.</p>
<p>T26 Development will not be permitted which would prevent the achievement of the elements of the transport strategy set out in policies T27-T32.</p>	
<p>T27 A comprehensive, convenient and safe bus network is proposed, through a combination of bus lanes, electronic bus gates and other bus priority measures, providing the following bus priority corridors to/from the bus station:-</p> <p>A) M5 Junction 25, Old Ilminster Road, Hamilton Road, East Reach, East Street;</p> <p>B) Mountway Road, Wellington Road, Park Street/Compass Hill, Corporation Street;</p> <p>C) Bridge Street, Station Road.</p>	<p>These options relate to permissions/design criteria and will not impact upon the European Sites.</p>
<p>T28 Park and Ride sites are proposed at:-</p> <p>A) East Taunton; and</p> <p>B) East of Silk Mills.</p>	<p>Park and Ride developments have the potential for increased surface water runoff resulting in increased diffuse pollution to the Somerset Levels and Moors resulting in criteria 4.</p>
<p>T29 Within the following major development sites, the majority of dwellings should be within 300 metres walking distance of a dedicated Quality Bus Route providing frequent, quick services to the town centre, early in the development:</p> <p>A) Monkton Heathfield/Bathpool; and</p> <p>B) Norton Fitzwarren.</p>	<p>These options relate to design criteria and will not impact upon the European Sites.</p>
<p>T30 Within the Restricted Access Cordon, traffic management and traffic calming measures are proposed with the aim of removing unnecessary traffic and improving the pedestrian and cyclists' comfort and safety, while maintaining access to the shoppers' car parks.</p>	
<p>T31 Further pedestrian priority measures are proposed for Corporation Street and East Street, after the completion of the Inner Relief Road, policy T32. Environmental enhancement works are proposed for High Street.</p>	

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>T32 The following major highway schemes are proposed: A) Inner Relief Road, with associated works at Wellington Road/Castle Street and Bridge Street/Wood Street junctions; B) Silk Mills Bridge.</p>	<p>Highway developments have the potential for increased surface water run-off which could affect water quality and therefore invertebrate populations in the Somerset Levels and Moors resulting in criteria 4.</p>
<p>T33 Development which would detract from the distinct character and attractiveness of Taunton's skyline will not be permitted.</p>	<p>These options relate to design criteria and will not impact upon the European Sites.</p>
<p>T34 Development which would harm the landscape setting of approach routes into Taunton will not be permitted.</p>	
<p>T35 A site of 1.0 hectare at Ladymead Community School is proposed for a Sports and Leisure Centre.</p>	<p>These developments will be small scale and are not considered likely to have any significant impacts to the Somerset Levels and Moors as above.</p>
<p>T36 A site of 5.8 hectares at Blackbrook is allocated for recreational open space, subject to measures to protect the protected species present on the site.</p>	
<p>T37 A site of 16 hectares at Priorswood landfill site is proposed for community woodland or other appropriate recreational uses.</p>	
<p>T38 A site of approximately 9.5 hectares at Maidenbrook Farm as shown on the Proposals Map is allocated for playing fields.</p>	
<p>W1 The extent of Wellington is defined on the Proposals Map to include the associated settlements of Rockwell Green and Westford.</p>	<p>These options relate to design criteria and will not impact upon the European Sites.</p>

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>W2 A site of 4.7 hectares at Tonedale Mill as shown on the Proposals Map is proposed for mixed-use development provided that:</p> <p>(A) the re-use of listed buildings is maximised, in the context of the site as a whole and in accordance with PPG15;</p> <p>(B) individual elements do not prejudice the provision of a satisfactory overall scheme;</p> <p>(C) the design, materials and layout of any new development satisfactorily reflects the industrial heritage of the complex;</p> <p>(D) the stream frontage is designed to maintain and enhance the character and environment of the stream, incorporating public access along its length where appropriate and protection of the existing stream-side tree groups;</p> <p>(E) leisure uses are limited to small scale facilities;</p> <p>(F) prior to the commencement of development, a scheme of flood mitigation for the whole of the site shall be agreed and the developers shall provide a bond sufficient to ensure that the scheme will be completed in full, the scheme of flood mitigation to be carried out concurrently with development of those parts of the site which lie outside the floodplain, and completed before the commencement of any development within the floodplain;</p> <p>(G) commitment is made to an overall scheme for the whole complex which seeks to achieve the most beneficial use of the listed buildings from an employment and heritage perspective, including a phasing agreement linking new development to the renovation of existing buildings;</p> <p>(H) before any development takes place a wildlife survey of the site shall be carried out and a scheme shall be agreed to ensure that satisfactory measures are taken to protect lesser horseshoe bats, badgers, tawny owls and any other wildlife covered by policies EN4 and EN5.</p> <p>In association with the development the following will be sought:</p> <p>(I) affordable housing provision in accordance with policies H9 and H10, subject to the recognition of a flexible approach as referred to in paragraph 9.20;</p> <p>(J) education contributions if necessary in accordance with policy C1, and subject to the recognition of a flexible approach as referred to in paragraph 9.20;</p> <p>(K) an archaeological survey; and</p> <p>(L) a programme of restoration of the retained employment buildings in conjunction with any proposed residential use.</p>	<p>Development at Wellington will have no impact on the European Sites as it is 16km from the Somerset Levels and Moors and 23km from the Severn Estuary. There are no direct river pathways between Wellington and the European Sites. This policy has been ruled out under Criteria B.</p>

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>W3 A site of 12.6 hectares at Cades Farm, Wellington, as shown on the Proposals Map, is allocated as an urban extension for approximately 250 dwellings, to accommodate the following uses:</p> <ul style="list-style-type: none"> (A) housing (8.5 hectares maximum); (B) recreational open space (1.8 hectares); (C) structural landscaping (2.3 hectares). <p>The development shall make the following key provisions:</p> <ul style="list-style-type: none"> (D) the relocation of activities within the Cades Farm buildings to a location that minimises residential disturbance and can be accessed and landscaped with minimal impact; (E) affordable housing provision in accordance with policies H9 and H10; (F) primary and secondary school provision in accordance with policy C1; (G) provision of recreational open space in accordance with policy C4; (H) a financial contribution towards enhanced community facilities within Wellington; (I) a comprehensive cycle and pedestrian network within the development area and linking into the network within the adjoining residential area to the west and the proposed employment allocation at Chelston House Farm to the east; (J) improvements to the footway to the north of Taunton Road, linking the main site access to the existing town centre. These improvements will include conversion of the footway to shared use by pedestrians and cyclists to the appropriate standard; (K) a package of public transport measures including a bus pass offering one year's free travel for each dwelling, a pass at one-third of the retail price in year two for each dwelling and at two-thirds retail price in year three for each dwelling. The package shall also include a bus lay-by, information and shelters on the north and south sides of Taunton Road to serve the development; (L) a safe pedestrian crossing facility across Taunton Road in the vicinity of the bus lay-bys; (M) archaeological investigations; and (N) flood mitigation works. 	<p>Development at Wellington will have no impact on the European Sites as it is 16km from the Somerset Levels and Moors and 23km from the Severn Estuary. There are no direct river pathways between Wellington and the European Sites. This policy has been ruled out under Criteria B.</p>
<p>W4 A site of 20 hectares at Chelston, as shown on the Proposals Map, is allocated for light and general industry and warehousing development. In association with the development the following will be sought:</p> <ul style="list-style-type: none"> (A) a roundabout to provide site access from the A38; (B) a cycle and pedestrian link with the B3187; (C) on-road cycle lane between the site and Wellington town centre; (D) contributions towards a tendered bus service between Wellington town centre and the site incorporating an on site passenger collection and set down point for a period of five years; (E) structural landscaping and implementation of a landscaping scheme; and (F) appropriate measures to ensure adequate drainage and flood protection measures. 	

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
W5 A site of 1.3 hectares north of Chelston Farm as shown on the proposals map is allocated as an extension of Chelston Business Park for Class B1 business and B8 warehousing development, provided that the design and landscaping minimise the impact on views from the south and west.	Development at Wellington will have no impact on the European Sites as it is 16km from the Somerset Levels and Moors and 23km from the Severn Estuary. There are no direct river pathways between Wellington and the European Sites. This policy has been ruled out under Criteria B.
W6 A site of 0.8 hectare off Milverton Road as shown on the Proposals Map is allocated as an extension to the Lowmoor Industrial Estate for business, warehousing and industrial use, provided that: (A) measures are taken to investigate any land contamination and remedial work undertaken as required; and (B) development does not harm the residential amenity of nearby residential properties.	
W7 Within the Primary Shopping Area, proposals for the conversion of shops to other uses at ground floor level or the provision of non-retail units at ground floor level by new build or refurbishment will not be permitted unless: (A) the proposal would contribute towards sustaining and enhancing the vitality and viability of the Primary Shopping Area; and (B) the retail function of the immediate area will not be undermined by the increased proportion of non-retail uses; or (C) the conversion ensures the restoration or rehabilitation of a listed building which is currently in a poor state of repair and which has remained vacant for a significant period of time. Applicants will be required to demonstrate that any such property has been actively marketed for retail use.	These options relate to design criteria/ permissions and will not impact upon the European Sites.
W8 Where an over-representation of financial and professional service uses threatens the vitality and viability of the Primary Shopping Area, the determination of any application for a Class A3 (food and drink) use will be subject to a condition requiring planning permission to be obtained for any future change of use of the property to activities within Class A2 (financial and professional services).	
W9 Within the defined ground floor frontage of the Secondary Shopping Areas, proposals for additional or enhanced retail facilities will be permitted. Permission will also be granted to other uses which: (A) are appropriate and complementary to a town centre location; and (B) generate customer activity; and (C) retain commercial frontage. Such uses will include those within Classes A2 and A3 of the Use Classes Order.	
W10 Proposals which complement the existing range of shopping facilities and create diversity and interest in the town centre will be permitted. Such uses include restaurants, cafés, public houses, and leisure and arts facilities.	

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>W11 Within Wellington town centre, mixed-use developments will be permitted on sites at Bulford (0.8 hectare) and High Street (0.9 hectare) as shown on the Proposals Map. Permitted uses will include retailing, food and drink, offices, leisure, entertainment and health care facilities. Development will be permitted provided that:</p> <p>(A) where residential uses are proposed as part of a mixed-use commercial/residential scheme, environmental conditions are suitable for new and adjoining residents;</p> <p>(B) the total net convenience goods floorspace in Wellington, including new developments, does not exceed 2700 square metres;</p> <p>(C) provision is made for the continued rear servicing of properties on Fore Street, South Street and High Street, and servicing improvements are facilitated;</p> <p>(D) adequate provision is made for access, servicing and car parking, including short-stay town centre parking;</p> <p>(E) improved pedestrian access to Fore Street, South Street and High Street is facilitated;</p> <p>(F) the character of the conservation area and settings of adjoining listed buildings are preserved or enhanced;</p> <p>(G) an archaeological survey is undertaken, together with (if required) excavation and/or evaluation of the deposits identified.</p> <p>In association with the development, the following will be sought:</p> <p>(H) contributions towards both necessary and related off-site works required to improve highway safety within the vicinity of the site, as well as contributions towards related elements of the Wellington Transport Strategy, the implementation of which will improve the overall accessibility of the site. This will primarily involve measures to improve cycle accessibility within the town centre, but may also include other elements of the Strategy.</p>	<p>These options relate to design criteria/ permissions and will not impact upon the European Sites.</p>
<p>W12 Within or adjacent to the commercial area of Wellington town centre, proposals for offices will be acceptable provided that:</p> <p>(A) the gross floor area of the development does not exceed 600 square metres;</p> <p>(B) they do not result in the loss of ground floor retail frontage within the Primary or Secondary Shopping Areas; and</p> <p>(C) where appropriate, their design preserves or enhances the character of the conservation area and adjoining listed buildings.</p>	
<p>W13 Proposals for the development of land behind premises in High Street and Fore Street should retain as much as possible of the existing burgrave patterns.</p>	
<p>W14 Development which would harm the landscape setting of approach routes into Wellington will not be permitted.</p>	
<p>W15 Land is allocated for an extension to the Wellington Sewage Treatment Works.</p>	<p>Development at Wellington will have no impact on the European Sites as it is 16km from the Somerset Levels and Moors and 23km from the Severn Estuary. There are no direct river pathways between Wellington and the European Sites. This policy has been ruled out under Criteria B.</p>

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>BL1 A site of 0.8 hectare at Gore Farm as shown on the Proposals Map is allocated for no less than 20 dwellings, provided that:</p> <p>(A) the proposed scheme design respects the setting of the conservation area;</p> <p>(B) appropriate alternative uses are found for the traditional farm buildings which are to be retained; and</p> <p>(C) a landscaping scheme is incorporated within the scheme design.</p> <p>In association with the development, the following will be sought:</p> <p>(D) affordable housing provision in accordance with policies H9 and H10;</p> <p>(E) an archaeological survey; and</p> <p>(F) improvements to the pedestrian network to secure improved linkages with village facilities.</p>	<p>Gore Farm is located at Bishop's Lydeard which lies 13km from the Somerset Levels and Moors and 15km from the Severn Estuary. There are no direct river pathways between Bishops Lydeard and the European Sites.</p> <p>Development at this location will not result in any direct impacts to the European Sites. This policy has been ruled out under Criteria B.</p>
<p>BL2 New housing development will be restricted to small-scale developments, including infilling, within the defined settlement limits.</p>	<p>These options relate to design criteria and will not impact upon the European Sites.</p>
<p>BL3 The open areas west and south of Bishops Lydeard will be protected from development.</p>	
<p>BL4 Areas of environmental importance, shown on the Proposals Map, will be protected from development.</p>	
<p>CO1 A site of 0.4 hectare is proposed for at least six dwellings at Corfe Farm, to comprise sensitive conversion of the farmhouse and associated traditional outbuildings, plus redevelopment of the large dilapidated agricultural buildings to the rear, provided that:</p> <p>(A) the design, materials and layout reflect those of the traditional farm buildings on site and respect the character of the conservation area; and</p> <p>(B) sensitive planting is provided along the northern boundary to soften and enhance the development.</p>	<p>Corfe lies 9km from the Somerset Levels and Moors and 21km from the Severn Estuary. There are no direct river pathways between Corfe and the European Sites.</p> <p>Development at this location will not result in any impacts to the European Sites.</p> <p>These policies have been ruled out under Criteria B.</p>
<p>CO2 Other than the site allocated in policy CO1, new housing at Corfe will be limited to infilling within the village limits.</p>	

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>CSL1 Development will be permitted in accordance with the agreed Development Guide and Master Plan for Cotford St Luke up to a limit of approximately 850 dwellings.</p>	<p>Cotford St Luke lies 15km upstream of the Somerset Levels and Moors and 15km as the crow flies from the Severn Estuary. There is a direct river pathway between Cotford St Luke and the Somerset Levels and Moors. Any water quality impacts that occur as a result of development at this location will be sufficiently diluted as to have no impact on the Somerset Levels and Moors.</p> <p>Development at this location will not result in any direct impacts to the Severn Estuary.</p>
<p>CM1 A site of 1.1 hectares at Hyde Lane as shown on the Proposals Map is allocated for not less than 35 houses, provided that:</p> <p>(A) a landscaping scheme is provided, to incorporate the protection of existing boundary hedgerows;</p> <p>(B) a single vehicular access/egress point is provided to the site; and</p> <p>(C) an off-road footpath/cycleway is provided through the site, linking to the entrance of the recreation ground.</p> <p>In association with the development the following will also be sought:</p> <p>(D) the provision of a traffic calming scheme along the section of Hyde Lane which adjoins the site; and</p> <p>(E) affordable housing provision in accordance with policies H9 and H10.</p> <p>Development of the site shall not commence until the northern section of Hyde Lane between Hyde Lane Cottages and Brittons Ash has been closed to through traffic.</p>	<p>Creech St Michael Lies 3.5km upstream of the Somerset levels and Moors. There is a direct river pathway between the two sites.</p> <p>Development at this location may result in disturbance to the Somerset Levels and Moors through increased recreation, increased surface water runoff resulting in increased diffuse pollution and potential eutrophication from increased sewage discharge resulting in criteria 4.</p>
<p>CM2 Other than on the site allocated in policy CM1, new housing development will be restricted to small-scale developments, including infilling, within the defined settlement limits.</p>	<p>Development at this location may result in disturbance to the Somerset Levels and Moors through increased recreation, increased surface water runoff resulting in increased diffuse pollution and potential eutrophication from increased sewage discharge resulting in criteria 4.</p>

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>HB1 Land west of Station Road is proposed for housing development.</p>	<p>Hatch Beauchamp lies 5km from the Somerset Levels and Moors. There is no direct river pathway between the two. Development at this location may result in disturbance to the Somerset Levels and Moors through increased recreation resulting in criteria 4.</p>
<p>HB2 The character and setting of Neroche View will be protected from inappropriate development. Proposals will not be permitted forward of the houses or on the protected open space.</p>	<p>These options relate to design criteria and will not impact upon the European Sites.</p>
<p>HE1 A site of approximately 10 hectares is proposed for employment uses (Classes B2 and B8) east of Henlade Concrete Works, subject to the following:</p> <ul style="list-style-type: none"> (A) retail development will not be permitted; (B) buildings are carefully designed and coloured to blend with their surroundings and minimise landscape impact; (C) high quality landscaping in the form of a linear woodland is provided; (D) a balancing pond designed and planted to benefit wildlife is provided; and (E) access arrangements to the satisfaction of the Highway Authority are provided. 	<p>Henlade lies 4km upstream of the Somerset Levels and Moors. There is a direct river link between the two sites.</p> <p>Development of employment land may result in impacts to the European site through increased runoff resulting in increased diffuse pollution resulting in criteria 4.</p>
<p>KM1 A site of 0.65 hectare at Hill Farm as shown on the Proposals Map is allocated for a minimum of 20 houses, provided that:</p> <ul style="list-style-type: none"> (A) the proposed scheme ensures the restoration of the listed farmhouse prior to the occupation of any new dwellings; (B) the proposed scheme design respects the setting of Hill Farm farmhouse (listed building) and the conservation area; (C) a landscaping scheme is provided, to incorporate the protection of existing roadside hedgerows. <p>In association with the development the following will also be sought:</p> <ul style="list-style-type: none"> (D) improvements to the pedestrian network to secure improved linkages with village facilities, together with contributions towards the implementation of a scheme of traffic calming; and (E) low cost market housing to meet local needs in accordance with policy H9 	<p>Kingston St Mary lies 8km from the Somerset Levels and Moors and 13km from the Severn Estuary. There are no direct river pathways Kingston St Mary and the European Sites.</p>
<p>KM2 Other than on the site allocated in policy KM1, new housing development will be restricted to small-scale developments, including infilling, within the defined settlement limits.</p>	<p>Development at this location will not result in any direct impacts to the European Sites.</p>

Appendix D4 Taunton Deane Adopted Local Plan (2004) Policy & Emerging Allocations (2009) Screening Table

Taunton Deane Adopted Local Plan 2004	Likely Impact
<p>OK1 A site of 0.5 hectare is proposed for approximately 15 houses east of Saxon Close subject to the provision of:</p> <p>(A) an element of affordable housing in accordance with policy H9;</p> <p>(B) an equipped public playing field and children's play area; and</p> <p>(C) landscaping along the northern and eastern boundaries.</p>	<p>Oake lies 15km upstream of the Somerset Levels and Moors and 15km from the Severn Estuary. There is a direct river pathway between Oake and the Somerset Levels and Moors. Any water quality impacts that occur as a result of development at this location will be sufficiently diluted as to have no impact on the Somerset Levels and moors.</p> <p>Development at this location will not result in any direct impacts to the Severn Estuary.</p>
<p>OK2 Other than on the site allocated in policy OK1, new housing at Oake will be limited to small-scale developments, including infilling, within the settlement limits.</p>	
<p>WV1 A site of 2.7 hectares north of Style Road is allocated for not less than 50 dwellings. The following will be sought in association with the development:</p> <p>(A) an element of affordable housing in accordance with policies H9 and H10;</p> <p>(B) public open space, including a children's play area;</p> <p>(C) improvements to the local road network to facilitate access, including the provision of a traffic calming scheme along the new length of road;</p> <p>(D) pedestrian access from Plain Pond to the area of public open space;</p> <p>(E) landscaping along the northern and eastern boundaries of the site; and</p> <p>(F) education contributions, if necessary, in accordance with policy C1</p>	<p>Wiveliscombe lies 22km upstream of the Somerset Levels and Moors and 22km from the Severn Estuary. There is a direct river pathway between Wiveliscombe and the Somerset Levels and Moors. Any water quality impacts that occur as a result of development at this location will be sufficiently diluted as to have no impact on the Somerset Levels and Moors.</p> <p>Development at this location will not result in any direct impacts to the Severn Estuary.</p>
<p>WV2 Other than the site allocated in policy WV1, new housing at Wiveliscombe will be limited to small-scale developments, including infilling, within the settlement limits.</p>	
<p>WV3 A site of 5.6 hectares south of Taunton Road, as shown on the Proposals Map, is allocated for Class B1, B2 or B8 employment uses, with a maximum of 3.0 hectares to be developed within the Plan period, subject to the provision of access from the existing employment site, landscaping belts on the northern and eastern boundaries and a landscaping scheme incorporating the stream along the southern boundary. Large-scale buildings and major office developments will not be permitted.</p>	
<p>WV4 Proposals for retail development which complement the existing range of shopping facilities and create diversity and interest in the central area will be permitted.</p>	

APPENDIX E1 Mendip Core Strategy Issues and Options Report (November 2008) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options 1a, 1b, 4a, 4b, 4d, 5a, 5b, 6a-6c, 7a-7d, 12a-12d								
Severn Estuary SPA								
Internationally important Annex 1 Species Bewick's Swan	Saltmarsh	Habitat Extent	No decrease in extent	None, the boundary of Mendip District Council lies 7km away from the boundary of the Severn Estuary SPA, therefore there are unlikely to be any impact to these features of this site as a result of policy selection within Mendip District. This site has been screened out of the appropriate assessment for all policies.	None	Somerset Local Transport Plan	None	These options will have no effect on the Severn Estuary SPA
		Vegetation characteristics	Greater than 25% cover during the winter season					
		Unimpeded sightlines at feeding and roosting sites	No increase in obstructions to existing bird sightlines. Areas of vegetation with an effective field size of >6ha					
	Intertidal mudflats and sandflats	Habitat extent	At Frampton Sands, Waveridge and the Noose, no decrease in extent from 980ha					
		Unimpeded sightlines at feeding and roosting sites	No increase in obstructions to existing bird sightlines					
		Population size	No less than 289 individuals (i.e. the 5 year peak mean between 1988/9 – 1992/3)					
		Proportion of biogeographic population	% of NW European population					
Distribution	No decrease in use of numbers of sectors and their distribution established as baseline							
Disturbance in feeding and roosting areas	No significant reduction in numbers or displacement of wintering birds attributable to disturbance from an established baseline							
Internationally important populations of regularly occurring migratory species and Internationally important assemblages of waterfowl	Intertidal mudflats and sandflats	Habitat Extent	No decrease in extent	None, the boundary of Mendip District Council lies 7km away from the boundary of the Severn Estuary SPA, therefore there are unlikely to be any impact to these features of this site as a result of policy selection within Mendip District. This site has been screened out of the appropriate assessment for all policies.	None	Somerset Minerals Local Plan	None	These options will have no effect on the Severn Estuary SPA
		Food availability	Presence and abundance of suitable saltmarsh food plants should not deviate significantly from established baseline					
		Vegetation Characteristics	Sward height and density throughout areas used for roosting should not deviate significantly from established baseline					
		Unimpeded sightlines at feeding and roosting sites	No increase in obstructions to existing bird sightlines					
		Habitat Extent	No decrease in extent from 15,000ha. At Frampton Sands, Waveridge and the Noose, no decrease in extent from 980ha.					
		Food availability	Presence and abundance of suitable prey species should not deviate significantly from established baseline					
		Unimpeded sightlines at feeding and roosting sites	No increase in obstructions to existing bird sightlines					
Internationally important populations of regularly occurring migratory species and Internationally important assemblages of waterfowl	Shingle and rocky shores	Habitat Extent	No decrease in extent from 1,500ha	None, the boundary of Mendip District Council lies 7km away from the boundary of the Severn Estuary SPA, therefore there are unlikely to be any impact to these features of this site as a result of policy selection within Mendip District. This site has been screened out of the appropriate assessment for all policies.	None	See above	None	These options will have no effect on the Severn Estuary SPA
		Food availability	Presence and abundance of suitable food species should not deviate significantly from established baseline					
		Unimpeded sightlines at feeding and roosting sites	No increase in obstructions to existing bird sightlines					
		Population size	No less than 68,026 individuals in the assemblage (i.e. the 5 year peak mean between 1988/9 – 1992/3)					
		Distribution	No decrease in use of numbers of sectors and their distribution established as baseline					
Disturbance in feeding and roosting areas	No significant reduction in numbers or displacement of wintering birds attributable to disturbance from an established baseline							

APPENDIX E1 Mendip Core Strategy Issues and Options Report (November 2008) Scoping Table



Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options 1a, 1b, 4a, 4b, 4d, 5a, 5b, 6a-6c, 7a-7d, 12a-12d								
Severn Estuary cSAC								
Estuaries	N/A	Habitat extent	The total extent of the estuary is maintained.	None, the boundary of Mendip District Council lies 7km away from the boundary of the Severn Estuary cSAC, therefore there are unlikely to be any impacts to the habitats within this site as a result of policy selection within Mendip District. These habitats are not considered further for all policies in the Mendip District Council Core Strategy.	None	See above	None	These options will have no effect on the Severn Estuary cSAC
			The extent, variety and spatial distribution of estuarine habitat communities within the site is maintained					
		Physical characteristics	The physical form (tidal prism/cross sectional area) and flow (tidal regime) of the estuary is maintained.					
			The range and relative proportions of sediment sizes and sediment budget within the site is maintained					
Species characteristics	The extent, variety and spatial and community composition of notable communities within the site is maintained							
	The abundance of the notable estuarine species assemblages is maintained or increased.							
Water quality	The physico-chemical characteristics of the water column support the ecological objectives described above.							
	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above.							
Subtidal sandbanks which are covered by seawater all the time (Subtidal sandbanks)	N/A	Habitat extent	The total extent of subtidal sandbanks within the site is maintained	None, the boundary of Mendip District Council lies 7km away from the boundary of the Severn Estuary cSAC, therefore there are unlikely to be any impacts to the habitats within this site as a result of policy selection within Mendip District. These habitats are not considered further for all policies in the Mendip District Council Core Strategy.	None	See above	None	These options will have no effect on the Severn Estuary cSAC
			The extent and distribution of the individual subtidal sandbank communities within the site is maintained					
		Species characteristics	The community composition of the subtidal sandbank feature within the site is maintained					
		Physical characteristics	The variety and distribution of sediment types across the subtidal sandbank features is maintained					
The gross morphology (depth, distribution and profile) of the subtidal sandbank feature within the site is maintained								
Mudflats and sandflats not covered by water at low tide (mudflats and sandflats)	N/A	Habitat extent	The total extent of the mudflats and sandflats feature is maintained	None, the boundary of Mendip District Council lies 7km away from the boundary of the Severn Estuary cSAC, therefore there are unlikely to be any impacts to the habitats within this site as a result of policy selection within Mendip District. These habitats are not considered further for all policies in the Mendip District Council Core Strategy.	None	See above	None	These options will have no effect on the Severn Estuary cSAC
			Physical characteristics					
		The distribution of individual mudflats and sandflats communities within the site is maintained						
		The community composition of the mudflats and sandflats feature within the site is maintained						
			The topography of the intertidal flats and morphology (dynamic processes of sediment movement and channel migration across the flats are maintained)					

APPENDIX E1 Mendip Core Strategy Issues and Options Report (November 2008) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options 1a, 1b, 4a, 4b, 4d, 5a, 5b, 6a-6c, 7a-7d, 12a-12d								
Severn Estuary cSAC continued								
Atlantic salt meadow	N/A	Habitat extent	The total extent of Atlantic salt meadow and associated transitional vegetation communities within the site is maintained The extent and distribution of individual Atlantic salt meadow and associated transitional vegetation communities within the site is maintained	None, the boundary of Mendip District Council lies 7km away from the boundary of the Severn Estuary cSAC, therefore there are unlikely to be any impacts to the habitats within this site as a result of policy selection within Mendip District. These habitats are not considered further for all policies in the Mendip District Council Core Strategy.	None	See above	None	These options will have no effect on the Severn Estuary cSAC
Atlantic salt meadow	N/A	Physical characteristics	The zonation of Atlantic salt meadow vegetation communities and their associated transitions to other estuary habitats is maintained The relative abundance of the typical species of the Atlantic salt meadow and associated transitional vegetation communities is maintained The abundance of the notable species of the Atlantic salt meadow and associated transitional vegetation communities is maintained The structural variation of the salt marsh sward (resulting from grazing) is maintained within limits sufficient to satisfy the requirements of the objectives above and the requirements of Ramsar and SPA features. The characteristic stepped morphology of the saltmarshes and associated creeks, pills, drainage ditches and pans, and the estuarine processes that enable their development is maintained Any areas of <i>Spartina anglica</i> salt marsh (SM6) are capable of developing naturally into other saltmarsh communities					
Reefs	N/A	Habitat extent	The total extent and distribution of <i>Sabellaria</i> reef is maintained					
		Species characteristics	The community composition of the <i>Sabellaria</i> reef is maintained The full range of different age structures of <i>Sabellaria</i> reef are present					
		Physical characteristics	The physical and ecological processes necessary to support <i>Sabellaria</i> reef are maintained					
River Lamprey	N/A	Migration	The migratory passage of both adult and juvenile sea lamprey through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality					
		Population	The size of the sea lamprey population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the river lamprey's food resource within the estuary is maintained					

APPENDIX E1 Mendip Core Strategy Issues and Options Report (November 2008) Scoping Table



Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion					
Options 1a, 1b, 4a, 4b, 4d, 5a, 5b, 6a-6c, 7a-7d, 12a-12d													
Severn Estuary cSAC continued													
River Lamprey	N/A	Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above	None, the boundary of Mendip District Council lies 7km away from the boundary of the Severn Estuary cSAC, therefore there are unlikely to be any impacts to the habitats within this site as a result of policy selection within Mendip District. These habitats are not considered further for all policies in the Mendip District Council Core Strategy.	None	See above	None	These options will have no effect on the Severn Estuary cSAC					
Sea lamprey	N/A	Migration	The migratory passage of both adult and juvenile sea lamprey through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality										
		Population	The size of the sea lamprey population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term										
		Food availability	The abundance of prey species forming the sea lamprey's food resource within the estuary is maintained										
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above										
Twaite shad	N/A	Migration	The migratory passage of both adult and juvenile twaite shad through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality										
		Population	The size of the twaite shad population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term										
		Food availability	The abundance of prey species forming the sea lamprey's food resource within the estuary is maintained										
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above										
Severn Estuary Ramsar													
Atlantic Salmon	N/A	Migration	The migratory passage of both adult and juvenile Atlantic salmon through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality						None, the boundary of Mendip District Council lies 7km away from the boundary of the Severn Estuary Ramsar, furthermore there are no rivers within Mendip which are designated for the presence of Atlantic salmon, and therefore it is considered unlikely that there will be any impacts to qualifying species as a result of policy selection within Mendip District. These species are not considered further for all policies in the Mendip District Council Core Strategy	None	See above	None	These options will have no effect on the Severn Estuary Ramsar
		Population	The size of the Atlantic salmon population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term										
		Food availability	The abundance of prey species forming the Atlantic salmon's food resource within the estuary is maintained										

APPENDIX E1 Mendip Core Strategy Issues and Options Report (November 2008) Scoping Table



Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options 1a, 1b, 4a, 4b, 4d, 5a, 5b, 6a-6c, 7a-7d, 12a-12d								
Severn Estuary Ramsar continued								
Atlantic Salmon	N/A	Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above	None, the boundary of Mendip District Council lies 7km away from the boundary of the Severn Estuary Ramsar, furthermore there are no rivers within Mendip which are designated for the presence of Atlantic salmon, and therefore it is considered unlikely that there will be any impacts to qualifying species as a result of policy selection within Mendip District. These species are not considered further for all policies in the Mendip District Council Core Strategy.	None	See above	None	These options will have no effect on the Severn Estuary Ramsar
Common Eel	N/A	Migration	The migratory passage of both adult and juvenile common eel through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality					
		Population	The size of the common eel population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the common eel's food resource within the estuary is maintained					
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Allis shad	N/A	Migration	The migratory passage of both adult and juvenile allis shad through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality					
		Population	The size of the allis shad population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the allis shad's food resource within the estuary is maintained					
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Somerset Levels and Moors SPA								
Annex 1 bird species	Wet grassland with rhynes and ditches and swamp and fen, open water, marginal and inundation communities	Habitat extent	Maintain the area of habitats that are used by Annex 1 birds within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable.	Potential disturbance from increased recreation (such as walking, dog walking, cycling, and other informal recreational activities). Human disturbance has the potential for significant interruption to feeding birds, as evidenced in various studies particularly a two year study in the Stour and Orwell Estuary SPA.	Yes	See above	Yes	Increased recreational disturbance could reduce breeding and foraging success. Assessment will clarify distance to site, and provision of recreational facilities and pathways through which the disturbance could occur. Mitigation can include an increased provision for recreational facilities nearer to development locations.
Migratory bird species of European importance	Wet grassland with rhynes and ditches and swamp and fen, open water, marginal and inundation communities	Habitat extent	Maintain the area of habitats that are used within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable.		Yes	See above	Yes	

APPENDIX E1 Mendip Core Strategy Issues and Options Report (November 2008) Scoping Table



Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options 1a, 1b, 4a, 4b, 4d, 5a, 5b, 6a-6c, 7a-7d, 12a-12d								
Somerset Levels and Moors SPA continued								
Populations of wildfowl that contribute to assemblages of European Importance	Wet grassland with rhynes and ditches and swamp and fen, open water, marginal and inundation communities	Habitat extent	Maintain the area of habitats that are used within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable.	As above	Yes	See above	Yes	As above
Somerset Levels and Moors Ramsar								
Invertebrate assemblages of European importance	N/A	Population	The size of the invertebrate population in the Somerset Levels and Moors and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term	Potential disturbance to populations from increased eutrophication and subsequent reduction in water quality arising from STW discharges as a result of population growth at Street and Glastonbury.	Yes	See above	Yes	Invertebrate communities may change as a result of decreased water quality due to increased STW discharges and higher contaminants in STW discharges. Water quality data from the river upstream and downstream of the STWs and population centres would be examined along with population change. Key water quality parameters will be obtained and examined to determine whether water quality targets are or would be exceeded and the determination of likely impact.
	N/A	Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Options 2a, 2b, 3a-3d, 4c, 8a-8c, 9a, 9b, 10a, 10b, 11a-11d, 11, 13a, 13b, 14a-14c, 15, 16a-16c, 17a-17c, 18a, 18b, 19a-d.								
Somerset Levels and Moors SPA								
Annex 1 bird species	Wet grassland with rhynes and ditches and swamp and fen, open water, marginal and inundation communities	Habitat extent	Maintain the area of habitats that are used by Annex 1 birds within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable.	These options are a) design criteria; b) aimed at protecting environmental features of interest with the District; or c) Considered to be sufficiently distant from the SPA. None of these will have an impact of this feature of the SPA.	None	See above	None	These options will have no effect on the Somerset Levels and Moors SPA
Migratory bird species of European importance	Wet grassland with rhynes and ditches and swamp and fen, open water, marginal and inundation communities	Habitat extent	Maintain the area of habitats that are used within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable.					
Populations of wildfowl that contribute to assemblages of European Importance	Wet grassland with rhynes and ditches and swamp and fen, open water, marginal and inundation communities	Habitat extent	Maintain the area of habitats that are used within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable.					

APPENDIX E1 Mendip Core Strategy Issues and Options Report (November 2008) Scoping Table



Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options 2a, 2b, 3a-3d, 4c, 8a-8c, 9a, 9b, 10a, 10b, 11a-11d, 11, 13a, 13b, 14a-14c, 15, 16a-16c, 17a-17c, 18a, 18b, 19a-d.								
Somerset Levels and Moors Ramsar								
Invertebrate assemblages of European importance	N/A	Population	The size of the river lamprey population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term	These options are a) design criteria; b) aimed at protecting environmental features of interest with the District; or c) Considered to be sufficiently distant from the Ramsar. None of these will have an impact of this feature of the Ramsar	None	See above	None	These options will have no effect on the Somerset Levels and Moors Ramsar
	N/A	Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					

APPENDIX E1 Mendip Core Strategy Issues and Options Report (November 2008) Scoping Table



Blank page.

Appendix E2 Sedgemoor District Council Core Strategy Issues and Options Report (June 2007) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options SS1, SS2, BW1, BW2, BH1, BH2 (B-D), BH3, BH4,								
Severn Estuary SPA								
Internationally important Annex 1 Species Bewick's Swan	Saltmarsh	Habitat Extent	No decrease in extent	It is considered unlikely that new development will be built on qualifying features of the SPA, or that habitat will be reclaimed to allow development with the European site. However, there is the potential for increased disturbance from increased recreation (such as walking, dog walking, cycling, and other informal recreational activities). Human disturbance has the potential for significant interruption to feeding birds, as evidenced in various studies particularly a two year study in the Stour and Orwell Estuary SPA.	Yes	The Draft Revised Regional Spatial Strategy for the South West Incorporating the Secretary of States Proposed Changes – For Consultation 2008 One Wales Delivery Plan Somerset Local Transport Plan Responding to Climate Change in Somerset	Yes	Increased recreational disturbance could reduce breeding and foraging success. There is the potential for changes to habitat extent and species composition from increased trampling. Assessment will clarify distance to site, and provision of recreational facilities and pathways through which the disturbance could occur. Mitigation can include an increased provision for recreational facilities nearer to development locations.
		Vegetation characteristics	Greater than 25% cover during the winter season					
		Unimpeded sightlines at feeding and roosting sites	No increase in obstructions to existing bird sightlines. Areas of vegetation with an effective field size of >6ha					
	Intertidal mudflats and sandflats	Habitat extent	No decrease in extent from 1,400ha	As above	Yes	Somerset Minerals Local Plan The Parrett Catchment Abstraction Management Strategy Bristol Container Port habitat creation scheme Hinkley Point	Yes	As above
		Unimpeded sightlines at feeding and roosting sites	No increase in obstructions to existing bird sightlines	Increased recreational pressure is not considered to affect the existing bird sightlines. Therefore this feature has been scoped out of the Appropriate Assessment.	None		None	No effect
		Population size	No less than 289 individuals (i.e. the 5 year peak mean between 1988/9 – 1992/3)	As above	Yes		Yes	As above
		Proportion of biogeographic population	% of NW European population					
		Distribution	No decrease in use of numbers of sectors and their distribution established as baseline					
	Disturbance in feeding and roosting areas	No significant reduction in numbers or displacement of wintering birds attributable to disturbance from an established baseline						

Appendix E2 Sedgemoor District Council Core Strategy Issues and Options Report (June 2007) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion					
Options SS1, SS2, BW1, BW2, BH1, BH2 (B-D), BH3, BH4,													
Severn Estuary SPA continued													
Internationally important populations of regularly occurring migratory species and Internationally important assemblages of waterfowl	Saltmarsh	Habitat Extent	No decrease in extent from 1,400ha	It is considered unlikely that new development will be built on qualifying features of the SPA, or that habitat will be reclaimed to allow development with the European site. However, there is the potential for increased disturbance from increased recreation (such as walking, dog walking, cycling, and other informal recreational activities). Human disturbance has the potential for significant interruption to feeding birds, as evidenced in various studies particularly a two year study in the Stour and Orwell Estuary SPA.	Yes	As above	Yes	Increased recreational disturbance could reduce breeding and foraging success. There is the potential for changes to habitat extent and species composition from increased trampling. Assessment will clarify distance to site, and provision of recreational facilities and pathways through which the disturbance could occur. Mitigation can include an increased provision for recreational facilities nearer to development locations.					
		Food availability	Presence and abundance of suitable saltmarsh food plants should not deviate significantly from established baseline										
		Vegetation Characteristics	Sward height and density throughout areas used for roosting should not deviate significantly from established baseline										
		Unimpeded sightlines at feeding and roosting sites	No increase in obstructions to existing bird sightlines						Increased recreational pressure is not considered to affect the existing bird sightlines. Therefore this feature has been scoped out of the Appropriate Assessment.	None	None	No effect	
	Intertidal mudflats and sandflats	Habitat Extent	No decrease in extent from 15,000ha	At Frampton Sands, Waveridge and the Noose, no decrease in extent from 980ha	As above	Yes	As above	Yes	As above				
		Food availability	Presence and abundance of suitable prey species should not deviate significantly from established baseline										
		Unimpeded sightlines at feeding and roosting sites	No increase in obstructions to existing bird sightlines							Increased recreational pressure is not considered to affect the existing bird sightlines. Therefore this feature has been scoped out of the Appropriate Assessment.	None	None	No effect
	Shingle and rocky shores	Habitat Extent	No decrease in extent from 1,500ha	No less than 68,026 individuals in the assemblage (i.e. the 5 year peak mean between 1988/9 – 1992/3 for the whole European site)	As above	Yes	As above	Yes	As above				
		Food availability	Presence and abundance of suitable food species should not deviate significantly from established baseline										
		Unimpeded sightlines at feeding and roosting sites	No increase in obstructions to existing bird sightlines							Increased recreational pressure is not considered to affect the existing bird sightlines. Therefore this feature has been scoped out of the Appropriate Assessment.	None	None	No effect
		Distribution	No decrease in use of numbers of sectors and their distribution established as baseline							As above	Yes	Yes	As above
		Disturbance in feeding and roosting areas	No significant reduction in numbers or displacement of wintering birds attributable to disturbance from an established baseline										

Appendix E2 Sedgemoor District Council Core Strategy Issues and Options Report (June 2007) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options SS1, SS2, BW1, BW2, BH1, BH2 (B-D), BH3, BH4, Severn Estuary cSAC								
Estuaries	N/A	Habitat extent	The total extent of the estuary is maintained	No impact. It is considered unlikely that new development will impact upon the Estuary, or that habitat will be reclaimed to allow development with the European site. Therefore this feature has been scoped out of the Appropriate Assessment for all policies within the Sedgemoor Core Strategy.	None	As above	None	No effect
			The extent, variety and spatial distribution of estuarine habitat communities within the site is maintained					
		Physical characteristics	The physical form (tidal prism/cross sectional area) and flow (tidal regime) of the estuary is maintained.					
			The range and relative proportions of sediment sizes and sediment budget within the site is maintained					
		Species characteristics	The extent, variety and spatial and community composition of notable communities within the site is maintained					
			The abundance of the notable estuarine species assemblages is maintained or increased.					
Water quality	The physico-chemical characteristics of the water column support the ecological objectives described above	No impacts are predicted as long as Sewage Treatment Works (STW) facilities will be increased to offset the increased number of houses.						
	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above							
Subtidal sandbanks which are covered by seawater all the time (Subtidal sandbanks)	N/A	Habitat extent	The total extent of subtidal sandbanks within the site is maintained	No impact. Development within Sedgemoor will not have a direct or indirect impact on this feature of the European site.	None	As above	None	No effect
			The extent and distribution of the individual subtidal sandbank communities within the site is maintained					
		Physical characteristics	The community composition of the subtidal sandbank feature within the site is maintained					
			The variety and distribution of sediment types across the subtidal sandbank features is maintained					
Mudflats and sandflats not covered by water at low tide (mudflats and sandflats)	N/A	Habitat extent	The total extent of the mudflats and sandflats feature is maintained	It is considered unlikely that new development will be built on qualifying features of the cSAC, or that habitat will be reclaimed to allow development with the European site. However, there is the potential for increased disturbance from increased recreation (such as walking, dog walking, cycling, and other informal recreational activities). Human disturbance has the potential for significant interruption to feeding birds, as evidenced in various studies particularly a two year study in the Stour and Orwell Estuary SPA.	Yes	As above	Yes	Increased recreational disturbance could reduce breeding and foraging success. Assessment will clarify distance to site, and provision of recreational facilities and pathways through which the disturbance could occur. Mitigation can include an increased provision for recreational facilities nearer to development locations.
			Physical characteristics					
		The distribution of individual mudflats and sandflats communities within the site is maintained						
		The community composition of the mudflats and sandflats feature within the site is maintained						
			The topography of the intertidal flats and morphology (dynamic processes of sediment movement and channel migration across the flats are maintained)					

Appendix E2 Sedgemoor District Council Core Strategy Issues and Options Report (June 2007) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options SS1, SS2, BW1, BW2, BH1, BH2 (B-D), BH3, BH4, Severn Estuary cSAC continued								
Atlantic Salt Meadow	N/A	Habitat extent	The total extent of Atlantic salt meadow and associated transitional vegetation communities within the site is maintained	It is considered unlikely that new development will be built on qualifying features of the cSAC, or that habitat will be reclaimed to allow development with the European site. However, there is the potential for increased disturbance from increased recreation (such as walking, dog walking, cycling, and other informal recreational activities). Human disturbance has the potential for significant interruption to feeding birds, as evidenced in various studies particularly a two year study in the Stour and Orwell Estuary SPA.	Yes	As above	Yes	Increased recreational disturbance could reduce breeding and foraging success. There is the potential for changes to habitat extent, variation, zonation and species composition from increased trampling. Assessment will clarify distance to site, and provision of recreational facilities and pathways through which the disturbance could occur. Mitigation can include an increased provision for recreational facilities nearer to development locations.
			The extent and distribution of individual Atlantic salt meadow and associated transitional vegetation communities within the site is maintained					
		Physical characteristics	The zonation of Atlantic salt meadow vegetation communities and their associated transitions to other estuary habitats is maintained					
			The relative abundance of the typical species of the Atlantic salt meadow and associated transitional vegetation communities is maintained					
			The abundance of the notable species of the Atlantic salt meadow and associated transitional vegetation communities is maintained					
			The structural variation of the salt marsh sward (resulting from grazing) is maintained within limits sufficient to satisfy the requirements of the objectives above and the requirements of Ramsar and SPA features.					
			The characteristic stepped morphology of the saltmarshes and associated creeks, pills, drainage ditches and pans, and the estuarine processes that enable their development is maintained					
Any areas of <i>Spartina anglica</i> salt marsh (SM6) are capable of developing naturally into other saltmarsh communities								
Reefs	N/A	Habitat extent	The total extent and distribution of <i>Sabellaria</i> reef is maintained	No impact. Development within Sedgemoor will not have a direct or indirect impact on this feature of the European site.	None		None	No effect
		Species characteristics	The community composition of the <i>Sabellaria</i> reef is maintained					
			The full range of different age structures of <i>Sabellaria</i> reef are present					
Physical characteristics	The physical and ecological processes necessary to support <i>Sabellaria</i> reef are maintained							
River Lamprey	N/A	Migration	The migratory passage of both adult and juvenile sea lamprey through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	Obstruction	Yes		Yes	Potential to obstruct migration through development of flood defences.
		Population	The size of the sea lamprey population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term	Abstraction				
		Food availability	The abundance of prey species forming the river lamprey's food resource within the estuary is maintained	No impacts are predicted as long as Sewage Treatment Works (STW) facilities will be increased to offset the increased number of houses and business development.	None		None	No effect
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					

Appendix E2 Sedgemoor District Council Core Strategy Issues and Options Report (June 2007) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options SS1, SS2, BW1, BW2, BH1, BH2 (B-D), BH3, BH4, Severn Estuary cSAC continued								
Sea Lamprey	N/A	Migration	The migratory passage of both adult and juvenile sea lamprey through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	Obstruction	Yes	As above	Yes	Potential to obstruct migration through development of flood defences.
		Population	The size of the sea lamprey population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term	Abstraction				Increased abstraction could alter the migratory signals which are flow dependent.
		Food availability	The abundance of prey species forming the sea lamprey's food resource within the estuary is maintained	No impacts are predicted as long as Sewage Treatment Works (STW) facilities will be increased to offset the increased number of houses and business development.	None		None	No effect
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Twaite Shad	N/A	Migration	The migratory passage of both adult and juvenile sea lamprey through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	Obstruction	Yes	As above	Yes	As above
		Population	The size of the sea lamprey population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term	Abstraction				As above
		Food availability	The abundance of prey species forming the sea lamprey's food resource within the estuary is maintained	No impacts are predicted as long as Sewage Treatment Works (STW) facilities will be increased to offset the increased number of houses and business development.	None		None	No effect
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Severn Estuary Ramsar								
Atlantic Salmon	N/A	Migration	The migratory passage of both adult and juvenile Atlantic salmon through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	Obstruction	Yes	As above	Yes	Potential to obstruct migration through development of flood defences.
		Population	The size of the Atlantic salmon population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term	Abstraction				Increased abstraction could alter the migratory signals which are flow dependent.
		Food availability	The abundance of prey species forming the Atlantic salmon's food resource within the estuary is maintained	No impacts are predicted as long as Sewage Treatment Works (STW) facilities will be increased to offset the increased number of houses.	None		None	No effect
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					

Appendix E2 Sedgemoor District Council Core Strategy Issues and Options Report (June 2007) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options SS1, SS2, BW1, BW2, BH1, BH2 (B-D), BH3, BH4, Severn Estuary Ramsar continued								
Common Eel	N/A	Migration	The migratory passage of both adult and juvenile common eel through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	Obstruction	Yes	As above	Yes	Potential to obstruct migration through development of flood defences.
		Population	The size of the common eel population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term	Abstraction				Increased abstraction could alter the migratory signals which are flow dependent.
		Food availability	The abundance of prey species forming the common eel's food resource within the estuary is maintained	No impacts are predicted as long as Sewage Treatment Works (STW) facilities will be increased to offset the increased number of houses and business development.	None		None	No effect
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Allis Shad	N/A	Migration	The migratory passage of both adult and juvenile allis shad through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	Obstruction	Yes	As above	Yes	As above
		Population	The size of the allis shad population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term	Abstraction				
		Food availability	The abundance of prey species forming the allis shad's food resource within the estuary is maintained	No impacts are predicted as long as Sewage Treatment Works (STW) facilities will be increased to offset the increased number of houses and business development.	None		None	No effect
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Somerset Levels and Moors SPA								
Annex 1 bird species	Wet grassland with rhynes and ditches and swamp and fen, open water, marginal and inundation communities	Habitat extent	Maintain the area of habitats that are used by Annex 1 birds within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable	There is the potential for increased disturbance from increased recreation (such as walking, dog walking, cycling, and other informal recreational activities). Human disturbance has the potential for significant interruption to feeding birds, as evidenced in various studies particularly a two year study in the Stour and Orwell Estuary SPA.	Yes	As above	Yes	Increased recreational disturbance could reduce breeding and foraging success through trampling of habitat.
Migratory bird species of European importance		Habitat extent	Maintain the area of habitats that are used within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable					
Populations of wildfowl that contribute to assemblages of European Importance		Habitat extent	Maintain the area of habitats that are used within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable					
Somerset Levels and Moors Ramsar								
Invertebrate assemblages of European importance	N/A	Population	The size of the invertebrate population in the Somerset Levels and Moors and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term	There is no hydrological pathway for water quality impacts to affect the Ramsar. This has been scoped out of the appropriate assessment.	No	As above	No	No effect
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					

Appendix E2 Sedgemoor District Council Core Strategy Issues and Options Report (June 2007) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Option BW3, BW4, (A-D) BH2(A) , BH4, BH5, RS1, RS2, CO1, ES1, ES2,HH1- HH3, TA1, EN1, EN2								
Severn Estuary SPA								
Internationally important Annex 1 Species Bewick's Swan	Saltmarsh	Habitat Extent	No decrease in extent	These options relate to design/ selection criteria, or are options that have been screened out due to small size for rather than proposals for hard development, they have been screened out in Appendix D. As such, they are not considered to have the potential to impact upon this feature of the SPA and have been screened out of the appropriate assessment for all policies within the Sedgemoor Core Strategy.	None	The Draft Revised Regional Spatial Strategy for the South West Incorporating the Secretary of States Proposed Changes – For Consultation 2008	None	No effect
		Vegetation characteristics	Greater than 25% cover during the winter season					
	Intertidal mudflats and sandflats	Habitat extent	No decrease in extent from 1,400ha					
		Population size	No less than 289 individuals (i.e. the 5 year peak mean between 1988/9 – 1992/3)					
		Proportion of biogeographic population	% of NW European population					
		Distribution	No decrease in use of numbers of sectors and their distribution established as baseline					
Disturbance in feeding and roosting areas	No significant reduction in numbers or displacement of wintering birds attributable to disturbance from an established baseline							
Internationally important populations of regularly occurring migratory species and Internationally important assemblages of waterfowl	Intertidal mudflats and sandflats	Habitat Extent	No decrease in extent from 1,400ha					
		Food availability	Presence and abundance of suitable saltmarsh food plants should not deviate significantly from established baseline					
		Vegetation Characteristics	Sward height and density throughout areas used for roosting should not deviate significantly from established baseline					
		Habitat Extent	No decrease in extent from 15,000ha At Frampton Sands, Waveridge and the Noose, no decrease in extent from 980ha					
		Food availability	Presence and abundance of suitable prey species should not deviate significantly from established baseline					
		Population size	No less than 68,026 individuals in the assemblage (i.e. the 5 year peak mean between 1988/9 – 1992/3 for the whole European site)					
		Distribution	No decrease in use of numbers of sectors and their distribution established as baseline					
		Disturbance in feeding and roosting areas	No significant reduction in numbers or displacement of wintering birds attributable to disturbance from an established baseline					
River Lamprey	N/A	Migration	The migratory passage of both adult and juvenile river lamprey through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality					
		Population	The size of the river lamprey population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the river lamprey's food resource within the estuary is maintained					
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					

Appendix E2 Sedgemoor District Council Core Strategy Issues and Options Report (June 2007) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Option BW3, BW4, (A-D) BH2(A) , BH4, BH5, RS1, RS2, CO1, ES1, ES2,HH1- HH3, TA1, EN1, EN2								
Severn Estuary cSAC								
Sea Lamprey	N/A	Migration	The migratory passage of both adult and juvenile sea lamprey through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	These options relate to design/ selection criteria, or are options that have been screened out due to small size for rather than proposals for hard development, they have been screened out in Appendix D. As such, they are not considered to have the potential to impact upon this feature of the SPA and have been screened out of the appropriate assessment for all policies within the Sedgemoor Core Strategy.	None	As above	None	No effect
		Population	The size of the sea lamprey population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the sea lamprey's food resource within the estuary is maintained					
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Twaite Shad	N/A	Migration	The migratory passage of both adult and juvenile twaite shad through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	These options relate to design/ selection criteria, or are options that have been screened out due to small size for rather than proposals for hard development, they have been screened out in Appendix D. As such, they are not considered to have the potential to impact upon this feature of the SPA and have been screened out of the appropriate assessment for all policies within the Sedgemoor Core Strategy.	None	As above	None	No effect
		Population	The size of the twaite shad population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming twaite shad food resource within the estuary, in particular at the salt wedge, is maintained					
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Severn Estuary Ramsar								
Atlantic Salmon	N/A	Migration	The migratory passage of both adult and juvenile Atlantic salmon through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	These options relate to design/ selection criteria, or are options that have been screened out due to small size for rather than proposals for hard development, they have been screened out in Appendix D. As such, they are not considered to have the potential to impact upon this feature of the SPA and have been screened out of the appropriate assessment for all policies within the Sedgemoor Core Strategy.	None	As above	None	No effect
		Population	The size of the Atlantic salmon population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the Atlantic salmon's food resource within the estuary is maintained					
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Common Eel	N/A	Migration	The migratory passage of both adult and juvenile common eel through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality					

Appendix E2 Sedgemoor District Council Core Strategy Issues and Options Report (June 2007) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Option BW3, BW4, (A-D) BH2(A) , BH4, BH5, RS1, RS2, CO1, ES1, ES2,HH1- HH3, TA1, EN1, EN2								
Severn Estuary Ramsar continued								
Common Eel continued	N/A	Population	The size of the common eel population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term	These options relate to design/ selection criteria, or are options that have been screened out due to small size for rather than proposals for hard development, they have been screened out in Appendix D. As such, they are not considered to have the potential to impact upon this feature of the SPA and have been screened out of the appropriate assessment for all policies within the Sedgemoor Core Strategy.	None	As above	None	No effect
		Food availability	The abundance of prey species forming the common eel's food resource within the estuary is maintained					
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Allis Shad	N/A	Migration	The migratory passage of both adult and juvenile allis shad through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	These options relate to design/ selection criteria, or are options that have been screened out due to small size for rather than proposals for hard development, they have been screened out in Appendix D. As such, they are not considered to have the potential to impact upon this feature of the SPA and have been screened out of the appropriate assessment for all policies within the Sedgemoor Core Strategy.	None	As above	None	No effect
		Population	The size of the allis shad population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the allis shad's food resource within the estuary is maintained					
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Somerset Levels and Moors SPA								
Annex 1 bird species	Wet grassland with rhynes and ditches and swamp and fen, open water, marginal and inundation communities	Habitat extent	Maintain the area of habitats that are used by Annex 1 birds within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable	As above.	None	As above	None	No effect
Migratory bird species of European importance		Habitat extent	Maintain the area of habitats that are used within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable					
Populations of wildfowl that contribute to assemblages of European Importance		Habitat extent	Maintain the area of habitats that are used within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable					
Somerset Levels and Moors Ramsar								
Invertebrate assemblages of European importance	N/A	Population	The size of the invertebrate population in the Somerset Levels and Moors and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term	As above	None	As above	None	No effect
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					

Appendix E2 Sedgemoor District Council Core Strategy Issues and Options Report (June 2007) Scoping Table



Blank Page.

Appendix E3 South Somerset Core Strategy Issues and Options Report (March 2008) Scoping Table



Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options S1 (A-E), S3, EP1, TA2 (B), EQ4,								
Severn Estuary SPA								
Internationally important Annex 1 Species Bewick's Swan	Saltmarsh	Habitat Extent	No decrease in extent	None, the boundary of South Somerset District Council lies 11km away from the boundary of the Severn Estuary SPA, therefore there are unlikely to be any impact to this feature of this site as a result of policy selection within South Somerset District. This site has been screened out of the appropriate assessment for all policies in the South Somerset Core Strategy.	None	Somerset Local Transport Plan Somerset Minerals Local Plan The Parrett Catchment Abstraction Management Strategy	None	No effect
		Vegetation characteristics	Greater than 25% cover during the winter season					
		Unimpeded sightlines at feeding and roosting sites	No increase in obstructions to existing bird sightlines. Areas of vegetation with an effective field size of >6ha					
	Intertidal mudflats and sandflats	Habitat extent	At Frampton Sands, Waveridge and the Noose, no decrease in extent from 980ha					
		Unimpeded sightlines at feeding and roosting sites	No increase in obstructions to existing bird sightlines					
		Population size	No less than 289 individuals (i.e. the 5 year peak mean between 1988/9 – 1992/3)					
		Proportion of biogeographic population	% of NW European population					
		Distribution	No decrease in use of numbers of sectors and their distribution established as baseline					
		Disturbance in feeding and roosting areas	No significant reduction in numbers or displacement of wintering birds attributable to disturbance from an established baseline					
Internationally important populations of regularly occurring migratory species and Internationally important assemblages of waterfowl	Intertidal mudflats and sandflats	Habitat Extent	No decrease in extent					
		Food availability	Presence and abundance of suitable saltmarsh food plants should not deviate significantly from established baseline					
		Vegetation Characteristics	Sward height and density throughout areas used for roosting should not deviate significantly from established baseline					
		Unimpeded sightlines at feeding and roosting sites	No increase in obstructions to existing bird sightlines					
		Habitat Extent	No decrease in extent from 15,000ha					
		Food availability	Presence and abundance of suitable prey species should not deviate significantly from established baseline					
		Unimpeded sightlines at feeding and roosting sites	No increase in obstructions to existing bird sightlines					
	Shingle and rocky shores	Habitat Extent	No decrease in extent from 1,500ha					
		Food availability	Presence and abundance of suitable food species should not deviate significantly from established baseline					
		Unimpeded sightlines at feeding and roosting sites	No increase in obstructions to existing bird sightlines					
		Population size	No less than 68,026 individuals in the assemblage (i.e. the 5 year peak mean between 1988/9 – 1992/3)					
		Distribution	No decrease in use of numbers of sectors and their distribution established as baseline					
		Disturbance in feeding and roosting areas	No significant reduction in numbers or displacement of wintering birds attributable to disturbance from an established baseline					

Appendix E3 South Somerset Core Strategy Issues and Options Report (March 2008) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion					
Options S1 (A-E), S3, EP1, TA2 (B), EQ4, Severn Estuary cSAC													
Estuaries	N/A	Habitat extent	The total extent of the estuary is maintained.	None, the boundary of South Somerset District Council lies 11km away from the boundary of the Severn Estuary cSAC, therefore there are unlikely to be any impacts to the habitats within this site as a result of policy selection within South Somerset District. These habitats are not considered further for the South Somerset District Council Core Strategy for all policies in the South Somerset Core Strategy.	None	As above	None	No effect					
			The extent, variety and spatial distribution of estuarine habitat communities within the site is maintained										
	Physical characteristics	The physical form (tidal prism/cross sectional area) and flow (tidal regime) of the estuary is maintained.											
		The range and relative proportions of sediment sizes and sediment budget within the site is maintained											
	Species characteristics	The extent, variety and spatial and community composition of notable communities within the site is maintained											
		The abundance of the notable estuarine species assemblages is maintained or increased.											
Water quality	The physico-chemical characteristics of the water column support the ecological objectives described above.												
	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above.												
Subtidal sandbanks which are covered by seawater all the time (Subtidal sandbanks)	N/A	Habitat extent	The total extent of subtidal sandbanks within the site is maintained	None, the boundary of South Somerset District Council lies 11km away from the boundary of the Severn Estuary cSAC, therefore there are unlikely to be any impacts to the habitats within this site as a result of policy selection within South Somerset District. These habitats are not considered further for the South Somerset District Council Core Strategy for all policies in the South Somerset Core Strategy.	None	As above	None	No effect					
			The extent and distribution of the individual subtidal sandbank communities within the site is maintained										
		Species characteristics	The community composition of the subtidal sandbank feature within the site is maintained										
Physical characteristics	The variety ad distribution of sediment types across the subtidal sandbank features is maintained												
	The gross morphology (depth, distribution and profile) of the subtidal sandbank feature within the site is maintained												
Mudflats and sandflats not covered by water at low tide (mudflats and sandflats)	N/A	Habitat extent	The total extent of the mudflats and sandflats feature is maintained						None, the boundary of South Somerset District Council lies 11km away from the boundary of the Severn Estuary cSAC, therefore there are unlikely to be any impacts to the habitats within this site as a result of policy selection within South Somerset District. These habitats are not considered further for the South Somerset District Council Core Strategy for all policies in the South Somerset Core Strategy.	None	As above	None	No effect
			The variety and extent of individual mudflats and sandflats communities within the site is maintained										
		Physical characteristics	The distribution of individual mudflats and sandflats communities within the site is maintained										
			The community composition of the mudflats and sandflats feature within the site is maintained										
Atlantic Salt Meadow	N/A	Habitat extent	The topography of the intertidal flats and morphology (dynamic processes of sediment movement and channel migration across the flats are maintained)	None, the boundary of South Somerset District Council lies 11km away from the boundary of the Severn Estuary cSAC, therefore there are unlikely to be any impacts to the habitats within this site as a result of policy selection within South Somerset District. These habitats are not considered further for the South Somerset District Council Core Strategy for all policies in the South Somerset Core Strategy.	None	As above	None	No effect					
			The total extent of Atlantic salt meadow and associated transitional vegetation communities within the site is maintained										
		The extent and distribution of individual Atlantic salt meadow and associated transitional vegetation communities within the site is maintained											
Physical characteristics	The zonation of Atlantic salt meadow vegetation communities and their associated transitions to other estuary habitats is maintained												

Appendix E3 South Somerset Core Strategy Issues and Options Report (March 2008) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options S1 (A-E), S3, EP1, TA2 (B), EQ4, Severn Estuary cSAC continued								
Atlantic Salt Meadow	N/A	Physical characteristics	The relative abundance of the typical species of the Atlantic salt meadow and associated transitional vegetation communities is maintained	None, the boundary of South Somerset District Council lies 11km away from the boundary of the Severn Estuary cSAC, therefore there are unlikely to be any impacts to the habitats within this site as a result of policy selection within South Somerset District. These habitats are not considered further for all policies in the South Somerset District Council Core Strategy.	None	As above	None	No effect
			The abundance of the notable species of the Atlantic salt meadow and associated transitional vegetation communities is maintained					
			The structural variation of the salt marsh sward (resulting from grazing) is maintained within limits sufficient to satisfy the requirements of the objectives above and the requirements of Ramsar and SPA features					
			The characteristic stepped morphology of the saltmarshes and associated creeks, pills, drainage ditches and pans, and the estuarine processes that enable their development is maintained					
			Any areas of <i>Spartina anglica</i> salt marsh (SM6) are capable of developing naturally into other saltmarsh communities					
Reefs	N/A	Habitat extent	The total extent and distribution of <i>Sabellaria</i> reef is maintained	None	As above	None	No effect	
		Species characteristics	The community composition of the <i>Sabellaria</i> reef is maintained					
			The full range of different age structures of <i>Sabellaria</i> reef are present					
Physical characteristics	The physical and ecological processes necessary to support <i>Sabellaria</i> reef are maintained							
River Lamprey	N/A	Migration	The migratory passage of both adult and juvenile sea lamprey through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	River Lamprey are not known to be present in this district, therefore they have been scoped out of the assessment for the South Somerset Core Strategy.	None	As above	None	No effect
		Population	The size of the sea lamprey population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the river lamprey's food resource within the estuary is maintained					
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Sea Lamprey	N/A	Migration	The migratory passage of both adult and juvenile sea lamprey through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	Sea Lamprey are not known to be present in this district, therefore they have been scoped out of the assessment for the South Somerset Core Strategy.	None	As above	None	No effect
		Population	The size of the sea lamprey population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					

Appendix E3 South Somerset Core Strategy Issues and Options Report (March 2008) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options S1 (A-E), S3, EP1, TA2 (B), EQ4, Severn Estuary cSAC continued								
Sea Lamprey	N/A	Food availability	The abundance of prey species forming the sea lamprey's food resource within the estuary is maintained	Sea Lamprey are not known to be present in this district, therefore they have been scoped out of the assessment for the South Somerset Core Strategy.	None	As above	None	No effect
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Twaite Shad	N/A	Migration	The migratory passage of both adult and juvenile twaite shad through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	Twaite Shad are not known to be present in this district; therefore they have been scoped out of the assessment for the South Somerset Core Strategy.	None	As above	None	No effect
		Population	The size of the twaite shad population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the sea lamprey's food resource within the estuary is maintained					
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Options S1 (A-E), S3, EP1, TA2 (B), EQ4, Severn Estuary Ramsar								
Atlantic Salmon	N/A	Migration	The migratory passage of both adult and juvenile Atlantic salmon through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	Atlantic Salmon are not known to be present in this district; therefore they have been scoped out of the assessment for the South Somerset Core Strategy.	None	As above	None	No effect
		Population	The size of the Atlantic salmon population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the Atlantic salmon's food resource within the estuary is maintained					
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Common Eel	N/A	Migration	The migratory passage of both adult and juvenile common eel through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	Obstruction	Yes	As above	Yes	Potential to obstruct migration through development of flood defences.
		Population	The size of the common eel population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term	Abstraction				Increased abstraction could alter the migratory signals which are flow dependent.
		Food availability	The abundance of prey species forming the common eel's food resource within the estuary is maintained	Water quality degradation	Yes		Yes	Increased development will require water treatment works. These have the potential to impact upon water quality which could influence the food availability for eels.
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					

Appendix E3 South Somerset Core Strategy Issues and Options Report (March 2008) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options S1 (A-E), S3, EP1, TA2 (B), EQ4, Severn Estuary Ramsar continued								
Allis Shad	N/A	Migration	The migratory passage of both adult and juvenile allis shad through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	Twaite Shad are not known to be present in this district; therefore they have been scoped out of the assessment for the South Somerset Core Strategy.	None	As above	None	No effect
		Population	The size of the allis shad population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the allis shad's food resource within the estuary is maintained					
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Somerset Levels and Moors SPA								
Annex 1 bird species	Wet grassland with rhynes and ditches and swamp and fen, open water, marginal and inundation communities	Habitat extent	Maintain the area of habitats that are used by Annex 1 birds within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable	Potential disturbance from increased recreation.	Yes	As above	Yes	Increased recreational disturbance could reduce breeding and foraging success. Assessment will clarify distance to site, and provision of recreational facilities and pathways through which the disturbance could occur. Mitigation can include an increased provision for recreational facilities nearer to development locations.
Migratory bird species of European importance		Habitat extent	Maintain the area of habitats that are used within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable					
Populations of wildfowl that contribute to assemblages of European Importance		Habitat extent	Maintain the area of habitats that are used within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable					
Somerset Levels and Moors SPA								
Invertebrate assemblages of European importance	N/A	Population	The size of the invertebrate population in the Somerset Levels and Moors and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term	Water quality degradation from increased runoff and eutrophication from wastewater treatment works.	Yes	As above	Yes	Invertebrate communities may change as a result of decreased water quality due to increased STW discharges and higher contaminants in STW discharges. Water quality data from the river upstream and downstream of the STWs and population centres would be examined along with population change. Key water quality parameters will be obtained and examined to determine whether water quality targets are or would be exceeded and the determination of likely impact.
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					

Appendix E3 South Somerset Core Strategy Issues and Options Report (March 2008) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Option S2, S4, S5, H1- H6, EP2- EP6, TA1, TA2 (A, C, D &E), TA3-TA7, HW1, HW2, EQ1-EQ3, EQ5, EQ6, DMTA1- DMTA4, DMTEP1,4, DMEQ1- DMEQ5, DMHWB1DMH1-DMH4								
Severn Estuary Ramsar								
Common Eel	N/A	Migration	The migratory passage of both adult and juvenile common eel through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	These options relate to design/ selection criteria for rather than proposals for hard development. As such, they are not considered to have the potential to impact upon this feature of the Ramsar and have been screened out of the appropriate assessment.	None	As above	None	No effect
		Population	The size of the common eel population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the common eel's food resource within the estuary is maintained					
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Somerset Levels and Moors SPA								
Annex 1 bird species	Wet grassland with rhynes and ditches and swamp and fen, open water, marginal and inundation communities	Habitat extent	Maintain the area of habitats that are used by Annex 1 birds within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable	These options relate to design/ selection criteria for rather than proposals for hard development. As such, they are not considered to have the potential to impact upon this feature of the SPA and have been screened out of the appropriate assessment.	None	As above	None	No effect
Migratory bird species of European importance		Habitat extent	Maintain the area of habitats that are used within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable					
Populations of wildfowl that contribute to assemblages of European Importance		Habitat extent	Maintain the area of habitats that are used within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable					
Somerset Levels and Moors Ramsar								
Invertebrate assemblages of European importance	N/A	Population	The size of the invertebrate population in the Somerset Levels and Moors and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term	These options relate to design/ selection criteria for rather than proposals for hard development. As such, they are not considered to have the potential to impact upon this feature of the Ramsar and have been screened out of the appropriate assessment.	None	As above	None	No effect
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					

Appendix E4 Taunton Deane Local Plan Policies Adopted 2004 and Emerging Allocations (2009) Scoping Table



Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options (Allocations in Taunton TA1, TA2, TA3, TA4, TA5, TA7, TA8, TA9, TA10, North Curry, and Creech St Michael)								
Severn Estuary SPA								
Internationally important Annex 1 Species Bewick's Swan	Saltmarsh	Habitat Extent	No decrease in extent	None, the current allocations are located in excess of 11km away from the boundary of the Severn Estuary SPA for the 70 unknown dwellings, but in excess of 23km for all other residential and mixed use allocations. Therefore there will be no discernible impacts to this site as a result of these allocations within Taunton Deane Borough. This site has been screened out of the appropriate assessment for all allocations for Taunton Deane Borough.	None	Somerset Local Transport Plan Somerset Minerals Local Plan The Parrett Catchment Abstraction Management Strategy River Tone Catchment Abstraction Management Strategy	None	No effect
		Vegetation characteristics	Greater than 25% cover during the winter season					
		Unimpeded sightlines at feeding and roosting sites	No increase in obstructions to existing bird sightlines. Areas of vegetation with an effective field size of >6ha					
	Intertidal mudflats and sandflats	Habitat extent	At Frampton Sands, Waveridge and the Noose, no decrease in extent from 980ha					
		Unimpeded sightlines at feeding and roosting sites	No increase in obstructions to existing bird sightlines					
		Population size	No less than 289 individuals (i.e. the 5 year peak mean between 1988/9 – 1992/3)					
		Proportion of biogeographic population	% of NW European population					
Distribution	No decrease in use of numbers of sectors and their distribution established as baseline							
Disturbance in feeding and roosting areas	No significant reduction in numbers or displacement of wintering birds attributable to disturbance from an established baseline							
Internationally important populations of regularly occurring migratory species and Internationally important assemblages of waterfowl	Intertidal mudflats and sandflats	Habitat Extent	No decrease in extent					
		Food availability	Presence and abundance of suitable saltmarsh food plants should not deviate significantly from established baseline					
		Vegetation Characteristics	Sward height and density throughout areas used for roosting should not deviate significantly from established baseline					
		Unimpeded sightlines at feeding and roosting sites	No increase in obstructions to existing bird sightlines					
		Habitat Extent	No decrease in extent from 15,000ha					
		Food availability	Presence and abundance of suitable prey species should not deviate significantly from established baseline					
		Unimpeded sightlines at feeding and roosting sites	No increase in obstructions to existing bird sightlines					
	Shingle and rocky shores	Habitat Extent	No decrease in extent from 1,500ha					
		Food availability	Presence and abundance of suitable food species should not deviate significantly from established baseline					
		Unimpeded sightlines at feeding and roosting sites	No increase in obstructions to existing bird sightlines					
		Population size	No less than 68,026 individuals in the assemblage (i.e. the 5 year peak mean between 1988/9 – 1992/3)					
		Distribution	No decrease in use of numbers of sectors and their distribution established as baseline					
		Disturbance in feeding and roosting areas	No significant reduction in numbers or displacement of wintering birds attributable to disturbance from an established baseline					

Appendix E4 Taunton Deane Local Plan Policies Adopted 2004 and Emerging Allocations (2009) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options (Allocations in Taunton TA1, TA2, TA3, TA4, TA5, TA7, TA8, TA9, TA10, North Curry, and Creech St Michael)								
Severn Estuary cSAC								
Estuaries	N/A	Habitat extent	The total extent of the estuary is maintained.	None, the current allocations are located in excess of 11km away from the boundary of the Severn Estuary cSAC for the 70 unknown dwellings, but in excess of 23km for all other residential and mixed use allocations. Therefore there will be no discernible impacts to the habitats within this site as a result of these allocations within Taunton Deane Borough. This site and its habitats and species has been screened out of the appropriate assessment for all allocations for Taunton Deane Borough.	None	As above	None	No effect
			The extent, variety and spatial distribution of estuarine habitat communities within the site is maintained					
		Physical characteristics	The physical form (tidal prism/cross sectional area) and flow (tidal regime) of the estuary is maintained.					
			The range and relative proportions of sediment sizes and sediment budget within the site is maintained					
Species characteristics	The extent, variety and spatial and community composition of notable communities within the site is maintained							
	The abundance of the notable estuarine species assemblages is maintained or increased.							
Water quality	The physico-chemical characteristics of the water column support the ecological objectives described above.							
	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above.							
Subtidal sandbanks which are covered by seawater all the time (Subtidal sandbanks)	N/A	Habitat extent	The total extent of subtidal sandbanks within the site is maintained					
			The extent and distribution of the individual subtidal sandbank communities within the site is maintained					
		Species characteristics	The community composition of the subtidal sandbank feature within the site is maintained					
Physical characteristics	The variety and distribution of sediment types across the subtidal sandbank features is maintained							
	The gross morphology (depth, distribution and profile) of the subtidal sandbank feature within the site is maintained							
Mudflats and sandflats not covered by water at low tide (mudflats and sandflats)	N/A	Habitat extent	The total extent of the mudflats and sandflats feature is maintained					
			Physical characteristics					
		The distribution of individual mudflats and sandflats communities within the site is maintained						
		The community composition of the mudflats and sandflats feature within the site is maintained						
The topography of the intertidal flats and morphology (dynamic processes of sediment movement and channel migration across the flats are maintained)								
Atlantic Salt Meadow	N/A	Habitat extent	The total extent of Atlantic salt meadow and associated transitional vegetation communities within the site is maintained					

Appendix E4 Taunton Deane Local Plan Policies Adopted 2004 and Emerging Allocations (2009) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options (Allocations in Taunton TA1, TA2, TA3, TA4, TA5, TA7, TA8, TA9, TA10, North Curry, and Creech St Michael)								
Severn Estuary cSAC continued								
Atlantic Salt Meadow	N/A	Habitat extent	The extent and distribution of individual Atlantic salt meadow and associated transitional vegetation communities within the site is maintained	None, the current allocations are located in excess of 11km away from the boundary of the Severn Estuary cSAC for the 70 unknown dwellings, but in excess of 23km for all other residential and mixed use allocations. Therefore there will be no discernible impacts to the habitats within this site as a result of these allocations within Taunton Deane Borough. This site and its habitats and species has been screened out of the appropriate assessment for all allocations for Taunton Deane Borough.	None	As above	None	No effect
		Physical characteristics	The zonation of Atlantic salt meadow vegetation communities and their associated transitions to other estuary habitats is maintained					
			The relative abundance of the typical species of the Atlantic salt meadow and associated transitional vegetation communities is maintained					
			The abundance of the notable species of the Atlantic salt meadow and associated transitional vegetation communities is maintained					
			The structural variation of the salt marsh sward (resulting from grazing) is maintained within limits sufficient to satisfy the requirements of the objectives above and the requirements of Ramsar and SPA features.					
			The characteristic stepped morphology of the saltmarshes and associated creeks, pills, drainage ditches and pans, and the estuarine processes that enable their development is maintained					
			Any areas of <i>Spartina anglica</i> salt marsh (SM6) are capable of developing naturally into other saltmarsh communities					
Reefs	N/A	Habitat extent	The total extent and distribution of <i>Sabellaria</i> reef is maintained	Abstraction	Yes	As above	Yes	Increased abstraction to cope with increased demand could alter the migratory signals for this species.
		Species characteristics	The community composition of the <i>Sabellaria</i> reef is maintained					
			The full range of different age structures of <i>Sabellaria</i> reef are present					
Physical characteristics	The physical and ecological processes necessary to support <i>Sabellaria</i> reef are maintained							
River Lamprey	N/A	Migration	The migratory passage of both adult and juvenile river lamprey through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	Abstraction	Yes	As above	Yes	Increased abstraction to cope with increased demand could alter the migratory signals for this species.
		Population	The size of the river lamprey population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the river lamprey's food resource within the estuary is maintained	Degradation of water quality	Yes		Yes	Increased water treatment for new developments could affect the water quality of rivers which support this species.
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Sea Lamprey	N/A	Migration	The migratory passage of both adult and juvenile sea lamprey through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	Abstraction	Yes	As above	Yes	Increased abstraction to cope with increased demand could alter the migratory signals for this species.

Appendix E4 Taunton Deane Local Plan Policies Adopted 2004 and Emerging Allocations (2009) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options (Allocations in Taunton TA1, TA2, TA3, TA4, TA5, TA7, TA8, TA9, TA10, North Curry, and Creech St Michael)								
Severn Estuary cSAC continued								
Sea Lamprey	N/A	Population	The size of the sea lamprey population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term	Abstraction	Yes	As above	Yes	Increased abstraction to cope with increased demand could alter the migratory signals for this species.
		Food availability	The abundance of prey species forming the sea lamprey's food resource within the estuary is maintained	Degradation of water quality	Yes		Yes	Increased water treatment for new developments could affect the water quality of rivers which support this species.
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Twaite Shad	N/A	Migration	The migratory passage of both adult and juvenile twaite shad through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	Abstraction	Yes		Yes	Increased abstraction to cope with increased demand could alter the migratory signals for this species.
		Population	The size of the twaite shad population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the sea lamprey's food resource within the estuary is maintained	Degradation of water quality	Yes		Yes	Increased water treatment for new developments could affect the water quality of rivers which support this species.
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Severn Estuary Ramsar								
Atlantic Salmon	N/A	Migration	The migratory passage of both adult and juvenile Atlantic salmon through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	Abstraction	Yes	As above	Yes	Increased abstraction to cope with increased demand could alter the migratory signals for this species.
		Population	The size of the Atlantic salmon population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the Atlantic salmon's food resource within the estuary is maintained	Degradation of water quality	Yes		Yes	Increased water treatment for new developments could affect the water quality of rivers which support this species.
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Common Eel	N/A	Migration	The migratory passage of both adult and juvenile common eel through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	Abstraction	Yes		Yes	Increased abstraction to cope with increased demand could alter the migratory signals for this species.

Appendix E4 Taunton Deane Local Plan Policies Adopted 2004 and Emerging Allocations (2009) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options (Allocations in Taunton TA1, TA2, TA3, TA4, TA5, TA7, TA8, TA9, TA10, and North Curry, and Creech St Michael)								
Severn Estuary Ramsar continued								
Common Eel	N/A	Population	The size of the common eel population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term	Abstraction	Yes	As above	Yes	Increased abstraction to cope with increased demand could alter the migratory signals for this species.
		Food availability	The abundance of prey species forming the common eel's food resource within the estuary is maintained	Degradation of water quality	Yes		No	Increased development will require water treatment works. These have the potential to impact upon water quality which could influence the food availability for this species.
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Allis Shad	N/A	Migration	The migratory passage of both adult and juvenile allis shad through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	Abstraction	Yes	As above	Yes	Increased abstraction to cope with increased demand could alter the migratory signals for this species.
		Population	The size of the allis shad population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the allis shad's food resource within the estuary is maintained	Degradation of water quality	Yes		Yes	Increased development will require water treatment works. These have the potential to impact upon water quality which could influence the food availability for this species.
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Somerset Levels and Moors SPA								
Annex 1 bird species	Wet grassland with rhynes and ditches and swamp and fen, open water, marginal and inundation communities	Habitat extent	Maintain the area of habitats that are used by Annex 1 birds within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable.	Potential disturbance from increased recreation, particularly sites within close proximity to the Levels (namely North Curry, Creech St Michael, Monkton Heathfield (TA1), West Greenway (TA3), East Greenway (TA2), Priorswood/Nerrols (TA5), Killams (TA10), Staplegrove (TA7), Comeytrowe (TA4), Bishops Hull (TA8), and Ford Farm (TA9).	Yes	As above	Yes	Increased recreational disturbance could reduce breeding and foraging success.
Migratory bird species of European importance		Habitat extent	Maintain the area of habitats that are used within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable.					
Populations of wildfowl that contribute to assemblages of European Importance		Habitat extent	Maintain the area of habitats that are used within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable.					
Somerset Levels and Moors Ramsar								
Invertebrate assemblages of European importance	N/A	Population	The size of the invertebrate population in the Somerset Levels and Moors and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term	Degradation of water quality through indirect surface water run-off from development, and from deposition of airborne emissions from increased traffic on adjacent roads.	Yes	As above	Yes	Increased development will require water treatment works. These have the potential to impact upon water quality which will have an effect on populations
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					

Appendix E4 Taunton Deane Local Plan Policies Adopted 2004 and Emerging Allocations (2009) Scoping Table



Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options S9, EC1, EC2, EC10 (i&iv), EC24, EC25, C3 (C), C4 (D), C5 (C), T2-T11, T13- T18, T23, T24, T28, T32, CSL1, CM1, CM2, HB1, HE1, KM1, OK1, WV1, WV3								
Severn Estuary SPA								
Internationally important Annex 1 Species Bewick's Swan	Saltmarsh	Habitat Extent	No decrease in extent	None, the boundary of Taunton Deane Borough Council lies 11km away from the boundary of the Severn Estuary SPA, therefore there are unlikely to be any impact to this feature of this site as a result of policy selection within Taunton Deane Borough. This site has been screened out of the appropriate assessment for all policies within the Taunton Deane Local Plan.	None	Somerset Local Transport Plan Somerset Minerals Local Plan The Parrett Catchment Abstraction Management Strategy River Tone Catchment Abstraction Management Strategy	None	No effect
		Vegetation characteristics	Greater than 25% cover during the winter season					
		Unimpeded sightlines at feeding and roosting sites	No increase in obstructions to existing bird sightlines. Areas of vegetation with an effective field size of >6ha					
	Intertidal mudflats and sandflats	Habitat extent	At Frampton Sands, Waveridge and the Noose, no decrease in extent from 980ha					
		Unimpeded sightlines at feeding and roosting sites	No increase in obstructions to existing bird sightlines					
		Population size	No less than 289 individuals (i.e. the 5 year peak mean between 1988/9 – 1992/3)					
		Proportion of biogeographic population	% of NW European population					
Distribution	No decrease in use of numbers of sectors and their distribution established as baseline							
Disturbance in feeding and roosting areas	No significant reduction in numbers or displacement of wintering birds attributable to disturbance from an established baseline							
Internationally important populations of regularly occurring migratory species and Internationally important assemblages of waterfowl	Intertidal mudflats and sandflats	Habitat Extent	No decrease in extent	None, the boundary of Taunton Deane Borough Council lies 11km away from the boundary of the Severn Estuary SPA, therefore there are unlikely to be any impact to this feature of this site as a result of policy selection within Taunton Deane Borough. This site has been screened out of the appropriate assessment for all policies within the Taunton Deane Local Plan.	None	Somerset Local Transport Plan Somerset Minerals Local Plan The Parrett Catchment Abstraction Management Strategy River Tone Catchment Abstraction Management Strategy	None	No effect
		Food availability	Presence and abundance of suitable saltmarsh food plants should not deviate significantly from established baseline					
		Vegetation Characteristics	Sward height and density throughout areas used for roosting should not deviate significantly from established baseline					
		Unimpeded sightlines at feeding and roosting sites	No increase in obstructions to existing bird sightlines					
		Habitat Extent	No decrease in extent from 15,000ha					
		Food availability	Presence and abundance of suitable prey species should not deviate significantly from established baseline					
		Unimpeded sightlines at feeding and roosting sites	No increase in obstructions to existing bird sightlines					
	Shingle and rocky shores	Habitat Extent	No decrease in extent from 1,500ha					
		Food availability	Presence and abundance of suitable food species should not deviate significantly from established baseline					
		Unimpeded sightlines at feeding and roosting sites	No increase in obstructions to existing bird sightlines					
		Population size	No less than 68,026 individuals in the assemblage (i.e. the 5 year peak mean between 1988/9 – 1992/3)					
		Distribution	No decrease in use of numbers of sectors and their distribution established as baseline					
		Disturbance in feeding and roosting areas	No significant reduction in numbers or displacement of wintering birds attributable to disturbance from an established baseline					

Appendix E4 Taunton Deane Local Plan Policies Adopted 2004 and Emerging Allocations (2009) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options S9, EC1, EC2, EC10 (i&iv), EC24, EC25, C3 (C), C4 (D), C5 (C), T2-T11, T13- T18, T23, T24, T28, T32, CSL1, CM1, CM2, HB1, HE1, KM1, OK1, WV1, WV3								
Severn Estuary cSAC								
Estuaries	N/A	Habitat extent	The total extent of the estuary is maintained.	None, the boundary of Taunton Deane Borough Council lies 11km away from the boundary of the Severn Estuary cSAC, therefore there are unlikely to be any impacts to the habitats within this site as a result of policy selection within Taunton Deane Borough. These habitats are not considered further for all policies within the Taunton Deane Local Plan.	None	As above	None	No effect
			The extent, variety and spatial distribution of estuarine habitat communities within the site is maintained					
		Physical characteristics	The physical form (tidal prism/cross sectional area) and flow (tidal regime) of the estuary is maintained.					
			The range and relative proportions of sediment sizes and sediment budget within the site is maintained					
Species characteristics	The extent, variety and spatial and community composition of notable communities within the site is maintained							
	The abundance of the notable estuarine species assemblages is maintained or increased.							
Water quality	The physico-chemical characteristics of the water column support the ecological objectives described above.							
	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above.							
Subtidal sandbanks which are covered by seawater all the time (Subtidal sandbanks)	N/A	Habitat extent	The total extent of subtidal sandbanks within the site is maintained	None, the boundary of Taunton Deane Borough Council lies 11km away from the boundary of the Severn Estuary cSAC, therefore there are unlikely to be any impacts to the habitats within this site as a result of policy selection within Taunton Deane Borough. These habitats are not considered further for all policies within the Taunton Deane Local Plan.	None	As above	None	No effect
			The extent and distribution of the individual subtidal sandbank communities within the site is maintained					
		Species characteristics	The community composition of the subtidal sandbank feature within the site is maintained					
Physical characteristics	N/A	Physical characteristics	The variety and distribution of sediment types across the subtidal sandbank features is maintained	None, the boundary of Taunton Deane Borough Council lies 11km away from the boundary of the Severn Estuary cSAC, therefore there are unlikely to be any impacts to the habitats within this site as a result of policy selection within Taunton Deane Borough. These habitats are not considered further for all policies within the Taunton Deane Local Plan.	None	As above	None	No effect
			The gross morphology (depth, distribution and profile) of the subtidal sandbank feature within the site is maintained					
			The community composition of the mudflats and sandflats feature within the site is maintained					
Mudflats and sandflats not covered by water at low tide (mudflats and sandflats)	N/A	Physical characteristics	The topography of the intertidal flats and morphology (dynamic processes of sediment movement and channel migration across the flats are maintained)	None, the boundary of Taunton Deane Borough Council lies 11km away from the boundary of the Severn Estuary cSAC, therefore there are unlikely to be any impacts to the habitats within this site as a result of policy selection within Taunton Deane Borough. These habitats are not considered further for all policies within the Taunton Deane Local Plan.	None	As above	None	No effect
			The variety and extent of individual mudflats and sandflats communities within the site is maintained					
			The distribution of individual mudflats and sandflats communities within the site is maintained					
Atlantic Salt Meadow	N/A	Habitat extent	The community composition of the mudflats and sandflats feature within the site is maintained	None, the boundary of Taunton Deane Borough Council lies 11km away from the boundary of the Severn Estuary cSAC, therefore there are unlikely to be any impacts to the habitats within this site as a result of policy selection within Taunton Deane Borough. These habitats are not considered further for all policies within the Taunton Deane Local Plan.	None	As above	None	No effect
			The total extent of Atlantic salt meadow and associated transitional vegetation communities within the site is maintained					

Appendix E4 Taunton Deane Local Plan Policies Adopted 2004 and Emerging Allocations (2009) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options S9, EC1, EC2, EC10 (i&iv), EC24, EC25, C3 (C), C4 (D), C5 (C), T2-T11, T13- T18, T23, T24, T28, T32, CSL1, CM1, CM2, HB1, HE1, KM1, OK1, WV1, WV3								
Severn Estuary cSAC continued								
Atlantic Salt Meadow	N/A	Habitat extent	The extent and distribution of individual Atlantic salt meadow and associated transitional vegetation communities within the site is maintained	None, the boundary of Taunton Deane Borough Council lies 11km away from the boundary of the Severn Estuary cSAC, therefore there are unlikely to be any impacts to the habitats within this site as a result of policy selection within Taunton Deane Borough. These habitats are not considered further for all policies in the Taunton Deane Borough Council Core Strategy.	None	As above	None	No effect
		Physical characteristics	The zonation of Atlantic salt meadow vegetation communities and their associated transitions to other estuary habitats is maintained					
			The relative abundance of the typical species of the Atlantic salt meadow and associated transitional vegetation communities is maintained					
			The abundance of the notable species of the Atlantic salt meadow and associated transitional vegetation communities is maintained					
			The structural variation of the salt marsh sward (resulting from grazing) is maintained within limits sufficient to satisfy the requirements of the objectives above and the requirements of Ramsar and SPA features.					
			The characteristic stepped morphology of the saltmarshes and associated creeks, pills, drainage ditches and pans, and the estuarine processes that enable their development is maintained					
			Any areas of <i>Spartina anglica</i> salt marsh (SM6) are capable of developing naturally into other saltmarsh communities					
Reefs	N/A	Habitat extent	The total extent and distribution of <i>Sabellaria</i> reef is maintained	Abstraction	Yes	As above	Yes	Increased abstraction to cope with increased demand could alter the migratory signals for this species.
		Species characteristics	The community composition of the <i>Sabellaria</i> reef is maintained					
			The full range of different age structures of <i>Sabellaria</i> reef are present					
Physical characteristics	The physical and ecological processes necessary to support <i>Sabellaria</i> reef are maintained							
River Lamprey	N/A	Migration	The migratory passage of both adult and juvenile river lamprey through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	Abstraction	Yes	As above	Yes	Increased abstraction to cope with increased demand could alter the migratory signals for this species.
		Population	The size of the river lamprey population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the river lamprey's food resource within the estuary is maintained	Degradation of water quality	Yes		Yes	Increased water treatment for new developments could affect the water quality of rivers which support this species.
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Sea Lamprey	N/A	Migration	The migratory passage of both adult and juvenile sea lamprey through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	Abstraction	Yes	As above	Yes	Increased abstraction to cope with increased demand could alter the migratory signals for this species.

Appendix E4 Taunton Deane Local Plan Policies Adopted 2004 and Emerging Allocations (2009) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options S9, EC1, EC2, EC10 (i&iv), EC24, EC25, C3 (C), C4 (D), C5 (C), T2-T11, T13- T18, T23, T24, T28, T32, CSL1, CM1, CM2, HB1, HE1, KM1, OK1, WV1, WV3								
Severn Estuary cSAC continued								
Sea Lamprey	N/A	Population	The size of the sea lamprey population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term	Abstraction	Yes	As above	Yes	Increased abstraction to cope with increased demand could alter the migratory signals for this species.
		Food availability	The abundance of prey species forming the sea lamprey's food resource within the estuary is maintained	Degradation of water quality	Yes		Yes	Increased water treatment for new developments could affect the water quality of rivers which support this species.
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Twaite Shad	N/A	Migration	The migratory passage of both adult and juvenile twaite shad through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	Abstraction	Yes		Yes	Increased abstraction to cope with increased demand could alter the migratory signals for this species.
		Population	The size of the twaite shad population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the sea lamprey's food resource within the estuary is maintained	Degradation of water quality	Yes		Yes	Increased water treatment for new developments could affect the water quality of rivers which support this species.
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Severn Estuary Ramsar								
Atlantic Salmon	N/A	Migration	The migratory passage of both adult and juvenile Atlantic salmon through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	Abstraction	Yes	As above	Yes	Increased abstraction to cope with increased demand could alter the migratory signals for this species.
		Population	The size of the Atlantic salmon population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the Atlantic salmon's food resource within the estuary is maintained	Degradation of water quality	Yes		Yes	Increased water treatment for new developments could affect the water quality of rivers which support this species.
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Common Eel	N/A	Migration	The migratory passage of both adult and juvenile common eel through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	Abstraction	Yes		Yes	Increased abstraction to cope with increased demand could alter the migratory signals for this species.

Appendix E4 Taunton Deane Local Plan Policies Adopted 2004 and Emerging Allocations (2009) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options S9, EC1, EC2, EC10 (i&iv), EC24, EC25, C3 (C), C4 (D), C5 (C), T2-T11, T13- T18, T23, T24, T28, T32, CSL1, CM1, CM2, HB1, HE1, KM1, OK1, WV1, WV3								
Severn Estuary Ramsar continued								
Common Eel	N/A	Population	The size of the common eel population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term	Abstraction	Yes	As above	Yes	Increased abstraction to cope with increased demand could alter the migratory signals for this species.
		Food availability	The abundance of prey species forming the common eel's food resource within the estuary is maintained	Degradation of water quality	Yes		No	Increased development will require water treatment works. These have the potential to impact upon water quality which could influence the food availability for this species.
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Allis Shad	N/A	Migration	The migratory passage of both adult and juvenile allis shad through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	Abstraction	Yes	As above	Yes	Increased abstraction to cope with increased demand could alter the migratory signals for this species.
		Population	The size of the allis shad population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the allis shad's food resource within the estuary is maintained	Degradation of water quality	Yes		Yes	Increased development will require water treatment works. These have the potential to impact upon water quality which could influence the food availability for this species.
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Somerset Levels and Moors SPA								
Annex 1 bird species	Wet grassland with rhynes and ditches and swamp and fen, open water, marginal and inundation communities	Habitat extent	Maintain the area of habitats that are used by Annex 1 birds within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable.	Potential disturbance from increased recreation	Yes	As above	Yes	Increased recreational disturbance could reduce breeding and foraging success.
Migratory bird species of European importance		Habitat extent	Maintain the area of habitats that are used within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable.					
Populations of wildfowl that contribute to assemblages of European Importance		Habitat extent	Maintain the area of habitats that are used within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable.					
Somerset Levels and Moors Ramsar								
Invertebrate assemblages of European importance	N/A	Population	The size of the invertebrate population in the Somerset Levels and Moors and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term	Degradation of water quality	Yes	As above	Yes	Increased development will require water treatment works. These have the potential to impact upon water quality which will have an effect on populations
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					

Appendix E4 Taunton Deane Local Plan Policies Adopted 2004 and Emerging Allocations (2009) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options S9, EC1, EC2, EC10 (i&iv), EC24, EC25, C3 (C), C4 (D), C5 (C), T2-T11, T13- T18, T23, T24, T28, T32, CSL1, CM1, CM2, HB1, HE1, KM1, OK1, WV1, WV3								
Severn Estuary cSAC								
River Lamprey	N/A	Migration	The migratory passage of both adult and juvenile river lamprey through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	These options are located away from rivers which support this species; therefore there is not likely that developments named in these policies will have a direct impact on this feature of the cSAC.	None	As above	None	No effect
		Population	The size of the river lamprey population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the river lamprey's food resource within the estuary is maintained					
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Sea Lamprey	N/A	Migration	The migratory passage of both adult and juvenile sea lamprey through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality					
		Population	The size of the sea lamprey population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the sea lamprey's food resource within the estuary is maintained					
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Twaite Shad	N/A	Migration	The migratory passage of both adult and juvenile twaite shad through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality					
		Population	The size of the twaite shad population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming twaite shad food resource within the estuary, in particular at the salt wedge, is maintained					
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Atlantic Salmon	N/A	Migration	The migratory passage of both adult and juvenile Atlantic salmon through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality					

Appendix E4 Taunton Deane Local Plan Policies Adopted 2004 and Emerging Allocations (2009) Scoping Table



Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options S9, EC1, EC2, EC10 (i&iv), EC24, EC25, C3 (C), C4 (D), C5 (C), T2-T11, T13- T18, T23, T24, T28, T32, CSL1, CM1, CM2, HB1, HE1, KM1, OK1, WV1, WV3								
Severn Estuary Ramsar								
Atlantic Salmon	N/A	Population	The size of the Atlantic salmon population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term	These options are located away from rivers which support this species; therefore there it is not likely that developments named in these policies will have a direct impact on this feature of the cSAC.	None	As above	None	No effect
		Food availability	The abundance of prey species forming the Atlantic salmon's food resource within the estuary is maintained					
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Common Eel	N/A	Migration	The migratory passage of both adult and juvenile common eel through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality					
		Population	The size of the common eel population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the common eel's food resource within the estuary is maintained					
Allis Shad	N/A	Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
		Migration	The migratory passage of both adult and juvenile allis shad through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality					
		Population	The size of the allis shad population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the allis shad's food resource within the estuary is maintained					
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					

Appendix E4 Taunton Deane Local Plan Policies Adopted 2004 and Emerging Allocations (2009) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Options S9, EC1, EC2, EC10 (i&iv), EC24, EC25, C3 (C), C4 (D), C5 (C), T2-T11, T13- T18, T23, T24, T28, T32, CSL1, CM1, CM2, HB1, HE1, KM1, OK1, WV1, WV3								
Somerset Levels and Moors SPA								
Annex 1 bird species	Wet grassland with rhynes and ditches and swamp and fen, open water, marginal and inundation communities	Habitat extent	Maintain the area of habitats that are used by Annex 1 birds within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable	There is the potential for increased disturbance from increased recreation (such as walking, dog walking, cycling, and other informal recreational activities). Human disturbance has the potential for significant interruption to feeding birds, as evidenced in various studies particularly a two year study in the Stour and Orwell Estuary SPA.	Yes	As above	Yes	Increased recreational disturbance could reduce breeding and foraging success. There is the potential for changes to habitat extent and species composition from increased trampling. Assessment will clarify distance to site, and provision of recreational facilities and pathways through which the disturbance could occur. Mitigation can include an increased provision for recreational facilities nearer to development locations.
Migratory bird species of European importance		Habitat extent	Maintain the area of habitats that are used within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable					
Populations of wildfowl that contribute to assemblages of European Importance		Habitat extent	Maintain the area of habitats that are used within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable					
Options S9, EC1, EC2, EC10 (i&iv), EC24, EC25, C3 (C), C4 (D), C5 (C), T2-T11, T13- T18, T23, T24, T28, T32, CSL1, CM1, CM2, HB1, HE1, KM1, OK1, WV1, WV3								
Somerset Levels and Moors Ramsar								
Invertebrate assemblages of European importance	N/A	Population	The size of the invertebrate population in the Somerset Levels and Moors and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term	Potential disturbance to populations from increased eutrophication and subsequent reduction in water quality arising from STW discharges as a result of population growth at Taunton	Yes	As above	Yes	Invertebrate communities may change as a result of decreased water quality from new peat workings. The Regulation 50 review of peat workings will be discussed with SCC. Water quality data from the river upstream and downstream of the peat workings and population centres would be examined along with population change. Key water quality parameters will be obtained and examined to determine whether water quality targets are or would be exceeded and the determination of likely impact.
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					

Appendix E4 Taunton Deane Local Plan Policies Adopted 2004 and Emerging Allocations (2009) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Option S1-S8, H1-H19, EC3-EC9, EC10 (ii& iii). EC11-EC23, EC26, M1-M6, C1, C2, C3 (A, B & D), C4 (A, B, C & E), C5 (A, B), C6, C8-C16, EN1-EN34, T1, T12, T19-T22, T25-T27, T29-T31, T33-T38, W1-W15, BL1-BL4, CO1, CO2, HB2, KM2, OK2, WV2, WV4.								
Severn Estuary cSAC								
River Lamprey	N/A	Migration	The migratory passage of both adult and juvenile river lamprey through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	These options are a) design criteria; b) aimed at protecting environmental features of interest with the Borough; or c) small scale policies which are not considered to have a significant impact of the Natura 2000 sites. None of these options will have an impact of this feature of the cSAC.	None	As above	None	No effect
		Population	The size of the river lamprey population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the river lamprey's food resource within the estuary is maintained					
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Sea Lamprey	N/A	Migration	The migratory passage of both adult and juvenile sea lamprey through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	These options are a) design criteria; b) aimed at protecting environmental features of interest with the Borough; or c) small scale policies which are not considered to have a significant impact of the Natura 2000 sites. None of these options will have an impact of this feature of the cSAC.	None	As above	None	No effect
		Population	The size of the sea lamprey population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the sea lamprey's food resource within the estuary is maintained					
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Twaite Shad	N/A	Migration	The migratory passage of both adult and juvenile twaite shad through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	None of these options will have an impact of this feature of the cSAC.	None	As above	None	No effect
		Population	The size of the twaite shad population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming twaite shad food resource within the estuary, in particular at the salt wedge, is maintained					
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					

Appendix E4 Taunton Deane Local Plan Policies Adopted 2004 and Emerging Allocations (2009) Scoping Table

Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Option S1-S8, H1-H19, EC3-EC9, EC10 (ii& iii). EC11-EC23, EC26, M1-M6, C1, C2, C3 (A, B & D), C4 (A, B, C & E), C5 (A, B), C6, C8-C16, EN1-EN34, T1, T12, T19-T22, T25-T27, T29-T31, T33-T38, W1-W15, BL1-BL4, CO1, CO2, HB2, KM2, OK2, WV2, WV4.								
Severn Estuary Ramsar								
Atlantic Salmon	N/A	Migration	The migratory passage of both adult and juvenile Atlantic salmon through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	These options are a) design criteria; b) aimed at protecting environmental features of interest with the Borough; or c) small scale policies which are not considered to have a significant impact of the Natura 2000 sites.	None	As above	None	No effect
		Population	The size of the Atlantic salmon population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the Atlantic salmon's food resource within the estuary is maintained					
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Common Eel	N/A	Migration	The migratory passage of both adult and juvenile common eel through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	These options are a) design criteria; b) aimed at protecting environmental features of interest with the Borough; or c) small scale policies which are not considered to have a significant impact of the Natura 2000 sites.	None	As above	None	No effect
		Population	The size of the common eel population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the common eel's food resource within the estuary is maintained					
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					
Allis Shad	N/A	Migration	The migratory passage of both adult and juvenile allis shad through the Severn Estuary between the Severn Estuary and any of their spawning rivers is not obstructed or impeded by physical barriers, changes in flows or poor water quality	None of these options will have an impact of this feature of the Ramsar.	None	As above	None	No effect
		Population	The size of the allis shad population in the Severn Estuary and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term					
		Food availability	The abundance of prey species forming the allis shad's food resource within the estuary is maintained					
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					

Appendix E4 Taunton Deane Local Plan Policies Adopted 2004 and Emerging Allocations (2009) Scoping Table



Qualifying feature	Supporting Habitat	Attribute	Target	Potential impacts	Likely significant effect alone	Other plans/policies in combination	Likely significant effect in combination	Conclusion
Option S1-S8, H1-H19, EC3-EC9, EC10 (ii& iii). EC11-EC23, EC26, M1-M6, C1, C2, C3 (A, B & D), C4 (A, B, C & E), C5 (A, B), C6, C8-C16, EN1-EN34, T1, T12, T19-T22, T25-T27, T29-T31, T33-T38, W1-W15, BL1-BL4, CO1, CO2, HB2, KM2, OK2, WV2, WV4.								
Somerset Levels and Moors SPA								
Annex 1 bird species	Wet grassland with rhynes and ditches and swamp and fen, open water, marginal and inundation communities	Habitat extent	Maintain the area of habitats that are used by Annex 1 birds within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable	These options are a) design criteria; b) aimed at protecting environmental features of interest with the Borough; or c) small scale policies which are not considered to have a significant impact of the Natura 2000 sites. None of these options will have an impact of this feature of the cSAC.	None	As above	None	No effect
Migratory bird species of European importance		Habitat extent	Maintain the area of habitats that are used within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable					
Populations of wildfowl that contribute to assemblages of European Importance		Habitat extent	Maintain the area of habitats that are used within acceptable limits: losses of 5% or more of any relevant habitat type are unacceptable					
Somerset Levels and Moors Ramsar								
Invertebrate assemblages of European importance	N/A	Population	The size of the invertebrate population in the Somerset Levels and Moors and the rivers which drain into it is at least maintained and is at a level that is sustainable in the long term	These options are a) design criteria; b) aimed at protecting environmental features of interest with the Borough; or c) small scale policies which are not considered to have a significant impact of the Natura 2000 sites. None of these options will have an impact of this feature of the cSAC.	None	As above	None	No effect
		Water quality	Toxic contaminants in the water column and sediment are below levels which would pose a risk to the ecological objectives described above					

Appendix F Examination of 'In Combination' Plans, Programmes and Projects

Instrument	Key Objectives	Key Relevant Targets and Indicators	Implications for Somerset Local Authorities Core Strategies
National and Regional Context			
<p>The Draft Revised Regional Spatial Strategy for the South West Incorporating the Secretary of States Proposed Changes – For Consultation 2008</p>	<p>The region has recently adopted the following principles in the Integrated Regional Strategy (IRS) which provide a more local context for the RSS:</p> <ul style="list-style-type: none"> to harness the benefits of population growth and manage the implications of population change. to enhance our distinctive environments and the quality and diversity of our cultural life. to enhance our economic prosperity and quality of employment opportunity. to address deprivation and disadvantage to reduce significant intra-regional inequalities. to make sure that people are treated fairly and can participate fully in society. <p>In supporting the IRS aims, the RSS should aim to achieve the following:</p> <ul style="list-style-type: none"> Population growth and change should be used positively, with new development bringing with it benefits to communities, increasing economic prosperity and better facilities, closing not widening disparities. New development should be sustainable, enhancing our distinctive environments and cultural life through the provision of well designed, resource efficient buildings, promoting sustainable construction, and minimising waste and pollution. Development should seek to enhance, and improve access to, our high quality environmental assets and cultural activity, and to make much better use of the social and economic benefits that can be derived from these. The RSS should help to enhance our economic prosperity and quality of employment opportunity by focusing business development where it will have a positive effect on the overall prosperity of the region. Inequalities across the region should be reduced, and residents should experience improving quality of life as sufficient basic requirements such as affordable homes, jobs and accessible facilities become available through positive planning and private and public investment in the right places at the right time. Not owning or having access to a car should become less of a disadvantage in the South West, with access for residents to jobs and facilities easier by other means of transport than now. This will be assisted by an improved strategic network, investment in rail and road public transport, appropriate demand management and significant 'soft measures'. In managing the future development of the region, the RSS should aim to ensure that people are treated fairly and can participate fully in society. Development should be channelled into places where the benefits are greatest, where infrastructure can be made available and the needs of all sectors of society can be met. <p>In addition, positive planning will deliver better quality of living in urban and rural areas by:</p> <ul style="list-style-type: none"> Reducing the need to travel, particularly by car, which may not necessarily affect people's desire to travel. This will be dealt with through transport demand management policies in the Regional Transport Strategy. 	<p>There are 3 key strategies proposed, but these are currently going through consultation before the final strategy is identified and then carried forward. The policies are:</p> <ol style="list-style-type: none"> 1 – Continue existing RPG policy of development focussing on the PUAs within the region. Development in smaller towns and key centres in rural areas would be for local needs. 2 – Focus development on a smaller number of PUAs across the region. 3 – This strategy will provide a less generic form of strategy and will enable local requirements and availability to identify areas for development. Though the focus is on major PUAs, other key locations (market towns) will be used, but with a stricter approach to locational strategy and stricter identification of housing allocations for each district. 	<p>This is the higher-level statutory development plan for the whole region. It sets out the strategic scale and location of development to 2026. These allocations also considered in the Core Strategies. Some of these allocations lie in North Somerset and there is the potential for in-combination impacts arising from coastal development.</p>

Appendix F Examination of 'In Combination' Plans, Programmes and Projects

Instrument	Key Objectives	Key Relevant Targets and Indicators	Implications for Somerset Local Authorities Core Strategies
	<ul style="list-style-type: none"> Promoting good design and high quality urban environments to make urban, higher density living a rich and enjoyable experience for all. Acknowledging the attractiveness of the rural parts of the region as a key economic asset, and contributor to quality of life to be protected from any unnecessary development. Rural communities are undergoing significant change. Development should be focused in those rural communities best able to achieve more balanced links between jobs and housing while preventing general degradation of the rural environment through sporadic development everywhere. 		
South West Regional Spatial Strategy Proposed Changes Habitat Regulations Assessment	<p>Sets out the results of the Habitats Regulations Assessment of the Secretary of State's Proposed Changes to the South West RSS.</p>	<p>There are no targets as this is an appraisal of the RSS which is described above.</p> <p>It should be noted that RSS HRA (in its Appendix 3) identifies the following potential adverse effects on the Severn Estuary pSAC, SPA and Ramsar site:</p> <ol style="list-style-type: none"> 1. Water abstraction (uncertain) 2. Water pollution (uncertain) 3. Physical damage / disturbance due to housing, waterside employment, port and transport infrastructure development 4. Physical damage / disturbance due to port development (uncertain) 5. Physical damage / disturbance due to recreation (uncertain) 6. Air pollution (uncertain) 7. Mineral extraction (uncertain) 8. Renewable energy (uncertain) 9. Disturbance from plane flight paths and wind turbines (uncertain) 10. Physical damage due to coastal squeeze <p>(NB not all of these effects are necessarily attributable to RSS policy in Somerset and some effects may be addressed by changes to RSS policy)</p> <p>And on the Levels and Moors SPA and Ramsar site:</p> <ol style="list-style-type: none"> 1. Water pollution (but concluded "no adverse effect") 2. Physical / hydrological disturbance due to housing and transport infrastructure development and recreation (but concluded "no adverse effect") 3. Air pollution (uncertain) 	<p>It is not known whether existing consented abstractions are having an adverse effect on the Severn Estuary. Work undertaken by the EA based on the Panels recommended housing numbers concludes that deficits are not expected in the Resource Zones in which this site is located. However, the housing numbers in the Proposed Changes to the RSS are slightly higher than those recommended by the Panel.</p> <p>In their response to the Draft RSS, NE stated that the Severn is probably not as sensitive to nutrient enrichment as other estuaries in the SW and there therefore may not be an urgent need for improved wastewater treatment capacity in order to maintain the integrity of these sites. However, NE states that they are uncertain whether there is an urgent need for new/improved wastewater treatment capacity to avoid adverse effects on this site.</p> <p>Housing and mixed-use development is proposed in Bridgwater and may have indirect effects on the Severn Estuary due to infrastructure development and increasing recreation impacts from recreation pressure associated with the increased population from new housing developments are not considered to be as significant as from the types of development discussed above, however, could cause erosion, trampling and disturbance from human presence, water sports and pets.</p> <p>The EA Review of Consents process only considers the adverse impacts on the overwintering birds for which the Somerset Levels and Moors is designated an SPA, and not the Ramsar features. It found no licensed abstractions or discharges likely to have a significant effect on these qualifying features. However, the EA acknowledged that some licensed discharges are increasing nutrient levels in the ditch network of the site, which could have an adverse effect on the invertebrates for which the site has its Ramsar designation. In combination with agricultural pollution sources, any future demands for wastewater treatment capacity to serve the new development proposed around Taunton and Yeovil would increase this adverse effect.</p> <p>NE has also raised specific concerns about the potential water quality impacts of development proposed in the RSS.</p> <p>There is potential for new development in Taunton and Yeovil to alter the flood risk on the Somerset Levels and Moors. In addition, potential improvements to the interregional rail route may also result in habitat loss or disturbance to the hydrological regime.</p> <p>The RSS is the driver for the Core Strategies; therefore there will not be any in-combination effects.</p>

Appendix F Examination of 'In Combination' Plans, Programmes and Projects

Instrument	Key Objectives	Key Relevant Targets and Indicators	Implications for Somerset Local Authorities Core Strategies
<p>Regional Economic Strategy for the South West of England 2003 - 2012</p>	<p>The Mission will be achieved through the application of three Strategic Objectives:</p> <ul style="list-style-type: none"> • Strategic Objective 1 - To raise business productivity. • Strategic Objective 2 - To increase economic inclusion. • Strategic Objective 3 - To improve regional communications and partnership. <p>A successful strategy to improve productivity has to work on a set of key factors that influence and determine the level of productivity at the local, regional and national scales. These include:</p> <ul style="list-style-type: none"> • skills of employees and employers. • investment in capital equipment, property, infrastructure and research. • innovation and application of new technology in product and process development. • enterprise and the growth of new firms. • competition, providing strong incentives for firms to innovate and adopt new technologies and working practices. 	<p>Government Targets</p> <ul style="list-style-type: none"> • Increase regional productivity in real terms. • Increase new business registrations and survival rates. • Secure more inward investments. • Raise the proportion of people in the region with NVQ Levels 2, 3, 4 and above. <p>Supplementary Regional Targets</p> <ul style="list-style-type: none"> • Improvement in business productivity as measured by GVA per worker. • Increased number of South West residents who achieve at least NVQ Level 1 qualifications. 	<p>The Core Strategies include provision for economic growth. No in-combination impacts will arise from interaction of the two plans</p>
<p>One Wales Delivery Plan 2007-2011</p>	<p>The One Wales document is the foundation stone of our historic coalition partnership and it sets out a progressive government agenda for Wales.</p> <p>One Wales sets out 228 specific commitments to be delivered by April 2011 to improve the quality of life of people in all of Wales' communities, from all walks of life with particular regard for the needs of the most vulnerable and disadvantaged. Our ambition is to transform Wales into a self-confident, prosperous and healthy nation, fair to all people and all communities.</p>	<p>Our policies fall into eight broad areas, and these form the framework of our delivery plan. Together, they spell out our vision for Wales, which represents:-</p> <ul style="list-style-type: none"> • A strong and confident nation • A healthy future • A prosperous society • Living communities • Learning for life • A fair and just society • A sustainable environment • A rich and diverse culture 	<p>This is the higher-level statutory development plan for Wales. There is the potential for in-combination impacts to the Severn Estuary arising from coastal development.</p>
<p>Somerset & Exmoor National Park Joint Structure Plan Review 2004-2016</p>	<p>The Joint Structure Plan Review provides the strategic base for all land use planning in the combined area covered by Somerset and the Exmoor National Park for the period up to 2011. The Plan has three main functions:</p> <ul style="list-style-type: none"> • To provide a framework of strategic policies for local planning and development control decisions. • To ensure that the provision for development is realistic and consistent with national and regional policy. • To secure consistency between local plans. <p>The Joint Structure Planning Authorities consider that the key elements of the Joint Structure Plan strategy for the development of towns and rural areas should be to:</p> <ul style="list-style-type: none"> • focus a higher proportion of development in the towns; • provide for development well related to existing urban areas and to public transport facilities; • strictly control development in the countryside, outside settlements, with the aim of protecting the wide range of environmental assets found in Somerset and Exmoor; • emphasise the key role of established centres, particularly town centres, as locations for shopping and other purposes; • permit some development in rural settlements to enable diversification of the rural economy and to permit local needs housing; and • encourage the evolution of a balanced and integrated transport system which emphasises alternatives to the private car, where practical. 	<p>The key policies within the Structure Plan are the indicators for its achievement:</p> <p>STR1 – Sustainable Development STR2 – Towns STR3 – Rural Centres and Villages STR4 – Development in Towns STR5 – Development in Rural Centres and Villages STR6 – Development outside Rural Centres and Villages STR7 – Implementation of the Strategy</p> <p>Policy 1 – Nature Conservation Policy 4 – Levels and Moors Policy 16 – Provision of land for Industrial, Warehouse and Business Development Policy 18 – Location of land for Industrial, Warehouse and Business Development Policy 19 – Employment and Community provision in Rural Areas Policy 23 – Tourism Development in the Countryside Policy 24 – Mineral safeguarding Policy 25 – Aggregate production Policy 27 – Minerals landbanks Policy 28 – Level of Mineral Output Policy 29 – Peat working Policy 30 – Reclamation and after use Policy 33 0- Provision for housing Policy 36 – Sites for Gypsies and travelling show people Policy 39 – Transport and development Policy 49 – Transport requirements of new development Policy 55 – Major highway improvements Policy 65 – Provision of waste management facilities</p>	<p>The policies within the structure plan form the basis of the Core Strategies. No in-combination impacts will arise from interaction of the two plans.</p>

Appendix F Examination of 'In Combination' Plans, Programmes and Projects

Instrument	Key Objectives	Key Relevant Targets and Indicators	Implications for Somerset Local Authorities Core Strategies
Severn Estuary Strategy 2001	<p>The key principles are:</p> <ul style="list-style-type: none"> • Create mechanisms and provide opportunities for improving communication, understanding and cooperation between managing agencies, users and local people; • Encourage and facilitate partnerships between all those involved in management or with an interest in the Estuary; • Provide a flexible and supportive service to all those involved in management or with an interest in the Estuary; • Be a focal point for research and information about the Estuary; • Review existing information on the Severn Estuary, identify what further information is required to inform future management, provide an information based service and be a forum for information exchange; • Highlight examples of good and bad practice and assist in disseminating this information; • Co-ordinate and report on a programme of projects as identified in the Partnership's Action Plans; • Encourage organisations to adopt policies that are complementary to each other and relate to policies outlined in the Strategy for the Severn Estuary. 	<p>Policies have been drafted to</p> <ul style="list-style-type: none"> • To aid the development of a planning and management system through partnerships to • To create a diverse and sustainable Estuary environment. • To develop a prosperous, vibrant and sustainable economy whilst protecting and promoting the natural, cultural and historical heritage. • To promote viable and sustainable agriculture and associated communities, so they may operate in a way that is sensitive to the Estuary environment and surrounding countryside. • To provide sustainable flood defence and coastal protection, developed through a holistic understanding of the Estuary and its communities, heritage and processes. • To maintain and improve the accessibility and availability of sustainable tourist and recreational facilities that enhance the economy, whilst considering the local environment. • To promote and support the sustainable development and the continued viability of the Estuary's ports, wharves and harbours, and their associated navigation infrastructure. • To maintain and improve air, land and water quality through using resources wisely; adopting appropriate waste management practices, minimising pollution and developing water management strategies. • To meet society's need for minerals by maximising the use of secondary and recycled materials and encouraging the use of marine and land based sources in a way that least harms the Estuary's off-shore and on-shore environments. • To manage water resources in order to meet society's needs while protecting the natural environment. • To support and promote the sustainable use of the Estuary's fisheries and to protect estuarine habitats whilst recognising the value of the fisheries to local communities. • To conserve, promote and enhance and where necessary restore the special and distinctive character and quality of the Estuary's landscape and seascape. • To maintain and enhance the biodiversity and abundance of wildlife, especially the habitats and species that contribute to the character and integrity of the Estuary. • To conserve and enhance the Estuary's archaeological and cultural heritage, and to secure its sensitive management and promotion. 	<p>Any new development should consider the objectives set out in the Severn Estuary Strategy. As such, there are unlikely to be any in-combination impacts.</p>
Somerset Local Transport Plan	<p>The key objectives are to:</p> <ul style="list-style-type: none"> • Improve safety for all who travel; • Reduce social exclusion and improve access to everyday facilities; • Reduce the growth of congestion and pollution and improve health; • Support sustainable economic growth in appropriate locations; and • Protect and enhance the built and natural environment. 	<ul style="list-style-type: none"> • Investment to support economic regeneration in the Taunton/Bridgwater/Wellington area and Yeovil. • Targeted implementation of other integrated transport schemes particularly to improve access to basic services in our Market Towns. 	<p>Increasing transport capacity could cause in-combination air quality and water quality impacts which may result in negative impacts to the Severn Estuary SPA/ cSAC and Somerset Levels and Moors SPA.</p>
Somerset Rights of Way Improvement Plan 2006	<p>This Improvement Plan is based upon 6 key aims. These are as follows:</p> <ul style="list-style-type: none"> • Raise the strategic profile of the public rights of way network, • Improve how the public rights of way network is maintained, • Improve how Definitive Map Modification and Public Path Orders are processed, • Develop a safe access network, • Improve access information provision, • Work in partnership with key organisations. 	<p>There are no actions in the Rights of Way Improvement Plan that are relevant to the Core Strategies.</p>	<p>Improved public access will result in increased recreational pressure. This has the potential for in-combination effects with the Core Strategies.</p>

Appendix F Examination of 'In Combination' Plans, Programmes and Projects

Instrument	Key Objectives	Key Relevant Targets and Indicators	Implications for Somerset Local Authorities Core Strategies
Somerset Minerals Local Plan 2007-2011	To consider mineral issues in much finer detail and to put a comprehensive set of minerals policies in place which are at the same time in conformity with both Regional Planning Guidance and the Somerset Structure Plan.	Policies have been drawn up for: <ul style="list-style-type: none"> • Protection of the Environment and Local Communities • Mineral Resources and Secondary Aggregates • Strategy for Crushed Rock Aggregates • Strategy for Peat Extraction 	Re-routing public rights of way (Policy M16) could result in in-combination impacts to the Severn Estuary and Somerset Levels and Moors. Peat extraction (Policy M40) could result in in-combination impacts to the Somerset Levels and Moors.
Somerset Local Waste Plan 2001 - 2011	To set out a plan to change the way waste is treated within the county over the plan period.	<ul style="list-style-type: none"> • POLICY W1 - BEST PRACTICABLE ENVIRONMENTAL OPTION (BPEO) • POLICY W2 – THE PROXIMITY PRINCIPLE • POLICY W3 - MANAGEMENT OF ENVIRONMENTAL EFFECTS • POLICY W4 - REGIONAL SELF SUFFICIENCY • POLICY W5 - RECYCLING • POLICY W6 - LANDFILL • POLICY W7 - SMALL SCALE HEAT TREATMENT • POLICY W8 - LARGE SCALE HEAT TREATMENT • POLICY W9 - WASTE ARISING FROM NEW DEVELOPMENT • POLICY W10 – PROTECTION INTERNATIONALLY DESIGNATED CONSERVATION SITES. • POLICY W13 - SITE RESTORATION & AFTERCARE. • POLICY W16 - LANDFILL FOR BENEFICIAL PURPOSES • POLICY W17 - HOUSEHOLD WASTE RECYCLING CENTRES • POLICY W18 – COMMUNITY RECYCLING FACILITIES 	The policies set out in the waste strategy are carried forward into the Core Strategies, there will not be any in-combination impacts arising from the interaction of these plans.
Somerset Community Strategy	<p>Long term Vision and Community Strategy for Somerset which encompasses the District and Borough Councils under consideration in this report.</p> <p>The strategy has 6 strategic priorities:</p> <ul style="list-style-type: none"> • Image and Influence – Building an Image for the future. Create a strong, positive image for Somerset which demonstrates that the county is a first rate location for business investment; a wonderful environment for people to live, work and visit; and has a powerful voice regionally and nationally; • Business and Industry – An Enterprising Environment Attract and stimulate the growth of identified key sectors for the 21st century economy and develop a welcoming, proactive business environment in which small and medium enterprises thrive; • Skills and Training – Investing in our Future Improve radically the skills, learning and aspirations and employability of people in Somerset; • Culture and Leisure – Creating a Lifestyle. Develop a more diverse, tolerant and exciting multicultural environment for living, learning, working and visiting; • Infrastructure, Access and Transport – Creating Sustainable Foundations. Promote infrastructure and transport investment and development to meet the needs of Somerset's economy and communities whilst maintaining and enhancing the character, quality and diversity of the built and natural environment; and • Our Communities – Sharing with each other a Sense of Belonging. Develop strategies for sustainable communities with decent, affordable and appropriate housing linked to work, with access to services and opportunities for community engagement 	<ul style="list-style-type: none"> • Increased economic potential is realised from sustainable tourism. • Ensure an ongoing supply of sustainable employment land and quality premises, including a series of strategic sites in Taunton, Bridgwater and Yeovil that are attractive to inward investors and which meet the needs of existing businesses. • Support the developments in key centres such as The Taunton Vision. • Promote the development of renewable energy sources. • Promote improvement of sub-regional strategic networks and maintenance to achieve greater integration of transport, highways, planning and ICT. • Work on strategic overview of needs to ensure that the planning system and house building sector deliver a suitable range and supply of housing for Somerset's future workforce. 	Any new development should consider the objectives set out in the Community Strategy. As such, there are unlikely to be any in-combination impacts.

Appendix F Examination of 'In Combination' Plans, Programmes and Projects

Instrument	Key Objectives	Key Relevant Targets and Indicators	Implications for Somerset Local Authorities Core Strategies
Somerset Biodiversity Strategy	The Somerset Biodiversity Strategy is intended to represent a long term blueprint for successful biodiversity conservation in Somerset. It proposes a vision and long term goals for biodiversity conservation locally and sets out a series of objectives and actions aimed at making significant progress towards achieving them. It also identifies those organisations that are best placed to drive through the actions, either through their own endeavours and/or working in partnership with and enabling others.	<ul style="list-style-type: none"> • Implement the new Local Biodiversity Action Plans. • Sustainable development through the land use planning system. • Increase in wildlife-friendly farming, forestry and sustainable rural enterprises. • Secure the future of all statutory and non statutory wildlife sites • Develop the links between business and the environment. 	Any new development should consider the objectives set out in the Biodiversity Strategy. As such, there are unlikely to be any in-combination impacts.
Responding to Climate Change in Somerset	Sets out a programme for development of a Climate Change Action Plan involving all Service Areas within Somerset County Council. Implementation of the Action Plan will enable the Authority to provide effective leadership, advice and encouragement to stakeholders and communities in tackling the causes and effects of climate change across the County.	<ul style="list-style-type: none"> • Commitment 2: Somerset County Council will engage with local communities, key stakeholders, government agencies and the business community to ensure success in dealing with the significant challenges presented by climate change in the County. 	Climate change must be taken into account when implementing the core strategies. Bridgwater Bay is vulnerable to coastal squeeze.
South West Water Draft Water Resources Plan (2008)	This plan presents an appraisal of the South West Water's supply/demand projections to 2034/35 completed in accordance with the Environment Agency Guidelines	To achieve security of supply South West Water has sought to make the best use of the water that is already available rather than developing new resources. This positive contribution to sustainable development will be achieved by: <ul style="list-style-type: none"> • keeping leakage at or below the economic level • three additional major water efficiency initiatives • the introduction of innovative tariffs South West Water is confident that it can deliver the chosen options which will ensure that all three Strategic Supply Areas achieve their target headroom throughout the planning period.	The plan shows that demand will continue to fall until about 2016/17 due to the impact of increasing numbers of customers opting for water meters, the impact of water efficiency measures & new water tariffs and the projected reduction in commercial demand. After 2016/17 demand will start to rise again largely due to population growth. None of the initiatives are located within the study area and therefore there are not anticipated to be any in-combination effects.
Local Context			
North Devon and Somerset SMP	The aim of this plan is to provide a framework for the development of sustainable coastal defence policies from Hartland Point to Brean Down. The main objectives are: <ul style="list-style-type: none"> • Assess a range of strategic coastal defence options and agree a preferred approach. • Outline future requirements for monitoring, management of data and research related to the shoreline. • Inform the statutory planning process and related coastal zone planning. • Identify opportunities for maintaining and enhancing the natural coastal environment, taking account of any specific targets set by legislation or any locally set targets. • Set out arrangements for continued consultation with interested parties. 	<ul style="list-style-type: none"> • Burnham on Sea to Bream Down– Hold the existing defence line • Hinkley Point to River Brue – Hold the existing defence line 	Holding the existing defence line along the coastline will result in coastal squeeze. In combination with development and/ or increased recreational pressure there could be a significant impact to the Severn Estuary cSAC/ SPA/ Ramsar, particularly near Burnham and Highbridge.
West Somerset Local Plan	Not available online.	Not known	West Somerset lies with the Severn Estuary cSAC/SPA. Any proposed development within or adjacent to these Natura 2000 sites has the potential for in-combination impacts with the Sedgemoor District Core Strategy.
Mid Devon Core Strategy 2026	To set out the development strategy until 2026.	<ul style="list-style-type: none"> • COR1 Sustainable Communities • COR3 Meeting Housing Needs • COR4 Meeting Employment Needs • COR7 Previously Developed Land • COR8 Infrastructure Provision • COR10 Strategic Transport Networks • COR12 Development Focus 	Mid Devon is situated 8km from the Somerset Levels and Moors SPA and the Severn Estuary cSAC. Development in this district is unlikely to have any in-combination impacts on the Natura 2000 sites.

Appendix F Examination of 'In Combination' Plans, Programmes and Projects

Instrument	Key Objectives	Key Relevant Targets and Indicators	Implications for Somerset Local Authorities Core Strategies
East Devon Local Plan	To set out the development strategy until 2011.	<ul style="list-style-type: none"> Policy S1 (Strategic development in the East Devon part of the Exeter PUA) Policy S5 (Countryside protection) Policy S7 (Infrastructure related to new development) 	East Devon is situated 7km from the Somerset Levels and Moors SPA and 16km from the Severn Estuary cSAC. Development in this district is unlikely to have any in-combination impacts on the Natura 2000 sites.
West Dorset District Local Development Framework Core Strategy Issues and Options Paper	Set out the vision, objectives and spatial strategy for the area until 2026 linking with the aims set out within the West Dorset Community Plan.	At present the targets have not been set for the Core Strategy.	This district is situated 5km from the Somerset Levels and Moors SPA and 9km from the Severn Estuary cSAC. Development in this district is unlikely to have any in-combination impacts on the Natura 2000 sites.
North Dorset District Local Development Framework Core Strategy Issues and Options Paper	Set out the vision, objectives and spatial strategy for the area until 2026 linking with the aims set out within the North Dorset Community Plan.	At present the targets have not been set for the Core Strategy.	This district is situated 5km from the Somerset Levels and Moors SPA and 9km from the Severn Estuary cSAC. Development in this district is unlikely to have any in-combination impacts on the Natura 2000 sites.
Salisbury District Council Core Strategy – Issues and Options	Set out the vision, objectives and spatial strategy for the area until 2026	At present the targets have not been set for the Core Strategy.	This district is over 10km from the Natura 2000 sites under consideration. In-combination impacts are not considered likely.
West Wiltshire District Council Core Strategy – Issues and Options	Set out the vision, objectives and spatial strategy for the area until 2026	At present the targets have not been set for the Core Strategy.	This district is over 10km from the Natura 2000 sites under consideration. In-combination impacts are not considered likely.
Bath and North East Somerset Core Strategy Launch document	Set out the vision, objectives and spatial strategy for the area until 2026	At present the targets have not been set for the Core Strategy.	This district is over 10km from the Natura 2000 sites under consideration. In-combination impacts are not considered likely.
North Somerset Core Strategy – Issues and Options Report	Set out the vision, objectives and spatial strategy for the area until 2026	At present the targets have not been set for the Core Strategy.	Bridgwater Bay lies within this district as well as Sedgemoor District. There is the potential for in-combination impacts arising from coastal development.
Brue, Axe and North Somerset Streams, Catchment Abstraction Management Strategy	To set out the management of water abstraction until 2010.	<ul style="list-style-type: none"> WRMU 1 – Sheppey & WRMU 2 – Brue Strategy – move from water available to no water available WRMU 3 – Whitelake & WRMU 6 – Axe Strategy – remain at no water available WRMU 4 – Land Yeo Strategy – remain at over licensed WRMU 5 – Congresbury Yeo Strategy – remain at over licensed WRMU 7 – Cheddar Yeo Strategy – stay at no water available 	The plan does not include the Severn Estuary cSAC/ SPA or the Somerset Levels and Moors SPA. The strategies set out in the CAMS identify that water is limited in this region and that additional abstraction in Mendip will not be permitted unless necessary. Any additional abstraction could have a negative impact on the Somerset Levels and Moors SPA.
The Parrett Catchment Abstraction Management Strategy	To set out the management of water abstraction until 2010.	<ul style="list-style-type: none"> WRMU 1 (Isle) Strategy: move from 'water available' to 'no water available' WRMU 2 (Parrett), WRMU 7 (Cam) & WRMU 10 (Yeo) Strategy: remain at 'no water available' WRMU 3 (Wriggle) Strategy: stay at 'over licensed' WRMU 4 (Cary) & WRMU 5 (Fivehead) Strategy: stay at 'water available' WRMU 6 (Sutton Bingham) Strategy: stay at 'over abstracted' WRMU 8 (Upper Yeo) & WRMU 9 (Cannington) Strategy: stay at 'over abstracted' 	The strategies set out in the CAMS identify that water is limited in this region and that additional abstraction in Sedgemoor or South Somerset will not be permitted unless necessary. Any additional abstraction could have a negative impact on the Severn Estuary cSAC/ SPA and/or the Somerset Levels and Moors SPA.
River Tone Catchment Abstraction Management Strategy	To set out the management of water abstraction until 2010.	<ul style="list-style-type: none"> Water Resource Management Unit 1 – Taunton Move from 'over-licensed' to 'no water available'. Water Resource Management Unit 2 – Tidal Limit stay at 'no water available' Water Resource Management Unit 3 – Three Bridges move from 'over-licensed' to 'no water available'. 	The strategies set out in the CAMS identify that water is limited in this region and that additional abstraction in Taunton Deane will not be permitted unless necessary. Any additional abstraction could have a negative impact on the Severn Estuary cSAC/ SPA and/or the Somerset Levels and Mors SPA

Appendix F Examination of 'In Combination' Plans, Programmes and Projects

Instrument	Key Objectives	Key Relevant Targets and Indicators	Implications for Somerset Local Authorities Core Strategies
River Parrett – Catchment Flood Management Plan	To provide a strategy for flood risk management for the next 50 years.	<ul style="list-style-type: none"> • Policy option 3 – continue existing or alternative actions – in the upper catchments of the rivers Cary, Yeo, Parrett, Isle and Tone. • Policy option 4 – take further action to sustain the current scale of flood risk – in Yeovil and Bridgwater. • Policy option 5 – take further action to reduce flood risk – in Taunton. • Policy option 6 – take action to increase the frequency of flooding – in the Somerset Levels and Moors. 	The CFMP states that the predicted level of urban development is not expected to have a significant impact on flooding on a catchment scale. In addition the Core Strategies are built on the Regional Strategies which take account of flood risk. There will not be any in-combination impacts arising from the interaction of these plans.
North and Mid-Somerset Catchment Flood Management Plan	To provide a strategy for flood risk management for the next 50 years.	<p>Catchment-wide actions:</p> <ul style="list-style-type: none"> • Give development control advice, including advice on reducing run-off and avoiding floodplains. • Improve flood warning. <p>Coastal urban areas:</p> <ul style="list-style-type: none"> • Develop a strategy for urban drainage. • Develop a long-term flood management strategy. <p>Lowland floodplain:</p> <ul style="list-style-type: none"> • Investigate flood risk in Clevedon and Cheddar and from the Congresbury Yeo. • Develop a strategy to store floodwater, reducing flood risk locally and in other areas. <p>Upland urban areas</p> <ul style="list-style-type: none"> • Investigate the capacity of urban drainage. • Develop a strategy to manage the growing risk from surface water. • Develop a strategy to manage flood risk in Cheddar, Congresbury, Shepton Mallet, Wedmore and Wells. <p>Permeable uplands:</p> <ul style="list-style-type: none"> • Seek opportunities to maximise storage and groundwater recharge. <p>Low-lying rural land:</p> <ul style="list-style-type: none"> • Continue maintaining rhynes and flood banks. • Seek opportunities to store floodwater to overcome periods of drought and reduce flood risk. • Investigate the level of protection from flood embankments on the Congresbury Yeo, River Brue and Huntspill River. <p>Wedmore Ridge and Polden Hills:</p> <ul style="list-style-type: none"> • Investigate the drainage capacity in main villages. • Encourage use of the best practice in farming and soil management. <p>Impermeable uplands</p> <ul style="list-style-type: none"> • Encourage use of the best practice in farming and soil management. • Consider increasing flood storage. <p>Bruton:</p> <ul style="list-style-type: none"> • Develop a flood management strategy. <p>Mid-slopes:</p> <ul style="list-style-type: none"> • Investigate flooding in Congresbury, East Lydford and Wookey. • Improve recreational fishing in flood storage areas. • Develop a strategy to store floodwater to reduce flood risk locally and further downstream. 	The CFMP states that the predicted level of urban development is not expected to have a significant impact on flooding on a catchment scale. In addition the Core Strategies are built on the Regional Strategies which take account of flood risk. There will not be any in-combination impacts arising from the interaction of these plans.

Appendix F Examination of 'In Combination' Plans, Programmes and Projects

Instrument	Key Objectives	Key Relevant Targets and Indicators	Implications for Somerset Local Authorities Core Strategies
Wessex Water Services Ltd Water Resources Management Plan Draft for consultation - May 2008	This plan describes: <ul style="list-style-type: none"> • how we forecast the demand for water over the next 25 years • how we assess the available output of our current sources of supply • how we allow for any reductions in source outputs to improve river flows • how we calculate the balance between supply and demand • how we determine what options are available to overcome any deficits • what we plan to do to overcome any deficits 	There are no actions in the Water resources management plan that are relevant to the Core Strategies.	As there are no relevant actions there will not be any in-combination impacts arising from the interaction of these plans.
Mendip Local Biodiversity Action Plan LBAP	Sets out the plan to conserve biodiversity within the district.	<ul style="list-style-type: none"> • Maintain the existing extent of wetland: tall fen, wet meadows, raised bog, reed beds, flushes, rush pasture and marshy grassland. • Maintain the existing extent of ancient broad-leaved woodland, including ancient coppice woodlands. Where loss of ancient woodland is unavoidable, double the area of new woodland should be created with a guarantee of suitable management into the next 400 years, in an attempt to replace the loss. 	Any new development should consider the objectives set out in the LBAP. As such, there are unlikely to be any in-combination impacts.
Sedgemoor LBAP	<ul style="list-style-type: none"> • Sets out the plan to conserve biodiversity within the district. 	<ul style="list-style-type: none"> • Maintain the existing habitat extent and quality of Coastal Floodplain & Grazing Marsh (6,755 ha). 	Any new development should consider the objectives set out in the LBAP. As such, there are unlikely to be any in-combination impacts.
South Somerset LBAP	Sets out the plan to conserve biodiversity within the district.	<ul style="list-style-type: none"> • Promote recognition of the importance of all headwaters and encourage their sympathetic management • Aim to increase the proportion of headwaters with 2.5 metre buffer zones by 5% and the proportion of headwaters with 10 metre buffer zones by 5% giving priority to biologically sensitive areas. • Restore at least 150 degraded old ponds, ensuring the restoration optimises the conservation value. • Create fifty new ponds on land of low conservation importance designed to create optimum biodiversity. 	Any new development should consider the objectives set out in the LBAP. As such, there are unlikely to be any in-combination impacts.
Yeovil Vision	Strategic plan for the future economic and social regeneration of the town.	Proposed projects include: <ul style="list-style-type: none"> • Box Factory / Stars Lane - Urban Village comprising urban residential with opportunities for mixed uses and commercial leisure on the principal frontages • Community Woodland - The Planting of a Community Woodland is to be provided as part of a future development of the Brimsmore Key Site • Flag Ship Play Area – New play area on Yeovil Recreation Ground • Foundry House - The proposed scheme currently includes: 7 town houses, 32 flats and maisonettes, 5 shops, 2 restaurants/ cafes and offices. • Market Street Area - The proposals include a 30-bed nursing home with a further 24 extra care units attached, 40 sheltered housing apartments, 23 town houses, 140 one and two bed flats and 600 square metres of retail space. • Quedam Centre - proposed extension of the Quedam Shopping Centre • Petters Way Regeneration - a future mixed-use development, which will revitalise an important town centre site • Princes Street – Street Improvement Works • Reckleford – Highway improvement scheme • Somerfield – Redevelopment of existing building • Yeovil Country Park – Creation of promenade link to park • Yeovil Sports Zone – Improved Sports facilities 	Yeovil lies 9km from the Somerset Levels and Moors SPA, the vision will have no direct impacts on the site, although creation of an urban village could contribute to increased recreational pressure.
Vision for Taunton	Strategic plan for the future economic and social regeneration of the town.	<ul style="list-style-type: none"> • Achieve recognition as regional centre of excellence for regeneration and design. • Ensure the future economic growth of the town. • Improve employment opportunities. • Improve leisure and cultural facilities. • Enhance the well being and prosperity of the community. • Ensure the positive effects of regeneration are cascaded to neighbouring towns and villages. 	These proposals are included in the Taunton Local Plan. There will be no in-combination impacts.

Appendix F Examination of 'In Combination' Plans, Programmes and Projects

Instrument	Key Objectives	Key Relevant Targets and Indicators	Implications for Somerset Local Authorities Core Strategies
Taunton Deane LBAP 2008	Sets out the plan to conserve biodiversity within the district.	<ul style="list-style-type: none"> Reduction in biodiversity loss from development and an increase in the number of significant developments where biodiversity is enhanced Fewer developments affecting Local Wildlife Sites and BAP priority habitats 	Any new development should consider the objectives set out in the LBAP. As such, there are unlikely to be any in-combination impacts.
Taunton Town Centre Area Action Plan (Submission)	<p>Focuses on the delivery of major regeneration proposals for large parts of the town centre. The Plan:</p> <ul style="list-style-type: none"> Builds on the work of the Taunton Vision and establishes how the regeneration of the town centre will be proactively delivered and co-ordinated by the public and private sectors in partnership; Delivers those parts of the Sustainable Community Strategy that relate to the use of land within the town centre; and Sets out the statutory policy framework against which planning applications will be assessed. 	<p>Firepool</p> <ul style="list-style-type: none"> A strategic employment site providing around 60,000 square metres of new offices 8,000 square metres of retailing and leisure uses Around 1,000 dwellings A boulevard linking the railway station with the River Tone and the town centre The Northern Inner Distributor Road, opening up key development sites and relieving the town centre of traffic Two multi-storey car parks, including one for rail users Improved interchange facilities and 'gateway' enhancements at the railway station New hotel development Refurbishment of listed buildings <p>Cricket Club/Coal Orchard/Morrisons</p> <ul style="list-style-type: none"> A redeveloped County Ground with facilities for international cricket Major expansion of the specialist retail activity around St James Street Additional large format retail space north of the river, to complement the established town centre New housing and employment activities on upper floors A transformed and expanded Brewhouse Theatre Riverside leisure uses, bars and restaurants More attractive streets, squares and riverside walkways <p>Tangier and Tesco</p> <ul style="list-style-type: none"> Around 500 dwellings, many in attractive waterside locations New riverside leisure and retail activities Environmental improvements along the River Tone and Mill Stream, including improved walkways and cycle routes Additional large format retail space The 'Third Way' relief road, which will help to remove traffic from the main shopping streets Opportunities for an expanded foodstore linked to new housing/student accommodation <p>Goodland Gardens and Castle Green</p> <ul style="list-style-type: none"> A major enhancement of Goodland Gardens, focused on an upgraded Somerset County Museum and new pedestrian/cycle bridges over the River Tone Creation of a major new civic space at Castle Green, able to host public events A redeveloped bus station offering better passenger facilities An overall enhancement scheme for Corporation Street, giving more priority to pedestrians, buses and cyclists <p>High Street and East Street</p> <ul style="list-style-type: none"> Around 30,000 square metres of new retail space Around 200 dwellings A relocated Taunton library A comprehensive programme of street improvements, especially to High Street, Fore Street, North Street, Hammet Street and Church Square Enhancement of East Street to give more priority to pedestrians, cyclists and buses Two new multi-storey car parks <p>Waterways</p> <ul style="list-style-type: none"> New developments, riverside walkways and landscaping to place the River Tone at the heart of the town centre Off-site and on-site measures to address flooding and enable sites to be developed Improving the river for navigation, fishing and other water-based activities Retention and improvement of riverside wildlife habitat 	<p>With the exception of Waterlinks these proposals are included in the Taunton Local Plan. There will be no in-combination impacts.</p> <p>See Waterlinks for discussion of that project.</p>

Appendix F Examination of 'In Combination' Plans, Programmes and Projects

Instrument	Key Objectives	Key Relevant Targets and Indicators	Implications for Somerset Local Authorities Core Strategies
Relevant Projects			
The Severn Barrage and other tidal power generation schemes in the Severn Estuary	<p>The Government is currently conducting a comprehensive study of tidal power generation in the Severn Estuary. The main options currently under consideration include:</p> <ul style="list-style-type: none"> · Tidal stream generators · Tidal lagoons · Cardiff-Weston Barrage (The Severn Barrage); and · Shoots Barrage 	<p>At present the Government is undertaking a Strategic Environmental Assessment of all possible tidal power generation schemes in the Severn Estuary, including for example tidal stream generators. This work is programmed to take 2 years and should any of these options be considered worthy of further development, the Government would, no doubt, take this further forward in due course. However, at this early stage in the process there is no formal application for a Severn Barrage or any of these tidal power generation options. Consequently, there is no legal requirement to consider cumulative and in combination effects. Furthermore, there is insufficient information available at this time regarding the potential schemes and their likely impacts in order to undertake such cumulative impact assessment.</p>	<p>It is clear that a number of these tidal power generation schemes, particularly the Cardiff-Weston Barrage, would have significant adverse affects on the environment of the Severn Estuary. The Sustainable Development Commission states that the Severn Barrage would have a major impact on the local environment, with the loss of up to 75% of the existing intertidal habitat, which is internationally protected. The impact of this Barrage on the Estuary's hydrodynamic, sediment transport and ecological processes has not been sufficiently quantified or assessed. However, it is clear from work undertaken to date, that the scale of the impacts would be such that the physical and environmental conditions in the estuary would be fundamentally altered to such an extent that a new baseline environment would exist in post-barrage conditions. Given the above, it is not possible, practical or helpful to consider cumulative effects of the Core Strategies Severn Barrage or other tidal power generation schemes at this time.</p>
Bristol Container Port habitat creation scheme	<p>To create compensatory intertidal mudflat habitat on the Steart Peninsula as mitigation for the loss of cSAC/SPA habitat at Bristol Port.</p>	<p>This project is at scoping stage. The project aims to create 150ha of intertidal mudflat at Steart to support bird species which use the cSAC/SPA. There are no targets at present.</p>	<p>Increased recreation and tourism could have an impact on this habitat and therefore on the Severn Estuary cSAC/ SPA.</p>
River Parrett Surge Barrier	<p>To create a surge barrier across the River Parrett to act as a flood defence</p>	<p>A strategic review is currently being undertaken on behalf of the Environment Agency. At present there are no firm proposals for this scheme.</p>	<p>There could potentially be an in combination impact between this scheme and Sedgemoor Core Strategy on the Severn Estuary cSAC/SPA.</p>
Hinkley Point	<p>To consider development of a nuclear new build.</p>	<p>Details of the project are not yet publicly available. It is expected that the scheme would include the following:</p> <ul style="list-style-type: none"> • Nuclear reactors. • Possible radial road construction. • Transmission and cooling infrastructure. • Waste storage. 	<p>There could potentially be an in-combination impact between this scheme and Sedgemoor Core Strategy on the Severn Estuary cSAC/SPA.</p>

Appendix F Examination of 'In Combination' Plans, Programmes and Projects

Blank Page