

# Development Management Policies



## Employment

### Industrial land – policy options

- Allow additional industrial space, retain existing industrial space at identified strategic industrial sites and retain other non-strategic industrial sites in industrial/business use?
- Continue to strongly protect identified strategic sites but ensure all sites in key locations, such as Bath and Somer Valley Enterprise Zones, are included?

### Change of use from office use

- Retain office space within Bath city centre unless the applicant proposing residential development (Use Class C3) can justify its loss.
- Proposals to convert or redevelop office space across B&NES for purpose-built student accommodation/mixed uses or residential uses (Use Classes C2 & C4) should retain the office floorspace unless the loss can be justified.



## Fast food takeaways

### Fast food takeaways – policy options

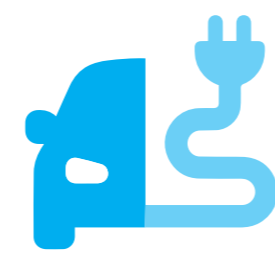
- Prevent fast food takeaways from opening near schools and youth facilities within a given distance?
- Prevent the overconcentration and clustering of fast food outlets?



## Parking standards

### Residential parking standards – policy options

- Develop parking standards that are differentiated spatially across the District, reflecting accessibility, or
- Continue with minimum parking standards in Bath city centre and maximum parking standards elsewhere in B&NES?
- Continue to include garages in the residential parking standard, or
- Exclude garages from the residential parking standard and review the number of spaces required for different size dwellings?



## Electric vehicle infrastructure

### Electric vehicle infrastructure

Require all proposals to integrate the provision of infrastructure at the outset to enable the charging of electric vehicles.

For residential development:

- Require 100% active charging facilities for all residential development, or
- Require at least 20% of dwellings to have active charging facilities and the remaining 80%, passive provision.
- Rapid/fast charging points provided in high density and/or large scale residential/mixed use developments.

For non-residential development:

- Ducting to be installed to enable provision of charging facilities for car parking bays.
- For 10 or more car parking bays, at least 20% active charging facilities, and passive provision for the remaining bays.
- In non-residential development where there are taxi spaces that require active charging facilities.

The Options document also discusses the **West of England Green Infrastructure Plan**, which is being developed and will provide evidence and guidance to support the preparation of the Local Plan.

### Next steps:

Guided by the outcome of this consultation and any other material considerations, the Council will be seeking views on detailed draft policies at a later stage as part of the Draft Local Plan.

To find out more about the emerging policy approaches and options and to make comments, please visit the Council's website

[www.bathnes.gov.uk/localplan2016-2036](http://www.bathnes.gov.uk/localplan2016-2036)



# Development Management Policies

## Planning policies provide the framework for determining planning applications and appeals

Planning applications have to be determined in accordance with the policies in the adopted Local Plan. This gives them considerable weight in the decision-making process.

The majority of the existing Development Management policies can be taken forward into the new Local Plan - unchanged or with minor amendments.

However, there are a number of policies that need reviewing or new policies drafted in the context of the following:

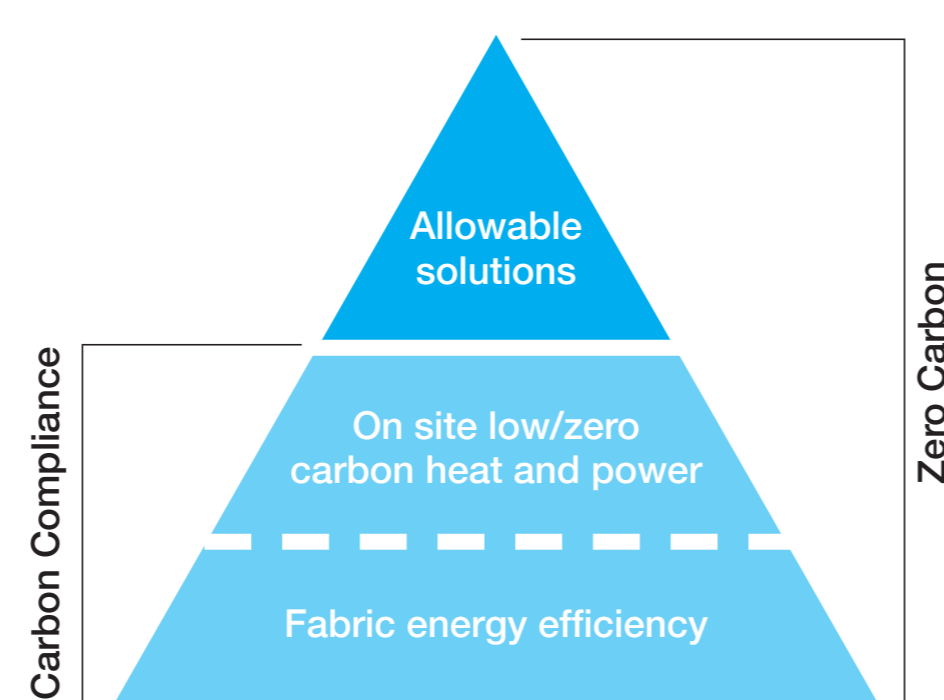
- Emerging West of England Joint Spatial Plan.
- Changes in national policy guidance or legislation.
- Problems in implementing a policy.
- Updated evidence.

The key areas with proposed changes in policy approach are: **Climate change, housing, employment, fast food takeaways, parking standards and electric vehicle infrastructure.**

### Climate change

#### Carbon reduction

With the potential for development to be built to a zero carbon standard, the Council has included a policy that reflects the energy hierarchy.



#### Harnessing wind energy

Wind turbine proposals must:

- Lie within an area identified as being suitable for the location of wind turbines.
- Have community support.
- Address impact on residential amenity, environmental assets and highway safety.

### Housing

#### Rural exceptions sites

- Clarify that affordable housing outside housing development boundaries should be well-related to settlements and reference the scale of development and level of market housing expected.

#### Regeneration of social housing

- Tighten the policy to prevent the net loss of affordable housing units in social housing regeneration schemes.

#### Self-build – policy options

- Should self-build plots be part of the Strategic Development Locations (at Whitchurch and North Keynsham) and/or as part of larger ‘standard’ housing schemes and/or allow self-build only schemes (large or small)?

#### Extra care housing

- Clarify that it is the nature of an ‘extra care housing’ scheme that will determine whether it is classified as a ‘dwelling house’ or a ‘residential institution’.

#### Housing standards

- Introduce nationally described space standards for all housing in B&NES, with the exception of ‘micro housing’.

#### Replacement dwellings outside the Green Belt

- Clarify a replacement dwelling will be allowed outside a housing development boundary if it is not materially larger than the dwelling it replaces.

#### Housing in Green Belt villages – policy options

- Allow limited infilling in villages within defined ‘infill boundaries’ or consider limited infilling at the time of a planning application?