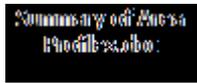


Evidence Base information for the Residential Site Assessment

Detail of the source of information to inform the assessment of each sub-objective in the Residential Site Assessment

SA Objective 1: Improve Health and wellbeing	
Sub-objective 1.1	Achieve reasonable access to public open space
Source of information	Information from the streets and open spaces team based on a district wide assessment (from Local Area Profiles - not publicly available) in 2009. Details for Green Infrastructure requirements are set out in the Development Contributions SPD: https://www.n-somerset.gov.uk/wp-content/uploads/2015/12/development-contributions-supplementary-planning-document.pdf  
Assessment	Assessment of public open space availability within the settlement for the following categories/standards: <ul style="list-style-type: none"> • Conservation Site 1.2ha per/1000 population • Formal parks and Gardens 0.1 ha per/1000 population • Neighbourhood Open Spaces 0.6 ha per /1000 population • Woodland 1.0 ha per /1000 population
Sub-objective 1.2	Achieve reasonable access to playing pitches
Source of information	Information from the open space team from research carried out in 2011 for the councils – draft Playing Pitch Strategy (not publicly available)
Assessment	<ul style="list-style-type: none"> • (Only access to football pitches assessed) • Standard of provision: <ul style="list-style-type: none"> • 1 Adult Football Pitch per 1750 people aged 16-45 (2011 Census) • 1 Junior Football Pitch per 300 people aged 11-15 (2011 Census)
Sub-objective 1.3	Proximity to public leisure centre
Source of information	GIS search on the North Somerset policies map: http://map.n-somerset.gov.uk/PoliciesMap.html
Assessment	GIS search where a measurement is made of the distance to the closest public leisure centre from the site.
Sub-objective 1.4	Achieve reasonable access to healthcare facilities
Source of information	GIS search on the North Somerset policies map: http://map.n-somerset.gov.uk/PoliciesMap.html
Assessment	GIS search identifying healthcare provision in proximity to the settlement.

SA Objective 2: Support communities that meet people's needs	
Sub-objective 2.1	Achieve reasonable access to a full range of community facilities
Source of information	GIS search on the North Somerset policies map: http://map.n-somerset.gov.uk/PoliciesMap.html
Assessment	The distance and ease of access to range of community facilities (convenience store, post office, meeting venues) is recorded and assessed in terms of safety and convenience
Sub-objective 2.2	Achieve reasonable access to a full range of educational facilities – primary education
Source of information	Information available on the North Somerset Council website: Using information from 'Pupil Projections from North Somerset Schools 2015 - 2019'
Assessment	Projected pupil numbers at schools and whether there is capacity to accept new pupils
Sub-objective 2.3	Achieve reasonable access to a full range of educational facilities – secondary education
Source of information	Information available on the North Somerset Council website: Using information from 'Pupil Projections from North Somerset Schools 2015 - 2019'
Assessment	Projected pupil numbers at schools and whether there is capacity to accept new pupils
Sub-objective 2.4	Provide opportunities for people to work locally
Source of information	GIS search on the North Somerset policies map for information on major employers: http://map.n-somerset.gov.uk/PoliciesMap.html
Assessment	A judgement on access to a range and number of employment opportunities within each settlement based on local knowledge.
Sub-objective 2.5	Achieve reasonable access to town centre services and facilities
Source of information	Information from GIS search on distance from nearest town, service village or infill village on the planning map: http://map.n-somerset.gov.uk/dande.html
Assessment	This lists the distance a site is from a defined settlement category as defined by the Core Strategy: Examination Document ED14
SA objective 4: Maintain and improve environmental quality and assets	
Sub-objective 4.1	Minimise impact on and where appropriate enhance the historic environment, heritage assets and their settings
Source of information	GIS search of detail on the North Somerset Planning map: http://map.n-somerset.gov.uk/dande.html

Assessment	Constraints such as proximity to Conservation Areas, Listed Buildings and other heritage assets have been examined. These are material considerations to take into account, but very few sites are affected.
Sub-objective 4.2	To protect and where possible enhance biodiversity and geodiversity at a landscape scale, particularly with respect to protected habitats and species
Source of information	GIS search on the North Somerset Planning map for proximity to AONB: http://map.n-somerset.gov.uk/dande.html Reference to Examination Document ED17 North Somerset Landscape Character Assessment SPD
Assessment	Potential impacts on protected species and habitats are material considerations to take into account. Many of the sites put forward are within the 5km consultation zone for the North Somerset and Mendip Bats Special Area of Conservation. Impact on bats and their habitats can usually be overcome by mitigation and this is reflected in an 'amber' rating. Very few sites have local wildlife sites within their boundaries but those adjacent to such designations are also given an amber rating.
Sub-objective 4.3	Minimise impact on and where appropriate enhance valued landscapes, recognising its wider purposes (natural beauty, enjoyment and cultural heritage) whilst having regard for its economic and social well-being. Including that within or close to the Mendip Hills AONB.
Source of information	GIS search on the North Somerset Planning map: http://map.n-somerset.gov.uk/dande.html Reference to Examination document: ED17 North Somerset Landscape Character Assessment SPD
Assessment	This assesses whether there is the possibility of any significant adverse impact on either the general landscape or townscape. Location with regards to the Mendip Hills AONB. No detailed landscape/townscape analysis has been undertaken and the assessment is based on general views from public vantage points.
Sub-objective 4.4	Promote the conservation and wise use of land, maximising the re-use of previously developed land
Source of information	GIS examination of aerial view of site to ascertain whether greenfield or PDL: http://map.n-somerset.gov.uk/dande.html
Assessment	Para 17 of the NPPF encourages the effective use of land by reusing previously developed land (PDL), provided that it is not of high environmental value. The majority of sites adjacent to settlement boundaries are greenfield and whilst every effort is made to allocate PDL the amount of PDL is limited and in some instances there are problems with the site's deliverability and suitability for residential development.
Sub-objective 4.5	Minimise the loss of productive land, especially best and most versatile agricultural land
Source of information	GIS search on the North Somerset policies map: http://map.n-somerset.gov.uk/PoliciesMap.html
Assessment	GIS identification of the probability of a site being Best and Most Versatile Agricultural Land (Data supplied by Natural England). Para 112 of the NPPF: <i>'Where significant development of agricultural land is demonstrated to be</i>

	<i>necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.'</i>
Sub-objective 4.6	Minimise vulnerability to tidal/fluvial flooding, without increasing flood risk elsewhere
Source of information	North Somerset Planning map: http://map.n-somerset.gov.uk/dande.html
Assessment	Sites that are within Flood Zone 3A and may require some flood mitigation works are highlighted as “amber.” Sites totally outside Flood Zone 3 are given a “green” rating.
Sub-objective 4.7	Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere
Source of information	The extent to which sites that are within High, Medium or low (H/M/L) risk of flooding, as identified by the Environment Agency Surface Water Flooding map - what's in your back yard
Sub-objective 4.8	Minimise impacts on air quality through locating development in locations least likely to contribute to traffic congestion
Source of information	Information gained from the North Somerset Highways team based on their knowledge of the local highway network
Assessment	The extent to which the site development could contribute to congestion, identifying whether there are existing issues with the highway network
SA Objective 5: Minimise consumption of natural resources	
Sub objective 5.1	Achieve reasonable access to sustainable transportation - frequency of bus services
Source of information	Information gained from the travelwest website: https://travelwest.info/
Assessment	The frequency and proximity of bus services to the site/settlement have been assessed. See Policy DM27 of Sites and Policies Development Management Policies: <i>Examination Document ED15</i>
Sub-objective 5.2	Achieve reasonable access to sustainable transportation – proximity to bus stops
Source of information	GIS search on the North Somerset policies map: http://map.n-somerset.gov.uk/PoliciesMap.html
Assessment	This assesses the distance from the site to the nearest bus stop. The closer to a bus stop the better options are provided for sustainable transport solutions
Sub-objective 5.3	Achieve reasonable access to sustainable transportation - Pedestrian and cycleway links
Source of information	Google maps and site visits where necessary: https://www.google.co.uk/maps/
Assessment	This examines existing and potential links from the site to the nearest settlement. For the majority of sites within settlement boundaries this is not a major constraint and for those sites adjacent to settlement boundaries footpaths/ cycleways can be provided as an integral part of the development.

Sub-objective 5.4	Achieve reasonable access to sustainable transportation- proximity of site to railway station
Source of information	GIS search on the North Somerset policies map: http://map.n-somerset.gov.uk/PoliciesMap.html
Assessment	This assesses the distance from the site to the nearest rail station. The closer to a rail station the better options are provided for sustainable transport solutions.
Sub-objective 5.5	Reduce harm on countryside through maintaining development within the existing defined settlement boundary
Source of information	GIS search on the North Somerset planning map: http://map.n-somerset.gov.uk/dande.html
Assessment	Whether the site is inside, adjacent to or wholly outside the current Settlement Boundary in the North Somerset Replacement Local Plan. Those sites totally outside the settlement are classed as red as their site if developed independently, could be somewhat isolated and/or difficult to access.