

Bath and North East Somerset Local Plan 2011-2029

# CORE STRATEGY & PLACEMAKING PLAN

# Appendices and Glossary

**Bath & North East  
Somerset Council**

Core Strategy  
**Adopted July 2014**

Placemaking Plan  
**Adopted July 2017**



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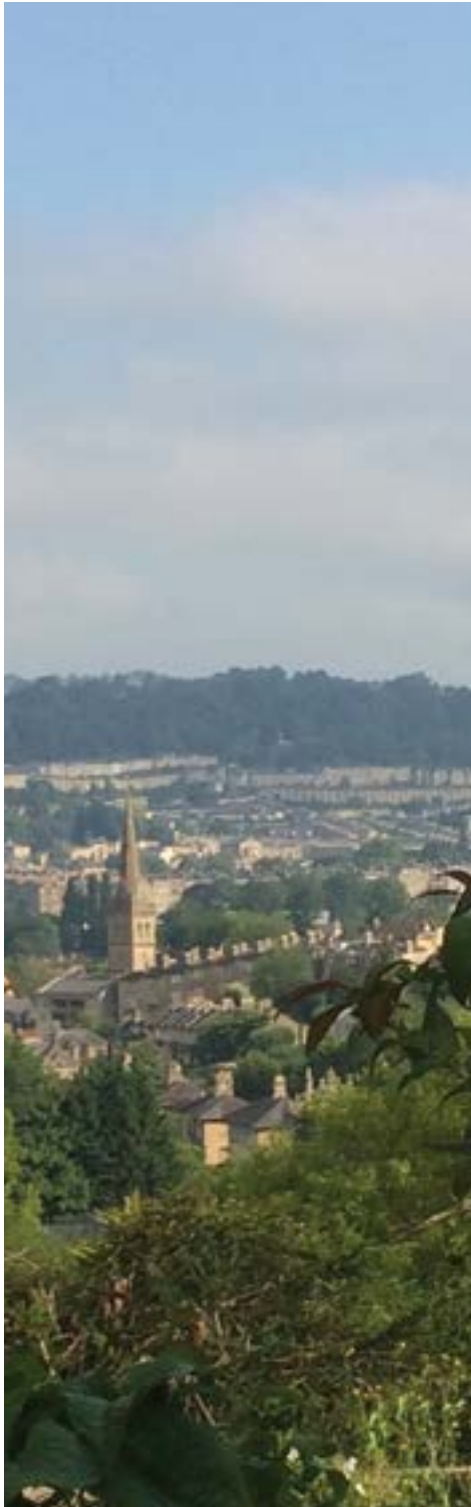
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# FORMAT NOTE

The Local Plan 2011-2029 comprises two separate Development Plan Documents: the Core Strategy (adopted July 2014) and the Placemaking Plan (adopted July 2017). Core Strategy policies and strategic objectives are shown with a light yellow background and Placemaking Plan policies are shown with a light blue background. The latter includes those Core Strategy policies that have been superseded by the Placemaking Plan. Text which supports a Core Strategy policy is shown with a white background and text supporting a Placemaking Plan policy is shown with a light grey background.

Please note that for those Core Strategy policies now superseded by the Placemaking Plan all supporting text is shown with a light grey background. Through the preparation of the Placemaking Plan only elements of the Core Strategy supporting text for these policies was amended or updated. The original Core Strategy supporting text can be viewed in the adopted Core Strategy.

# APPENDIX 1



# Replaced Local Plan Policies

## Table 1: Replaced Local Plan Policies

The following policies from the Bath & North East Somerset Local Plan 2007 (column 1) will be replaced by policies in the Core Strategy (column 3).

B&NES Local Plan Policy	Topic	Replaced by Core Strategy Policy
<b>ET.1</b>	Employment Plan Overview	<b>DW1</b> District Wide Spatial Strategy <b>B1</b> Bath Spatial Strategy ( <i>see Table 4</i> ) <b>KE1</b> Keynsham Spatial Strategy <b>SV1</b> Somer Valley Spatial Strategy
<b>ET.4</b>	Employment development at rural settlements	<b>RA1</b> Development in the Villages Meeting the Listed Criteria ( <i>see Table 4</i> ) <b>RA2</b> Development in Villages Outside the Green Belt not Meeting Policy RA1 Criteria ( <i>see Table 4</i> )
<b>ES.1</b>	Renewable energy proposals	<b>CP3</b> Renewable Energy

**Table 1: Replaced Local Plan Policies**

B&NES Local Plan Policy	Topic	Replaced by Core Strategy Policy
<b>HG.1</b>	Overall housing requirement and mix	<b>DW1</b> District Wide Spatial Strategy <b>CP10</b> Housing Mix
<b>HG.4*</b>	Residential development in Bath, Keynsham, Norton Radstock and R.1 and R.2 settlements	<b>B1</b> Bath Spatial Strategy ( <i>see Table 4</i> ) <b>KE1</b> Keynsham Spatial Strategy <b>SV1</b> Somer Valley Spatial Strategy <b>RA1</b> Development in the Villages Meeting the Listed Criteria ( <i>see Table 4</i> ) <b>RA2</b> Development in Villages Outside the Green Belt not Meeting Policy RA1 Criteria ( <i>see Table 4</i> )
<b>HG.8</b>	Affordable housing on allocated and large windfall sites	<b>CP9</b> Affordable Housing
<b>HG.9</b>	Affordable housing on rural exception sites	<b>RA4</b> Rural Exceptions Sites
<b>HG.16</b>	Gypsy and traveller sites	<b>CP11</b> Gypsies, Travellers & Travelling Showpeople
<b>HG.17</b>	Purpose built student accommodation	<b>B5</b> Strategic Policy for Bath's Universities
<b>GB.1</b>	Control of development in the Green Belt	<b>CP8</b> Green Belt
<b>GB.4</b>	Safeguarded land (Farmborough & Whitchurch)	<b>KE3B</b> Safeguarded Land at East Keynsham



**Table 1: Replaced Local Plan Policies**

B&NES Local Plan Policy	Topic	Replaced by Core Strategy Policy
<b>BH.1</b>	Impact of development on World Heritage Site of Bath or its setting	<b>B4</b> The World Heritage Site and its Setting
<b>S.1</b>	Hierarchy of shopping centres	<b>CP12</b> Centres and Retailing
<b>S.2</b>	Retail development within shopping centres	<b>CP12</b> Centres and Retailing

## Table 2: Saved Local Plan Policies

The following saved policy and site allocations and their development requirements from the Bath & North East Somerset Local Plan 2007 will continue to be used in conjunction with policies in the Core Strategy, Placemaking Plan and the Joint Waste Core Strategy to ensure the remaining development of each site takes place in accordance with the site requirements.

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<b>GDS.1</b>	The following sites are allocated for development during the Plan period and are shown on the Proposals Map. The policy also sets out the requirements to enable development and phasing of development.
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<b>Site K2</b>	<p>K2. SOUTH WEST KEYNSHAM - site area 20.2 ha</p> <p>Development Requirements: Site in two sections: Part A - 8.5 ha east of Charlton Road and Part B - 11.7 ha west of St. Clement's Road Site requirements are for A and B combined and development of either site will only be allowed to proceed on the basis of a co-ordinated strategy for a mixed use development in accordance with the following principles:</p> <ol style="list-style-type: none"><li>1. Up to 700 dwellings (about 500 delivered in the Plan period) with the final capacity to be decided by a comprehensive masterplan approach.</li><li>2. At least 1.5 ha of land for business uses (Use Class B1), including the replacement of existing workshops.</li><li>3. Vehicular access from Charlton Road (Site A) and Park Road (Site B). A new pedestrian and cycle route to be provided along Parkhouse Lane. This will also serve as an emergency access.</li><li>4. Pedestrian links to the adjoining Woodland Trust woodland and countryside and between sites A &amp; B.</li><li>5. General traffic management measures to mitigate impact on surrounding road network.</li><li>6. Enhancement of pedestrian and cycle routes to Keynsham town centre and railway station.</li><li>7. A contribution towards improvements to Keynsham railway station of an appropriate scale and kind.</li><li>8. A contribution towards improvements to bus services between the two parts of the site, Keynsham Town Centre, Bristol and Bath of an appropriate scale and kind.</li><li>9. Improvements to Castle Primary School to meet the demand arising from the K2 development.</li><li>10. Provision of a community meeting place located adjacent to school together forming a community focal point.</li><li>11. Provision of at least two small scale local convenience shops provided with residential accommodation above; and to form part of the community focal point.</li><li>12. Provision of direct pedestrian/cycle access from Site A to shops at Holmoak Road.</li><li>13. Retention of existing hedgerows where possible, especially along Parkhouse Lane.</li><li>14. Provision of children's playing space on both A and B.</li><li>15. Provision of a playing field.</li><li>16. Protection of the Woodland Trust woodland.</li><li>17. Incorporation into the layout of a scheme to accord with the Forest of Avon guidelines, to include the provision of on and off site planting.</li></ol>
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**Site NR2**

NR2. RADSTOCK RAILWAY LAND, NORTON-RADSTOCK – site area 4.8 ha

Development Requirements:

Comprehensive mixed-use scheme including:

1. Residential development with retail and office uses within or adjacent to the Town Centre, with community facility and local nature reserve.
2. About 50 dwellings in the period to 2011 or more if the other site requirements are met.
3. Provision for safe movement of public transport service vehicles within the site.
4. Safeguarding the former railway corridor as a sustainable transport corridor under Policy T.9 incorporating the National Cycle Network where this is compatible with the safeguarding of trackbed which is of significant nature conservation value.
5. Identification of areas of significant nature conservation interest to be retained, with a scheme for their management and the mitigation of any effects of development; together with a programme for compensation where the loss of areas of ecological importance cannot be avoided.
6. Relocation or retention of Victoria Square public toilets.
- 7 Retention (with relocation if necessary) within the site of engine shed and nearby turntable.

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**Site V3**

V3. PAULTON PRINTING FACTORY - site area 17.8 ha

Development Requirements:

1. Development for residential and business use. Residential development beyond the south eastern part of the site to take place only as part of a mixed use scheme which includes employment development.
  2. Traffic management/calming measures to improve traffic, safety and environmental conditions through the village.
  3. The provision of physical infrastructure to allow or improve access to public transport services.
  4. Provision for pedestrians and cyclists as an integral part of the development, including links to the village centre and improvement to public footpath CL16/2 between the High Street and site.
  5. Enhancement of public footpath access from Paulton village to Cam Brook Valley.
  6. Provision of major landscaping along the northern, eastern and western boundaries of the site in order to reduce the impact on the Cam Valley.
  7. Retention of existing trees.
  8. Safeguarding residential amenity of existing and proposed residential areas and amenity of adjoining recreation ground through measures including visual and noise mitigation.
  9. About 350 dwellings to be accommodated within the factory site, with no more than 150 to be constructed unless linked to a scheme for the development of employment floorspace.
  10. Retention of views across the site to the Cam Brook valley and countryside to the north and to the Holy Trinity Church to the south.
  11. Development designed to integrate site into existing village and relate well to the open countryside to the north.
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**Site V8**

V8. FORMER RADFORD RETAIL SYSTEM'S SITE, CHEW STOKE - site area 3.0 ha

Development Requirements:

Comprehensive mixed-use scheme including:

1. About 30 dwellings.
  2. Workshops for business use within B1, B2 & B8 of the Use Classes Order.
  3. Protection of the floodplain and corridor of the Chew Stoke Stream.
  4. Provision of public open space.
  5. Protection of the Chew Stoke Stream Site of Nature Conservation Importance.
  6. Provision of community facilities.
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**Table 3: The following saved Local Plan policies have been replaced through the Placemaking Plan**

B&NES Local Plan Policy	Replaced by Placemaking Plan Policy/Site
<b>D.2</b> General design & public realm considerations	<b>D1–D6 &amp; D10:</b> General Urban Design Principles; Local Character & Distinctiveness; Urban Fabric; Streets and Spaces; Building Design; Amenity; Public Realm
<b>D.4</b> Townscape considerations	<b>D1–D6 &amp; D10:</b> General Urban Design Principles; Local Character & Distinctiveness; Urban Fabric; Streets and Spaces; Building Design; Amenity; Public Realm
<b>ET.2</b> Bath City Centre Core Office Employment Area	<b>ED1A</b> Office Development
<b>ET.3</b> Core Employment Sites	<b>ED2A</b> Strategic and Other Primary Industrial Estates
<b>ET.5</b> Employment development in the countryside	<b>RE1</b> Employment Uses in the Countryside
<b>ET.6</b> Agricultural development	<b>RE2</b> Agricultural Development
<b>ET.7</b> Use of agricultural land	<b>RE2</b> Agricultural Development
<b>ET.8</b> Farm diversification	<b>RE3</b> Farm Diversification
<b>ET.9</b> Re-use of rural buildings	<b>RE6</b> Re-use of Rural Buildings
<b>ET.13</b> Change of use of existing dwelling to hotel or guesthouse	<b>H5</b> Retention of Existing Housing Stock

**Table 3: The following saved Local Plan policies have been replaced through the Placemaking Plan**

B&NES Local Plan Policy	Replaced by Placemaking Plan Policy/Site
<b>CF.1</b> Protection of land and buildings used for community purposes	<b>LCR1</b> Safeguarding Local Community Facilities
<b>CF.2</b> New / replacement community facilities	<b>LCR2</b> New or Replacement Community Facilities
<b>CF.3</b> Contributions from new development to community facilities	<b>LCR2</b> New or Replacement Community Facilities
<b>CF.5</b> Allocation of land for primary schools (see Table 4 below for land no longer safeguarded)	<b>LCR3</b> Land Defined Safeguarded for School Use
<b>CF.6</b> Residential and day care facilities	<b>H1</b> Housing and Facilities for the Elderly, People with other Supported Housing or Care Needs
<b>CF.7</b> Loss of public houses	<b>LCR1A</b> Public Houses
<b>CF.8</b> Allotments	<b>LCR8</b> Protecting Allotments & <b>LCR9</b> Increasing the Provision of Local Food Growing
<b>CF.9</b> Allocation of land for cemeteries	<b>LCR4</b> Safeguarding Land for Cemeteries
<b>SR.1A</b> Protection of playing fields & recreational open space	<b>LCR5</b> Safeguarding Existing Sport and Recreational Facilities

**Table 3: The following saved Local Plan policies have been replaced through the Placemaking Plan**

B&NES Local Plan Policy	Replaced by Placemaking Plan Policy/Site
<b>SR.3</b> Provision of recreational facilities to meet the needs of new development	<b>LCR6</b> New and Replacement Sports and Recreational Facilities
<b>SR.4</b> New sports & recreational facilities within or adjoining settlements	<b>LCR6</b> New and Replacement Sports and Recreational Facilities
<b>SR.5</b> New sports & recreational facilities elsewhere	<b>LCR6</b> New and Replacement Sports and Recreational Facilities
<b>SR.7</b> Commercial leisure uses	<b>CR1</b> The Sequential Test and <b>CR2</b> Impact Assessments
<b>SR.9</b> Protection of recreational routes	<b>ST2A</b> Recreational Routes
<b>SR.10</b> Recreational development within Waterside Recreational Activity Areas (see Table 4 below for land no longer safeguarded)	<b>LCR7A</b> Recreational Development Proposals Affecting Waterways
<b>SR.11</b> Recreational development outside Waterside Recreational Activity Areas	<b>LCR7</b> Recreational Development Proposals Affecting Waterways
<b>SR.12</b> Commercial riding establishments	<b>LCR7C</b> Commercial Riding Establishments
<b>S.4</b> Retail development proposals outside the identified shopping centres (sequential approach)	<b>CR1</b> The Sequential Test and <b>CR2</b> Impact Assessments
<b>S.5</b> Primary shopping frontages for Bath, Keynsham and Midsomer Norton	<b>CR3</b> Primary Shopping Areas and Primary Shopping Frontages

**Table 3: The following saved Local Plan policies have been replaced through the Placemaking Plan**

B&NES Local Plan Policy	Replaced by Placemaking Plan Policy/Site
<b>S.6</b> A3 uses in Bath City centre	<b>CR3</b> Primary Shopping Areas and Primary Shopping Frontages
<b>S.7</b> Siting of tables & chairs outside A3 uses in Bath City centre	<b>D9</b> Advertisements & Outdoor Street Furniture
<b>S.8</b> Retention of shops in district, local and village centres	<b>CR4</b> Dispersed Local Shops
<b>S.9</b> Retention of local needs shops outside the identified centres & development of new small scale local shops	<b>CR1</b> The Sequential Test and <b>CR5</b> Dispersed Local Shops
<b>ES.2</b> Energy conservation and protection of environmental resources	<b>SCR1</b> On-Site Renewable Energy Requirement and <b>SCR5</b> Water Efficiency
<b>ES.4</b> Adequacy of water supply	<b>PCS7</b> Water Source Protection Zones
<b>ES.5</b> Foul and surface water drainage	<b>PCS7A</b> Foul Sewage Infrastructure
<b>ES.7</b> Telecommunications development	<b>LCR7A</b> Telecommunications Development
<b>ES.9</b> Pollution and nuisance	<b>PCS1</b> Pollution and Nuisance
<b>ES.10</b> Air quality	<b>PCS3</b> Air Quality
<b>ES.12</b> Noise and vibration	<b>PCS2</b> Noise and Vibration



**Table 3: The following saved Local Plan policies have been replaced through the Placemaking Plan**

B&NES Local Plan Policy	Replaced by Placemaking Plan Policy/Site
<b>ES.13</b> Safety hazards	<b>PCS4</b> Hazardous Substances
<b>ES.14</b> Unstable land	<b>PCS6</b> Unstable Land
<b>ES.15</b> Contaminated land	<b>PCS5</b> Contaminated Land
<b>HG.6</b> Residential development in R.3 settlements	<b>GB2</b> Development Green Belt Villages
<b>HG.7</b> Minimum residential density	<b>D2</b> Local Character & Distinctiveness
<b>HG.10</b> Housing outside settlements (agricultural and other essential dwellings)	<b>RE4</b> Essential Dwellings for Rural Workers
<b>HG.11</b> Extending existing residential curtilages	<b>NE2B</b> Extension of Residential Gardens in the Countryside
<b>HG.12</b> Dwelling subdivision, conversion of non-residential buildings, re-use of buildings for multiple occupation & re-use of empty dwellings	<b>H2</b> Houses in Multiple Occupation & <b>H3</b> Residential Uses in Existing Buildings
<b>HG.13</b> Retention of existing housing stock	<b>H5</b> Retention of Existing Housing Stock
<b>HG.14</b> Replacement dwellings	<b>GB3</b> Extensions and alterations to buildings in the Green Belt

**Table 3: The following saved Local Plan policies have been replaced through the Placemaking Plan**

B&NES Local Plan Policy	Replaced by Placemaking Plan Policy/Site
<b>HG.14A</b> Residential moorings	<b>H6</b> Moorings
<b>WM.4</b> Waste recovery and recycling in new development	<b>D6</b> Amenity
<b>Site B1</b> Bath Western Riverside	<b>Site SB8</b> Western Riverside
<b>Site B2</b> MoD Foxhill	<b>Site SB11</b> Former MoD Foxhill
<b>Site B7</b> 89 to 123 Englishcombe Lane	<b>Site SB18</b> South of Englishcombe Lane
<b>Site B11</b> University of Bath	<b>Site SB26</b> University of Bath
<b>Site B14</b> St Mary's School	<b>Site SB17</b> St Mary's School
<b>Site B16</b> The Podium/Cattlemarket	Cattlemarket included as part of <b>Site SB1</b> (Podium already redeveloped)
<b>Site K1</b> Somerdale	<b>Site SK2</b> Somerdale
<b>Site NR14</b> Welton Bag Factory	<b>Site SSV4</b> Former Welton Manufacturing Site
<b>Site V4</b> Old Mills	<b>SSV9</b> Old Mills Industrial Estate

**Table 3: The following saved Local Plan policies have been replaced through the Placemaking Plan**

B&NES Local Plan Policy	Replaced by Placemaking Plan Policy/Site
<b>GB.2</b> Visual Amenities of the Green Belt	<b>GB1</b> Visual Amenities of the Green Belt
<b>NE.1</b> Landscape Character	<b>NE2</b> Conserving and Enhancing the Landscape and Landscape Character
<b>NE.2</b> Areas of Outstanding Natural Beauty	<b>NE2</b> Conserving and Enhancing the Landscape and Landscape Character
<b>NE.3</b> Important hillsides (Bath and Radstock)	<b>NE2A</b> Landscape Setting of Settlements
<b>NE.4</b> Trees and woodland conservation	<b>NE6</b> Trees and Woodland Conservation
<b>NE.8</b> Sites of Special Scientific Interest	<b>NE3</b> Sites, Species and Habitats
<b>NE.9</b> Locally important wildlife sites	<b>NE3</b> Sites, Species and Habitats
<b>NE.10</b> Nationally important species and habitats	<b>NE3</b> Sites, Species and Habitats
<b>NE.11</b> Locally important species & habitats	<b>NE3</b> Sites, Species and Habitats
<b>NE.12</b> Natural features: retention, new provision and management	<b>NE3</b> Sites, Species and Habitats
<b>NE.13</b> Water source protection areas	<b>PCS7</b> Water Source Protection Zones

**Table 3: The following saved Local Plan policies have been replaced through the Placemaking Plan**

B&NES Local Plan Policy	Replaced by Placemaking Plan Policy/Site
<b>NE.13A</b> Bath Hot Springs	<b>PCS8</b> Bath Hot Springs
<b>NE.15</b> Character, amenity and wildlife value of water courses	<b>NE3</b> Sites, Species and Habitats
<b>BH.2</b> Listed buildings and their settings	<b>HE1</b> Historic Environment
<b>BH.3</b> Demolition of a listed building	<b>HE1</b> Historic Environment
<b>BH.4</b> Change of use of a listed building	<b>HE1</b> Historic Environment
<b>BH.5</b> Locally Important Buildings	<b>HE1</b> Historic Environment
<b>BH.6</b> Development within/ affecting Conservation Areas	<b>HE1</b> Historic Environment
<b>BH.7</b> Demolition in Conservation Areas	<b>HE1</b> Historic Environment
<b>BH.9</b> Parks and Gardens of Special Historic Interest	<b>HE1</b> Historic Environment
<b>BH.11</b> Scheduled Ancient Monuments & other sites of national importance	<b>HE1</b> Historic Environment
<b>BH.12</b> Important archaeological remains	<b>HE1</b> Historic Environment

**Table 3: The following saved Local Plan policies have been replaced through the Placemaking Plan**

B&NES Local Plan Policy	Replaced by Placemaking Plan Policy/Site
<b>BH.14</b> Historic battlefields	<b>HE1</b> Historic Environment
<b>BH.15</b> Visually important open spaces	<b>NE2A</b> Landscape Setting of Settlements
<b>BH.16</b> Village buffers	<b>NE2A</b> Landscape Setting of Settlements
<b>BH.17</b> Advertisement consent	<b>D9</b> Advertisements & Outdoor Street Furniture
<b>BH.18</b> Advertisement hoardings, panels and posters	<b>D9</b> Advertisements & Outdoor Street Furniture
<b>BH.19</b> Shopfronts: new or replacement or alterations to existing	<b>D9</b> Advertisements & Outdoor Street Furniture
<b>BH.20</b> Traditional shopfronts: alteration or replacement	<b>D9</b> Advertisements & Outdoor Street Furniture
<b>BH.21</b> Security fittings to retail and commercial premises	<b>D9</b> Advertisements & Outdoor Street Furniture
<b>BH.22</b> External lighting	<b>D8</b> Lighting
<b>M.1</b> General policy on minerals development	<b>M4</b> Winning and working of minerals
<b>M.2</b> Non-mineral development in minerals consultation areas	<b>M1</b> Mineral Safeguarding Areas

**Table 3: The following saved Local Plan policies have been replaced through the Placemaking Plan**

B&NES Local Plan Policy	Replaced by Placemaking Plan Policy/Site
<b>M.4</b> Secondary and recycled aggregates	<b>M3</b> Aggregate Recycling Facilities
<b>M.6</b> Primary aggregates	<b>M2</b> Minerals Allocations
<b>M.7</b> Mineral development outside Preferred Areas of Search	<b>M2</b> Minerals Allocations
<b>M.8</b> Minerals development and protection of the environment and amenities	<b>M4</b> Winning and Working of Minerals
<b>M.9</b> Minerals development and impact on traffic and highways	<b>M4</b> Winning and Working of Minerals
<b>M.10</b> Reclamation, restoration and aftercare	<b>M4</b> Winning and Working of Minerals
<b>M.11</b> Allocation of preferred areas for mineral extraction and area of search	<b>M2</b> Minerals Allocations
<b>T.1</b> Overarching access policy	<b>ST1</b> Promoting Sustainable Travel
<b>T.3</b> Promotion of walking and use of public transport	<b>ST2A</b> Recreational Routes
<b>T.5</b> Cycling Strategy: improved facilities	<b>ST7</b> Transport Requirements for Managing Development

**Table 3: The following saved Local Plan policies have been replaced through the Placemaking Plan**

B&NES Local Plan Policy	Replaced by Placemaking Plan Policy/Site
<b>T.6</b> Cycling Strategy: cycle parking	<b>ST7</b> Transport Requirements for Managing Development
<b>T.7</b> Cycling Strategy: strategic cycling network	<b>ST1</b> Promoting Sustainable Travel
<b>T.8</b> Bus strategy: facilities & traffic management to improve efficiency & reliability of bus operations	<b>ST1</b> Promoting Sustainable Travel
<b>T.9</b> Railways: safeguarding of existing network and use of former railway land	<b>ST1</b> Promoting Sustainable Travel
<b>T.10</b> Railways: new station and retention of freight facilities and ST2 Sustainable Transport Routes	<b>ST4</b> Rail Freight Facility
<b>T.11</b> Rapid Transport System	<b>ST2</b> Sustainable Transport Routes
<b>T.13</b> Traffic management proposals for City and Town Centres	<b>ST5</b> Traffic Management Proposals
<b>T.14</b> Introduction of traffic management schemes in residential areas	<b>ST5</b> Traffic Management Proposals
<b>T.15</b> Introduction of traffic management schemes in Rural Areas	<b>ST5</b> Traffic Management Proposals

**Table 3: The following saved Local Plan policies have been replaced through the Placemaking Plan**

B&NES Local Plan Policy	Replaced by Placemaking Plan Policy/Site
<b>T.16</b> Development of transport infrastructure	<b>ST3</b> Transport Infrastructure
<b>T.17</b> Land safeguarded for major road improvement schemes	<b>ST3</b> Transport Infrastructure
<b>T.18</b> Public off-street car parking in Bath City Centre	<b>ST7</b> Transport Requirements for Managing Development
<b>T.19</b> On-street parking in and close to central Bath	
<b>T.20</b> Loss and provision of off-street parking and servicing	
<b>T.22</b> Additional Park & Ride facilities	<b>ST6</b> Park & Ride
<b>T.23</b> Airport/Aerodrome Safeguarding Areas	<b>ST8</b> Airport and Aerodrome Safeguarding Areas
<b>T.24</b> General development control and access policy	<b>ST7</b> Transport Requirements for Managing Development
<b>T.25</b> Transport assessments and travel plans	<b>ST7</b> Transport Requirements for Managing Development
<b>T.26</b> On-site parking and servicing provision	<b>ST7</b> Transport Requirements for Managing Development



### Table 4: Core Strategy Policies superseded by the Placemaking Plan

<b>B1</b>	Bath Spatial Strategy
<b>B3</b>	Strategic Policy for Twerton and Newbridge Riverside
<b>B5</b>	Strategic Policy for Bath’s Universities
<b>KE2</b>	Town Centre/Somerdale Strategic Policy
<b>SV1</b>	Somer Valley Spatial Strategy
<b>SV2</b>	Midsomer Norton Town Centre Strategic Policy
<b>RA1</b>	Development in the Villages meeting the listed criteria
<b>RA2</b>	Development in Villages outside the Green Belt not meeting Policy RA1 Criteria
<b>CP4</b>	District Heating
<b>CP7</b>	Green Infrastructure
<b>CP12</b>	Centres and Retailing

**Table 5: Saved Local Plan policies from the B&NES Local Plan (2007) no longer required and will be obsolete with the adoption of the Placemaking Plan**

B&NES Local Plan Policy	Reason for dispensing with the policy
<b>IMP.1</b> Planning obligations	Superseded by Community Infrastructure Levy (CIL) and the Planning Obligations SPD
<b>SC.1</b> Settlement classification	Policy no longer required – Table 1 in the District wide volume clarifies the Locational Policy Framework.
<b>CF.4</b> Allocation of land for new community uses	Policy redundant – the site at Waterford Park, Westfield has been developed as allotments on a long term lease to Westfield Parish Council who manage the site and the play area has been removed.

Table 5: Saved Local Plan policies from the B&NES Local Plan (2007) no longer required and will be obsolete with the adoption of the Placemaking Plan

B&NES Local Plan Policy	Reason for dispensing with the policy
<p><b>CF.5</b> Allocation of land for primary schools</p>	<p>The following sites will be no longer safeguarded for primary school use:</p> <ul style="list-style-type: none"> <li>- Oldfield Park Junior, Claude Avenue, Bath: 0.53 ha. to allow for extension: <i>Delete the portion of this reservation acquired through CPO for a playing field.</i></li> <li>- St Andrew’s CE Primary, Northampton Buildings, Bath: 0.46 ha. to allow for extension: <i>Delete. The school has been remodelled.</i></li> <li>- St John’s RC Primary, Oldfield Lane, Bath: 0.74 ha. to allow for replacement school: <i>Delete. This land has been used for the new St John’s school.</i></li> <li>- Woodborough Lane, Radstock: 1.76 ha. to allow for development of new Primary School: <i>Delete. This land has been used for the new Trinity Primary school.</i></li> <li>- Farrington Gurney Primary: 0.6 ha. for long-term replacement school <i>Delete as there is no prospect of implementation.</i></li> <li>- High Littleton Primary: Reservation of 0.1 ha. to allow for provision of playing field: <i>Delete. Purchased by Avon County Council in 1995 and incorporated into the school site.</i></li> <li>- Stanton Drew: Reservation of 0.4 ha. for new school of 80 places: <i>Delete. No long term prospect of new school.</i></li> </ul>

Table 5: Saved Local Plan policies from the B&NES Local Plan (2007) no longer required and will be obsolete with the adoption of the Placemaking Plan

B&NES Local Plan Policy	Reason for dispensing with the policy
<b>SR.2</b> Recreation Proposals	<p>The following sites will be no longer allocated as Recreation Proposals as there is no plan for their implementation and/or they are in private ownership or have been absorbed into proposed site allocations in the Placemaking Plan as indicated below:</p> <ol style="list-style-type: none"> <li data-bbox="629 416 1525 477">1. Manor Road, Writhlington: 7.8 ha for outdoor sports pitches and essential ancillary facilities.: in private ownership</li> <li data-bbox="629 496 1559 588">2. Land along the Somer Valley between Midsomer Norton town centre and Radstock Road: 13.3 ha for proposed Town Park: <i>Site SSV3 in the Placemaking Plan Launch Document</i></li> <li data-bbox="629 608 1574 668">3. Land between Somerdale and the River Avon, Keynsham: 1.5 ha for improvements to existing provision: <i>no implementation plan</i></li> <li data-bbox="629 687 1565 748">4. Former swimming pool site at Clevedon Road, Welton Vale, Midsomer Norton: 1.2 ha for general amenity area: <i>eastern part in private ownership</i></li> <li data-bbox="629 767 1554 799">5. Slopes above Foxhills, Radstock: 2.3 ha for informal recreation: <i>in private ownership</i></li> </ol>

Table 5: Saved Local Plan policies from the B&NES Local Plan (2007) no longer required and will be obsolete with the adoption of the Placemaking Plan

B&NES Local Plan Policy	Reason for dispensing with the policy
<p><b>SR.10</b> Recreational development within Waterside Recreational Activity Areas</p>	<p>As a more flexible approach is being advocated through Policy LCR7 and no evidence to justify their retention, the following sites are removed from the Policies Map.</p> <p><b>River Avon</b></p> <ol style="list-style-type: none"> <li>1. land at Hanham Lock;</li> <li>2. Kelston Mill, Kelston;</li> <li>3. land adjoining the southern boundary of Batheaston public car park.</li> </ol> <p><b>Kennet and Avon Canal</b></p> <ol style="list-style-type: none"> <li>4. area between Canal Terrace and the Tynning Road amenity area, Bathampton;</li> <li>5. area at Hampton Wharf, Bathampton;</li> <li>6. area between Claverton Canal Bridge, and The Pumphouse, Claverton including part of Warleigh Island adjacent to the River Avon;</li> <li>7. land along the former Somerset Coal Canal between Dundas Wharf and Winsley Road, Monkton Combe;</li> <li>8. land at Dundas Wharf, Monkton Combe.</li> </ol> <p><b>Chew Valley Lake</b></p> <ol style="list-style-type: none"> <li>9. picnic sites, Walley Lane, Chew Magna;</li> <li>10. sailing club, Chew Stoke; and</li> <li>11. Woodford Lodge, Chew Stoke</li> </ol>
<p><b>S.3</b> Land allocated for retail development</p>	<p>Allocations to be reviewed as part of the Site Allocations work – policy redundant.</p>

Table 5: Saved Local Plan policies from the B&NES Local Plan (2007) no longer required and will be obsolete with the adoption of the Placemaking Plan

B&NES Local Plan Policy	Reason for dispensing with the policy
<b>ES.3</b> Development involving gas and electricity services	Gas and electricity infrastructure mainly Permitted Development – policy redundant.
<b>HG.15</b> Dwelling extensions in the Green Belt	Policy not necessary as replicates NPPF, para 89
<b>WM.9</b> Community composting facilities	Policy superfluous as the scale/type of development can be considered within the context of other planning policies.

Table 5: Saved Local Plan policies from the B&NES Local Plan (2007) no longer required and will be obsolete with the adoption of the Placemaking Plan

B&NES Local Plan Policy	Reason for dispensing with the policy
<b>GDS.1</b> General Development Sites	<p>Delete the following sites from the Policies Map as, unless indicated otherwise below, they have been built:</p> <p><b>Bath</b></p> <p>Site B1 Bath Western Riverside: <i>part of the site reallocated with revised boundary and site requirements</i></p> <p>Site B2 MoD Foxhill <i>under construction, now known as Mulberry Park</i></p> <p>Site B12 Lower Bristol Road – <i>now part of the Enterprise Area</i></p> <p>Site B18 Hayesfield School Playing Field, Odd Down</p> <p><b>Keynsham</b></p> <p>Site K4 St Johns Court</p> <p>Site K3 Broadmead Lane – <i>superseded by allocation in Joint Waste Core Strategy</i></p> <p><b>Norton-Radstock</b></p> <p>Site NR13 Coomb End, Radstock – <i>allocation no longer considered deliverable</i></p> <p>Site NR15 Land at Cautletts Close</p> <p><b>Villages</b></p> <p>Site V10 Land between Wellow Lane and the Bypass, Peasedown St John</p>
<b>GB.3</b> Major Existing Developed Sites	Policy superfluous in the light of advice in the NPPF, para 89.
<b>NE.5</b> Forest of Avon	The designation applies district-wide and therefore no longer specifically relates to the area identified in the Forest Plan. The Forest of Avon Partnership is no longer in existence and therefore the Forest Plan is deemed defunct.

Table 5: Saved Local Plan policies from the B&NES Local Plan (2007) no longer required and will be obsolete with the adoption of the Placemaking Plan

B&NES Local Plan Policy	Reason for dispensing with the policy
<b>BH.8</b> Improvement work in Conservation Areas	Largely Permitted Development – policy is difficult to implement and justify refusal.
<b>BH.13</b> Significant archaeological remains in Bath	Delete – no need for a separate policy for significant archaeological remains in Bath as this is covered by Policy HE1.
<b>M.12</b> Minerals restoration site at Queen Charlton	Policy no longer required as no acceptable proposals have been submitted during the plan period and site regenerated naturally.
<b>T.12</b> Public transport interchange	Aspirational policy which does not provide any clear guidance to developers.



**Table 6: The following Local Plan policies have been superseded by the Joint Waste Core Strategy adopted in March 2011:**

<b>WM.1</b>	Development of waste management facilities
<b>WM.3</b>	Waste reduction and the reuse in development proposals
<b>WM.5</b>	Waste transfer stations and material recovery facilities
<b>WM.6</b>	Recovery of materials from waste brought to landfill
<b>WM.7</b>	Household waste recycling centres
<b>WM.8</b>	Composting facilities
<b>WM.10</b>	Thermal treatment with energy recovery
<b>WM.12</b>	Landfill
<b>WM.13</b>	Landraising
<b>WM.14</b>	Agricultural land improvement schemes
<b>WM.15</b>	Time extensions for landfill, landscaping or agricultural land improvement schemes



# APPENDIX 2

# Policies Map Changes

**Table 1: Amended allocations and designations (see Maps in Annex 1)**

Saved Local Plan Policy	Placemaking Plan Policy	Summary of Change	Page Number in Annex 1
S.1 S.2, S.8 City/Town District/Local/Village Shopping Centres	Core Strategy CP12	Revisions to the boundaries of the shopping centres	<u>35-48</u>
S.5 Primary shopping frontages for Bath and Midsomer Norton	Policy CR3	Revisions to the primary shopping frontages	<u>49-54</u>
ET.3 Core Business Areas	Policy ED2A	Revisions to the Core Business Areas	<u>55</u>
HG.4, HG.6 Residential development	Policy GB2 (Core Strategy Policies B1, KE1, SV1, RA1, RA2)	Revisions to the Housing Development Boundaries	<u>56-75</u>
CF.5 Allocation of land for primary schools	Policy LCR3	Revisions to the primary schools allocations	<u>76-77</u>
SR.1A Protection of playing fields & recreational open space	Policy LCR5	Revisions to the protection of playing fields & recreational open space	<u>78</u>
CF.8 Allotments	Policy LCR8	Revisions to allotments	<u>79</u>
GDS.1 General Development Site allocations*	Various (sites SB1; SB8; SB11; SB17; SB18; SB26; SK2; SSV4; and SSV9)	Refer to the Placemaking Plan Volumes 2-5 and Policies Map site allocations appendix for revised site boundaries	N/A

# Policies Map Changes

**Table 1: Amended allocations and designations (see Maps in Annex 1)**

Saved Local Plan Policy	Draft Placemaking Plan Policy	Summary of Change	Page Number in Annex 1
<b>M.2</b> Non-mineral development in minerals consultation areas	<b>Policy M1</b> Minerals Safeguarding Areas	Renamed 'Minerals Safeguarding Areas' and add Coal Safeguarding Areas	<b><u>80</u></b>
<b>M.4</b> Primary aggregates	<b>Policy M2</b> Minerals Allocations	Remove Stowey Quarry as an allocation	<b>N/A</b>
<b>M.4</b> Primary aggregates	<b>Policy M2</b> Minerals Allocations	Delete the area of Search for Stowey Quarry.	<b>N/A</b>
<b>T.9</b> Sustainable Transport Routes	<b>Policy ST2</b> Sustainable Transport Routes	Existing route of the Rapid Transport System retained as a Sustainable Transport Route	<b><u>81</u></b>
<b>T.11</b> Rapid Transport System			
<b>T.7</b> Cycling Strategy: strategic cycling network	<b>Policy ST2A</b> Recreational Routes	Amend to show updated strategic cycling network	<b><u>82</u></b>
<b>T.17</b> Land safeguarded for major road improvement schemes	<b>Policy ST3</b> Transport Infrastructure	All previous highway improvement schemes deleted except the Lower Bristol Road (A36) east of Fieldings Road to Churchill Bridge, which now includes the Pines Way gyratory.	<b><u>83</u></b>

# Policies Map Changes

## Table 2: Saved Local Plan allocations and designations removed from the Policies Map (refer to Table 5 in Appendix 1 for reasons)

NB: These changes are not included in Annex 1.

### Saved Local Plan Policy

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**ET.2** Bath City Centre Core Office Employment Area

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**CF.4** Allocation of land for new community uses

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**SR.2** Allocation of land for recreational use

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**SR.10** Recreational development within Waterside Recreational Activity Areas

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**GB.3** Major Existing Developed Sites

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**NE.5** Forest of Avon

---

**NE.13** Water source protection areas

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**NE.13A** Bath Hot Springs

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**M.12** Minerals restoration site

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**T.22** Additional Park & Ride facilities

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# Policies Map Changes

## Table 3: New allocations and designations (see Maps in Annex 1)

\*Appendices: Changes to the Policies Map – Site Allocations

Please note that in the site allocations sections of the place specific volumes i.e. Bath, Keynsham and Somer Valley site boundaries are included for new site allocations plus those allocations that replace a site in the saved local plan, but only where the boundary has changed. Those allocations replacing a site in the Saved Local Plan where the boundary is not changed (i.e. sites SB17 – St Mary’s School and SB18 – South of Englishcombe Lane) are not included. All site boundaries from the Saved Local Plan for sites that are either not replaced or continuing to be saved will be deleted from the Policies Map.

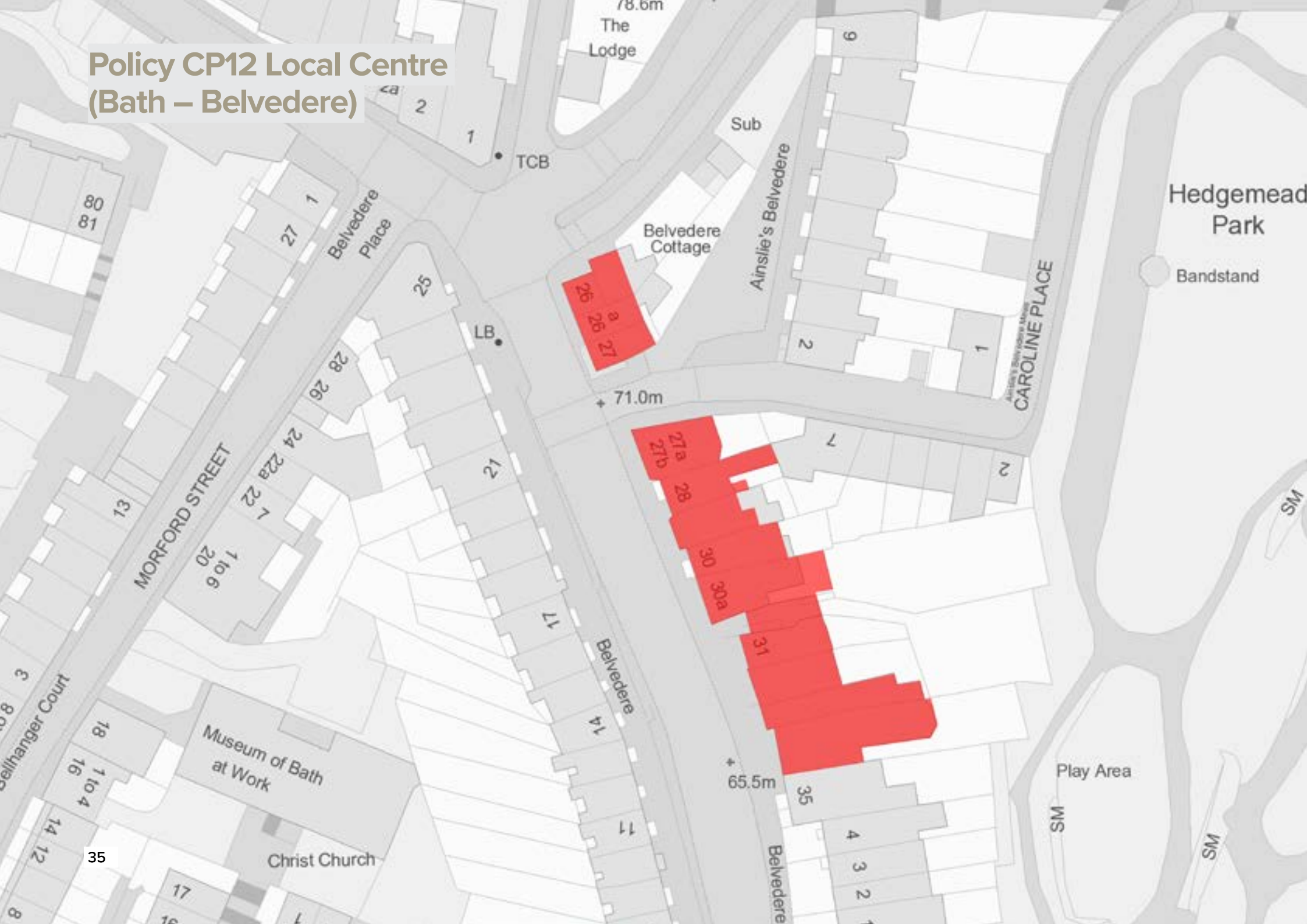
Saved Local Plan Policy	Page Number in Annex 1
<b>CR3</b> Primary Shopping Areas for Bath, Keynsham, Midsomer Norton and Radstock	<b><u>51-54</u></b>
<b>Core Strategy Policy B4</b> Bath World Heritage Site Setting boundary	<b><u>84</u></b>
<b>HE2</b> Somersetshire Coal Canal and the Wansdyke	<b><u>85</u></b>
<b>LCR6A</b> Local Green Spaces	<b><u>86-87</u></b>
<b>NE1</b> Green Infrastructure network	<b><u>88</u></b>
<b>NE2A</b> Landscapes and settings of settlements	<b><u>89</u></b>
<b>NE5</b> Ecological networks	<b><u>90</u></b>
<b>PCS6</b> Coal Mining Legacy Development High Risk Area	<b><u>91</u></b>
<b>ST8</b> Airport and Aerodrome Safeguarding Areas	<b><u>92</u></b>
Additional site allocations (new allocations additional to those replacing Saved Local Plan sites)*	Refer to the Draft Placemaking Plan (Volumes 2–5) for new sites allocations



# ANNEX 1: POLICIES MAPS



# Policy CP12 Local Centre (Bath – Belvedere)

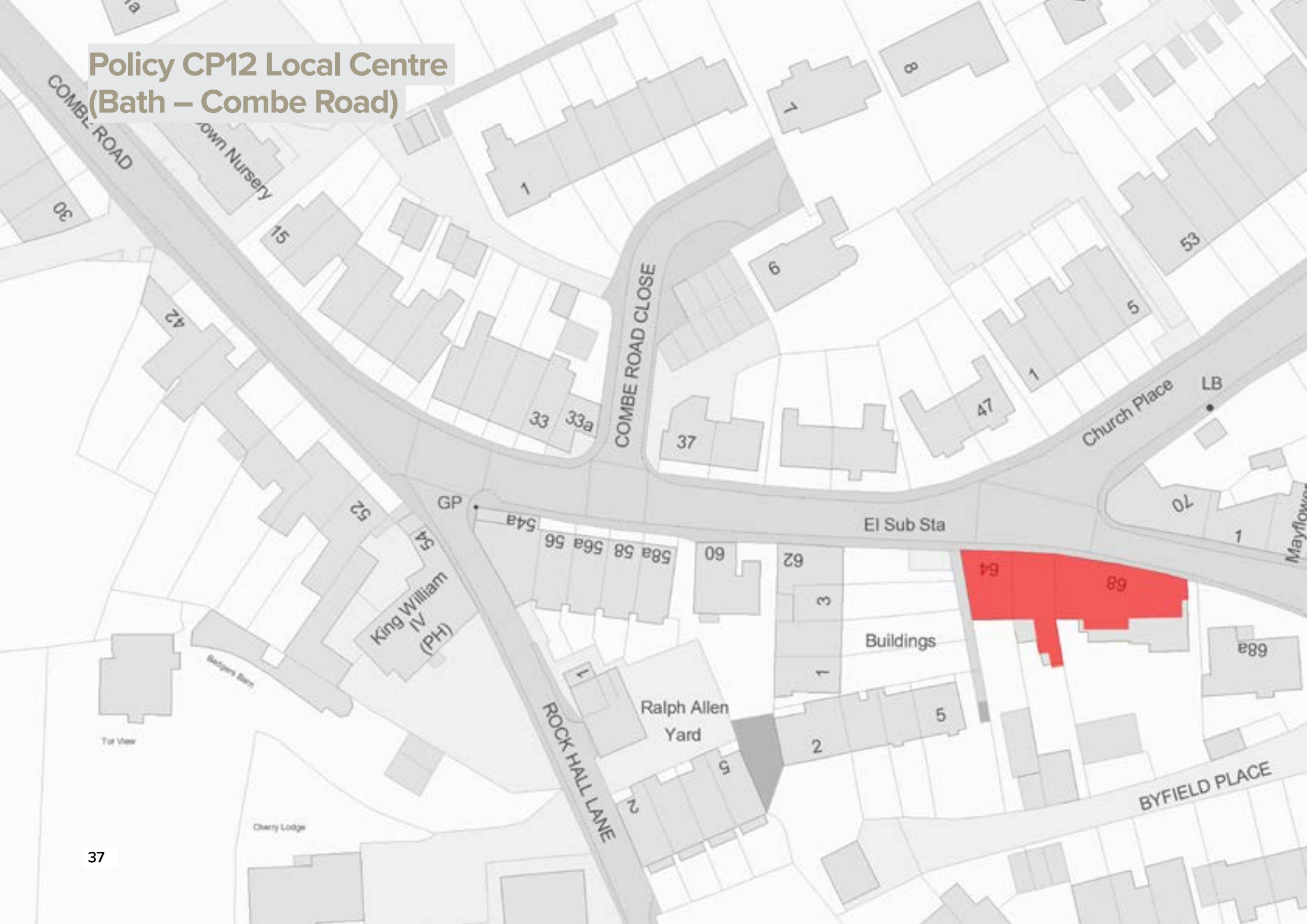




# Policy CP12 Local Centre (Bath – Cleveland Place)

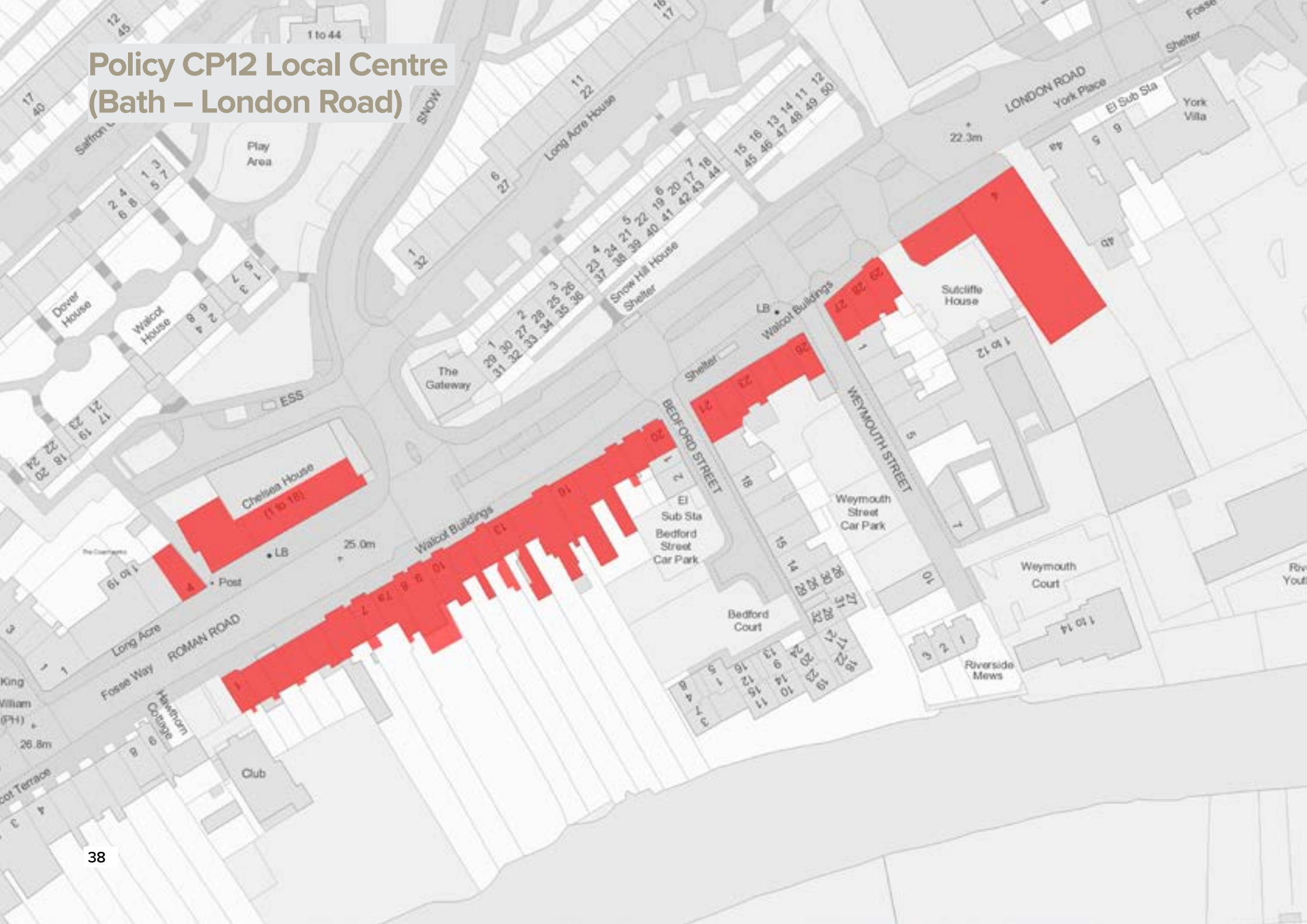


# Policy CP12 Local Centre (Bath – Combe Road)





# Policy CP12 Local Centre (Bath – London Road)

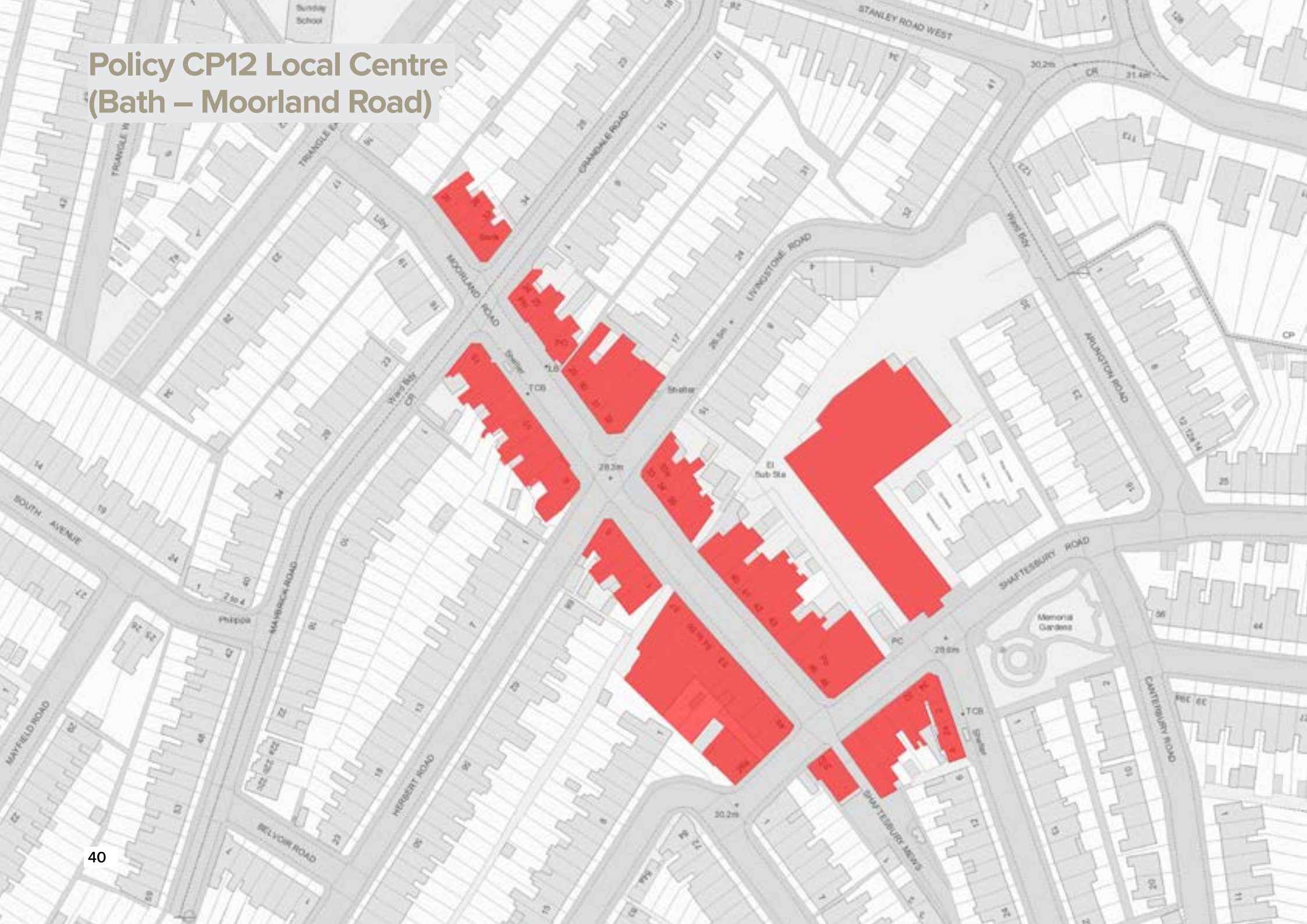


# Policy CP12 Local Centre (Bath – Margaret's Buildings)





# Policy CP12 Local Centre (Bath – Moorland Road)



# Policy CP12 Local Centre (Bath – Mount Road)





# Policy CP12 Local Centre (Bath – St James's Street)



# Policy CP12 Local Centre (Bath – Walcot Street)



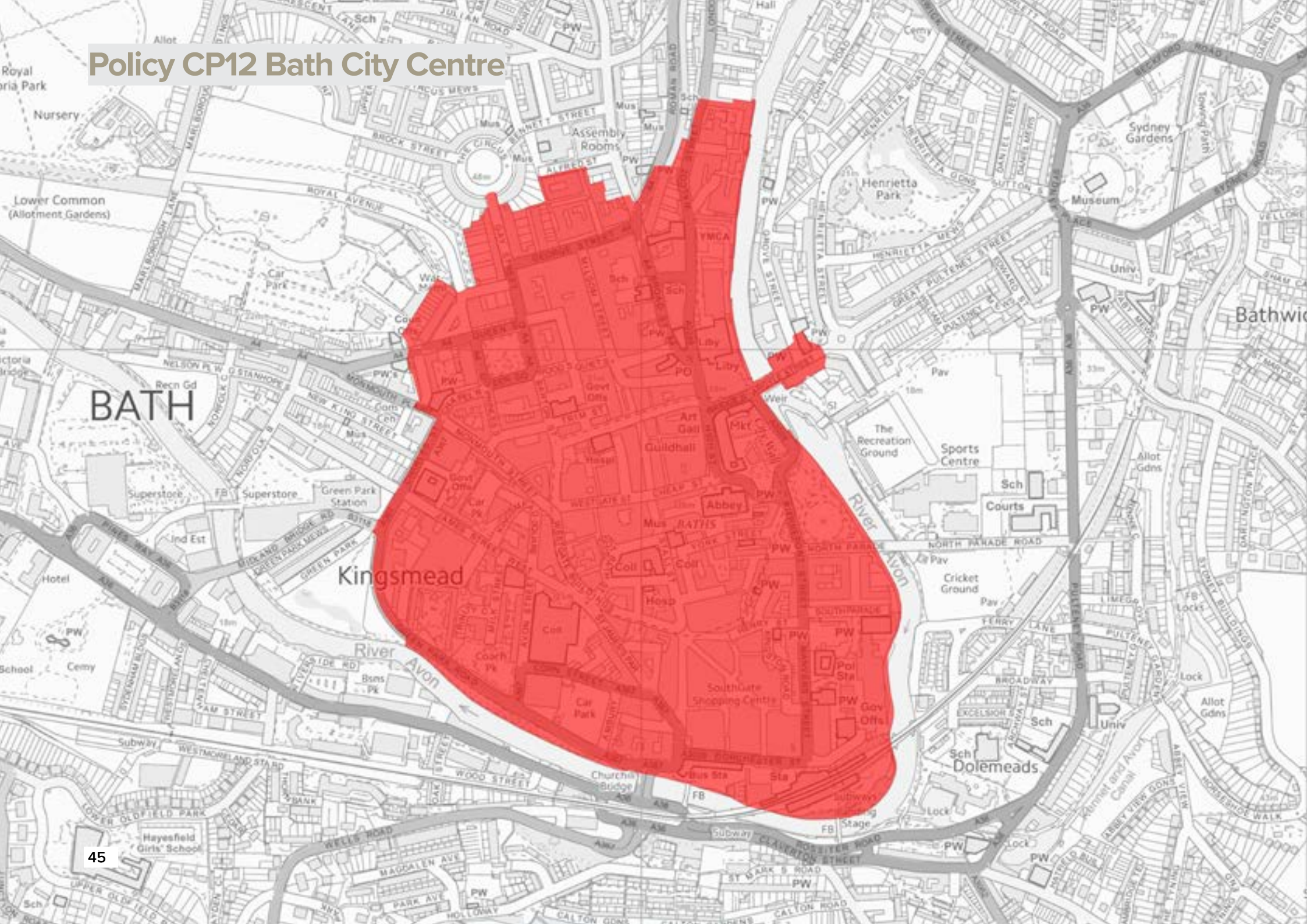




**Policy CP12 Local Centre  
(Bath – Weston)**

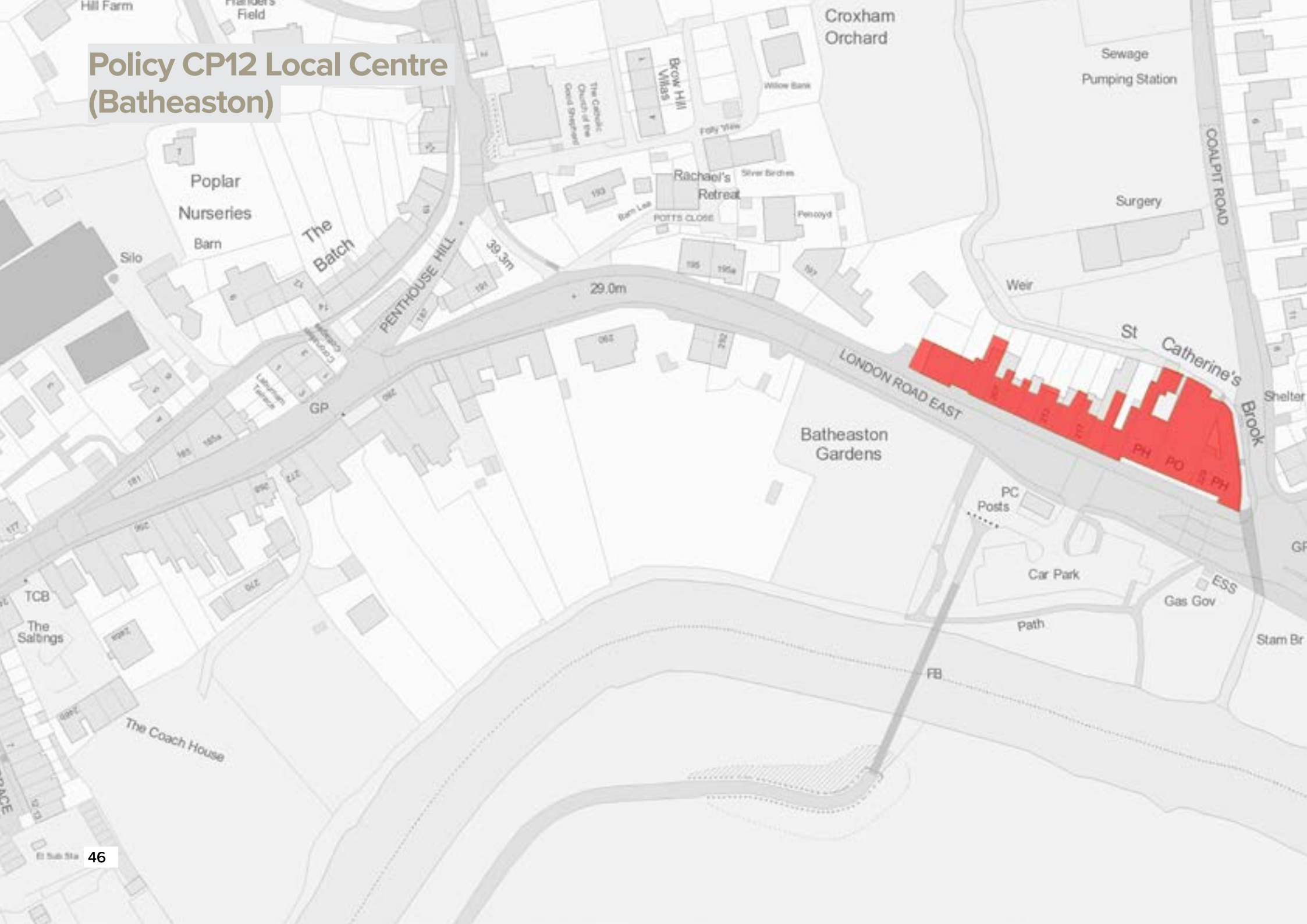


# Policy CP12 Bath City Centre

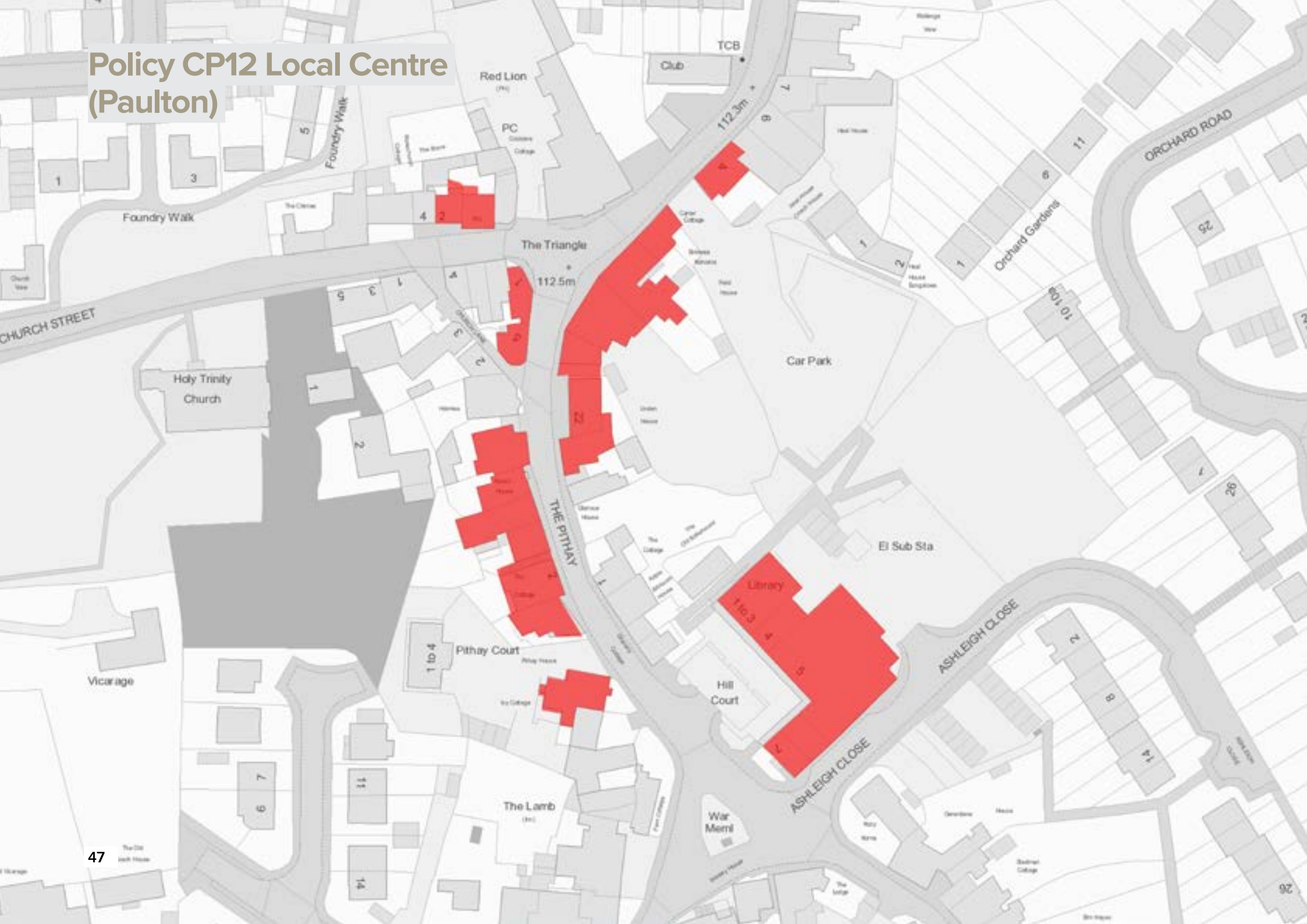




# Policy CP12 Local Centre (Batheaston)

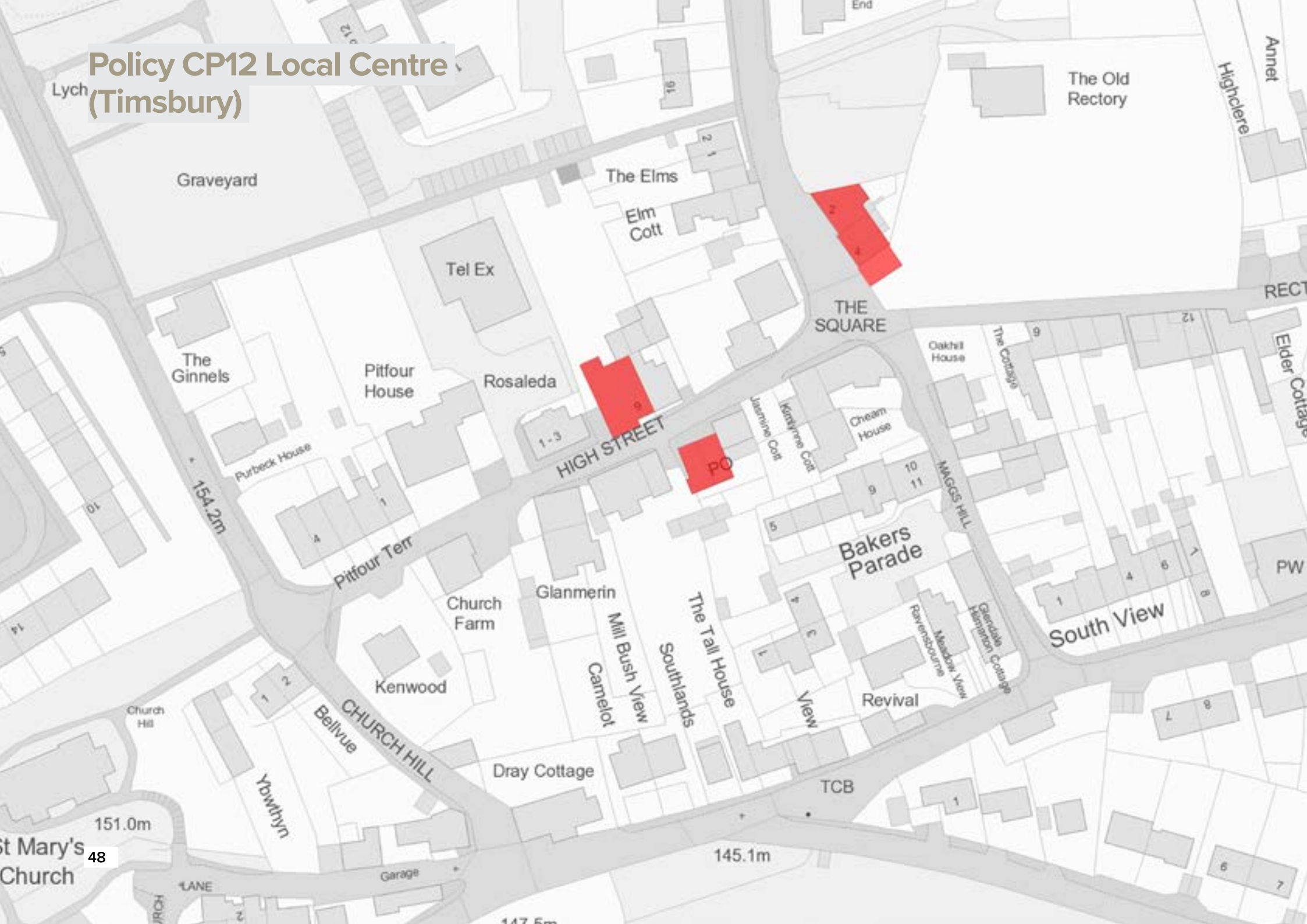


# Policy CP12 Local Centre (Paulton)



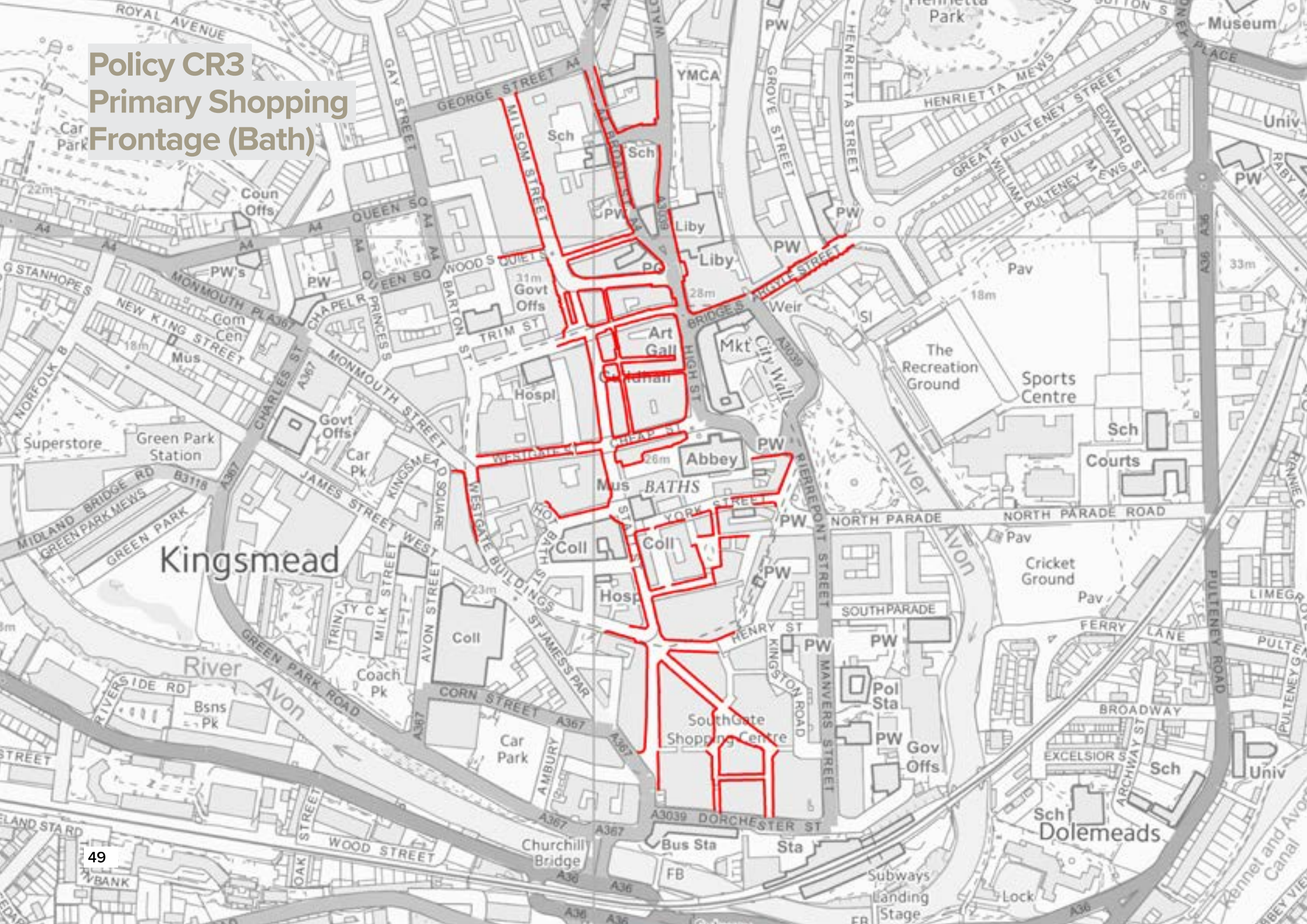


# Policy CP12 Local Centre (Timsbury)



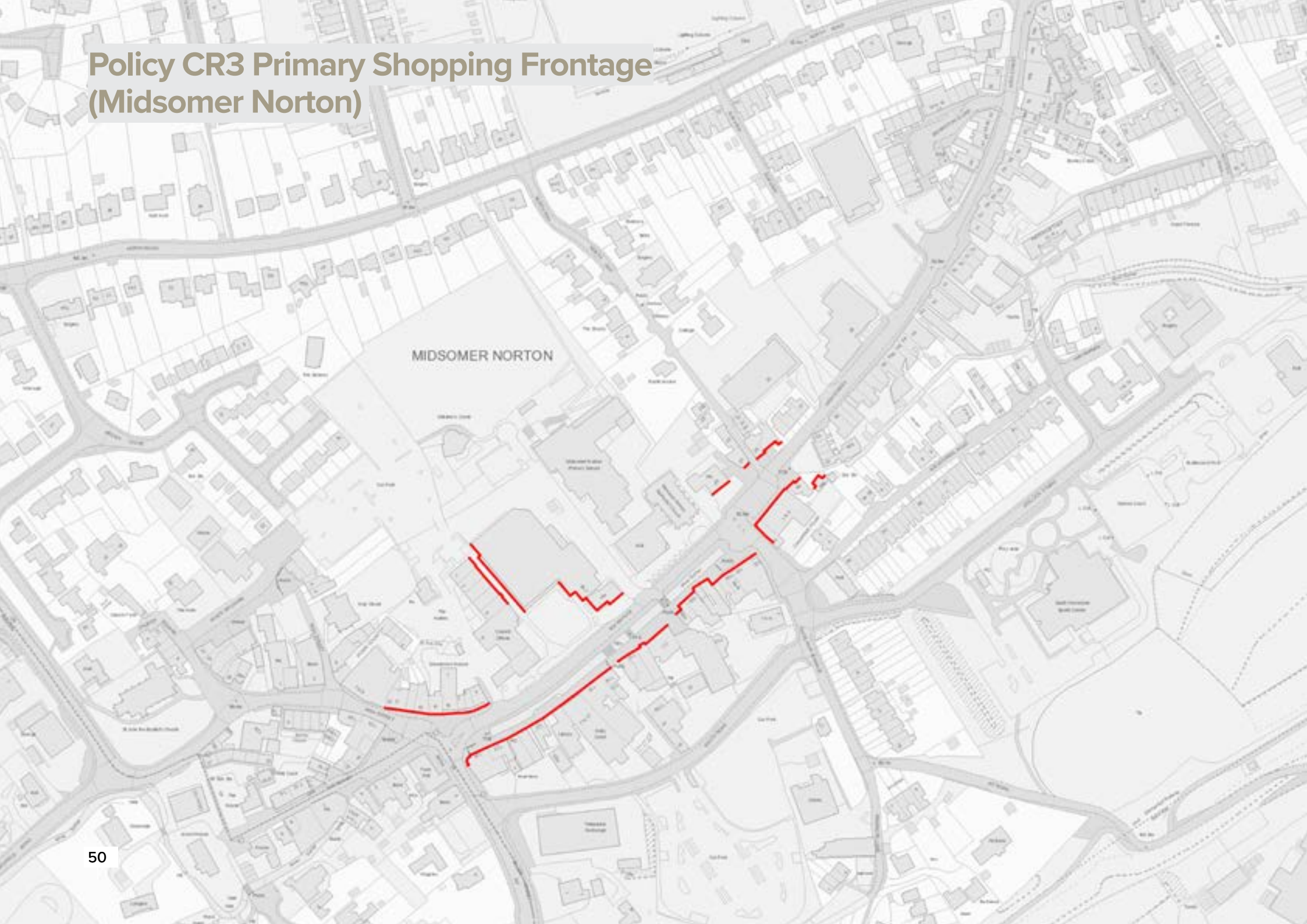


# Policy CR3 Primary Shopping Frontage (Bath)



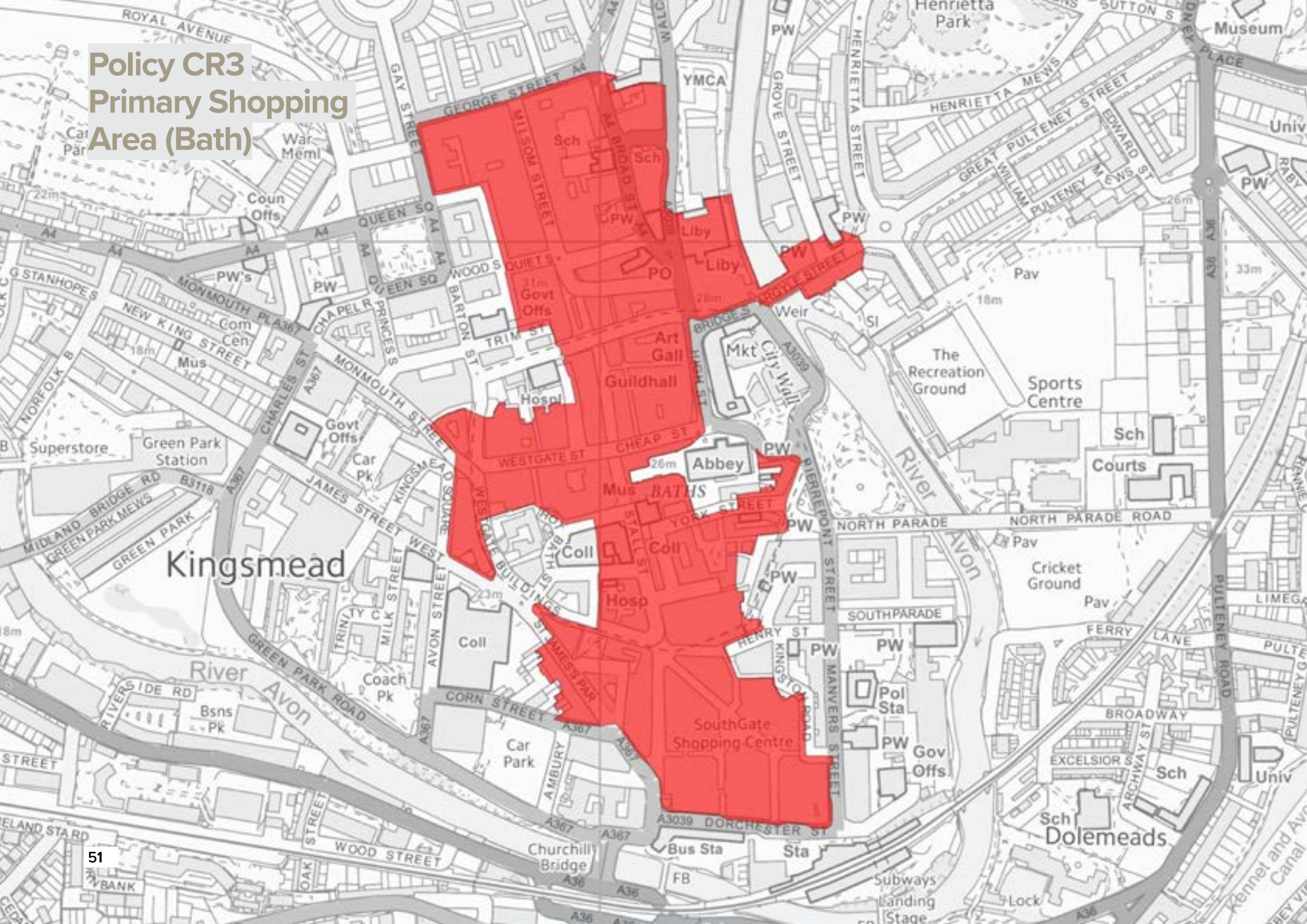


# Policy CR3 Primary Shopping Frontage (Midsomer Norton)





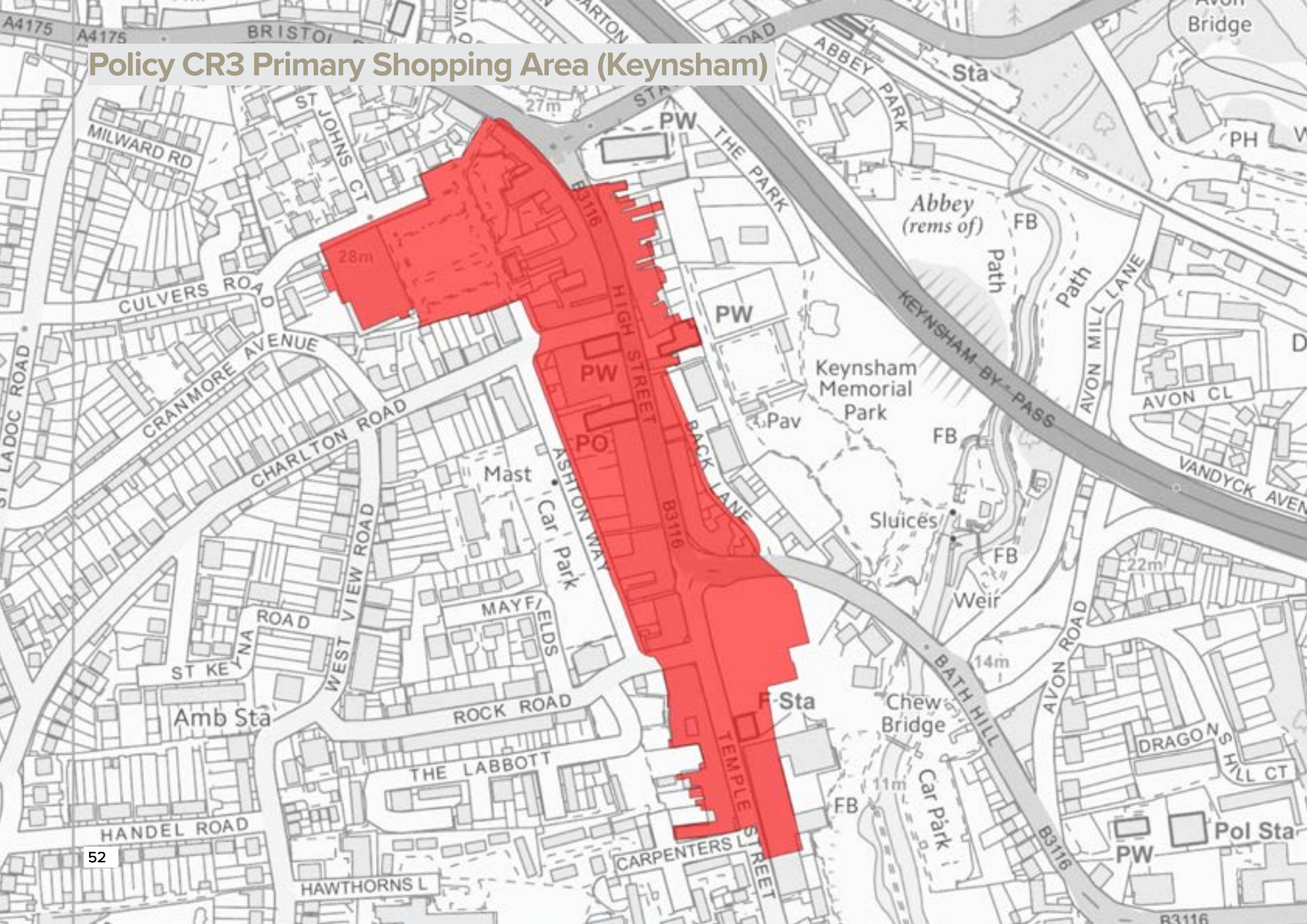
**Policy CR3  
Primary Shopping  
Area (Bath)**



Kingsmead

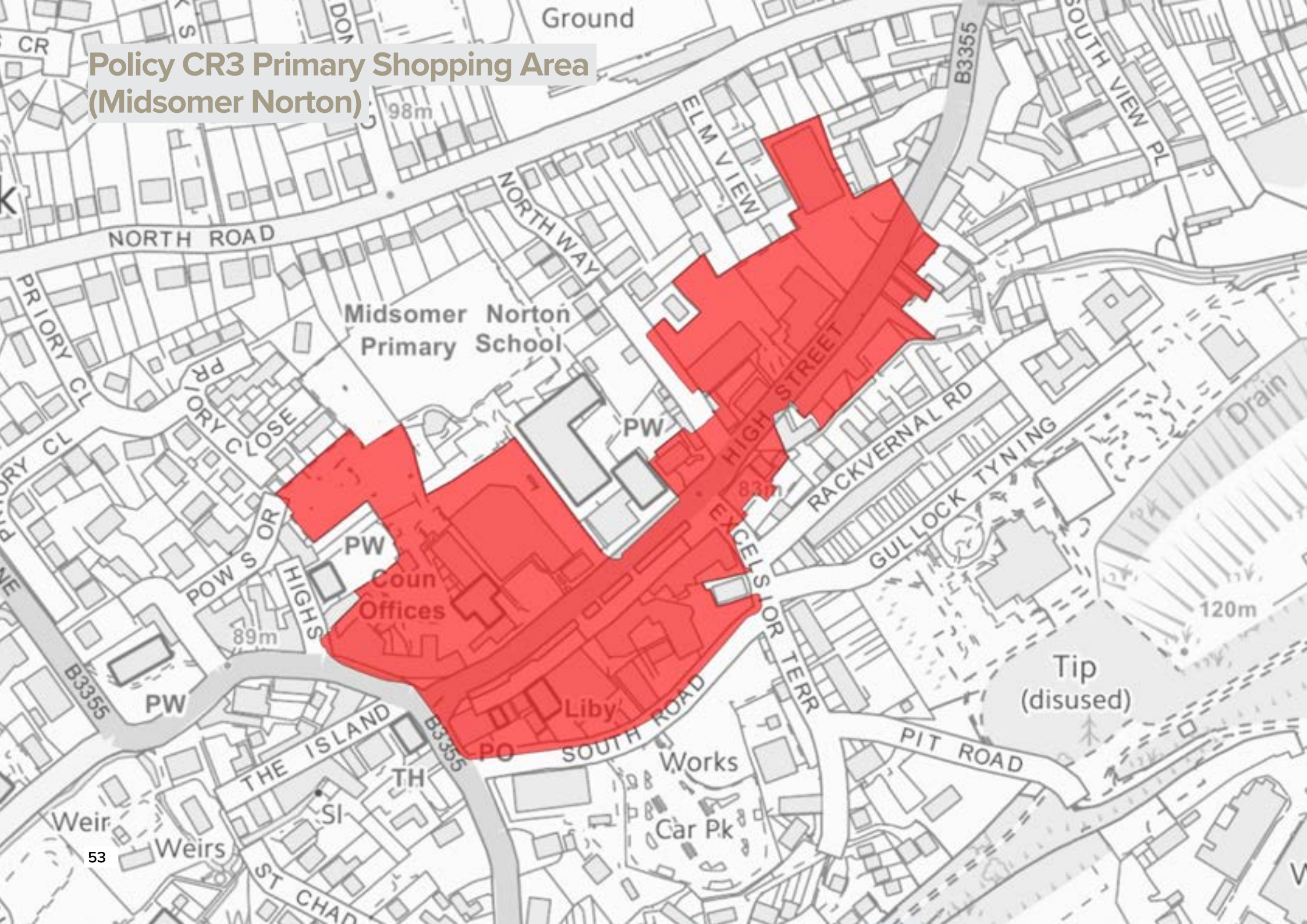


# Policy CR3 Primary Shopping Area (Keynsham)



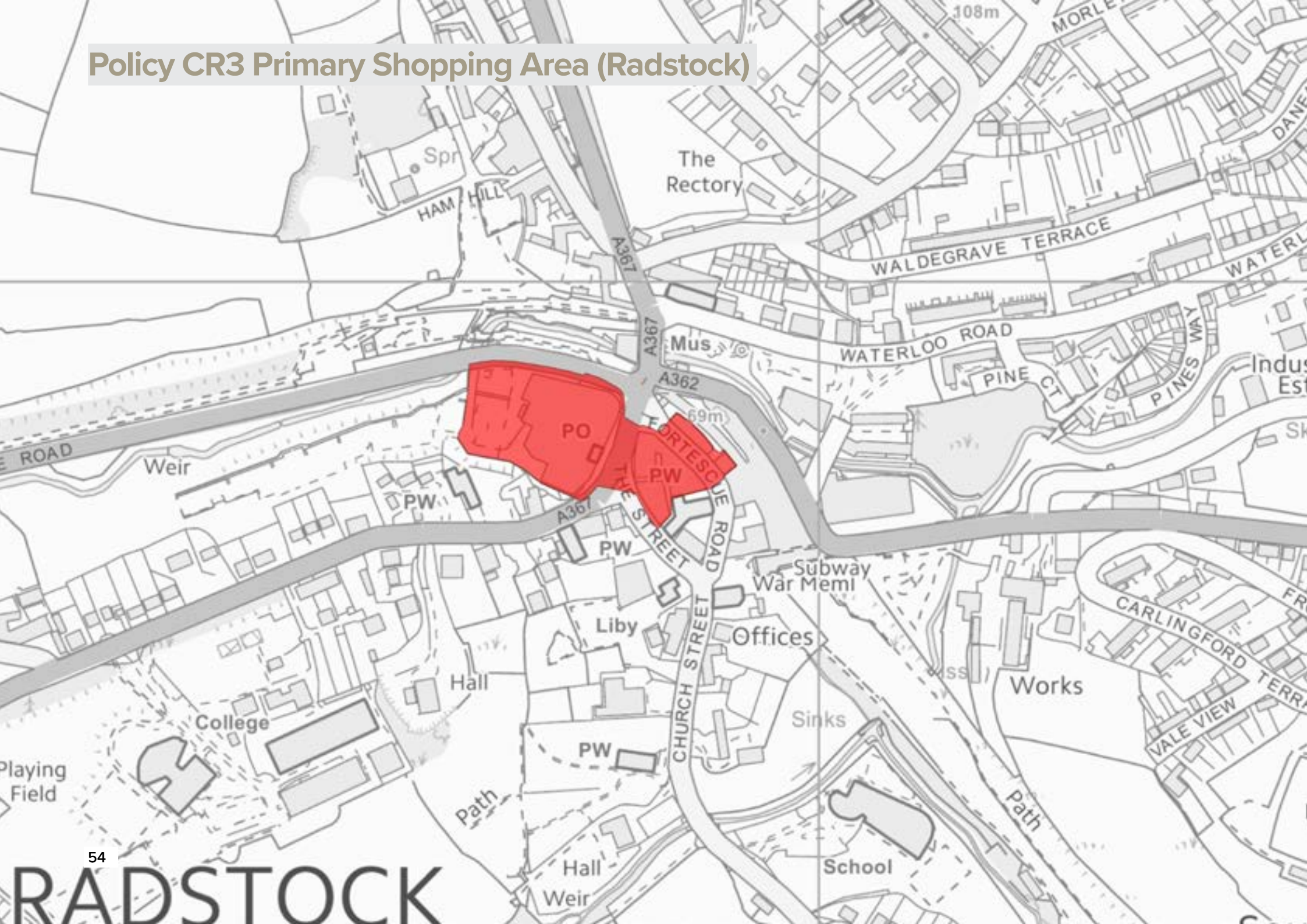


**Policy CR3 Primary Shopping Area  
(Midsomer Norton)**

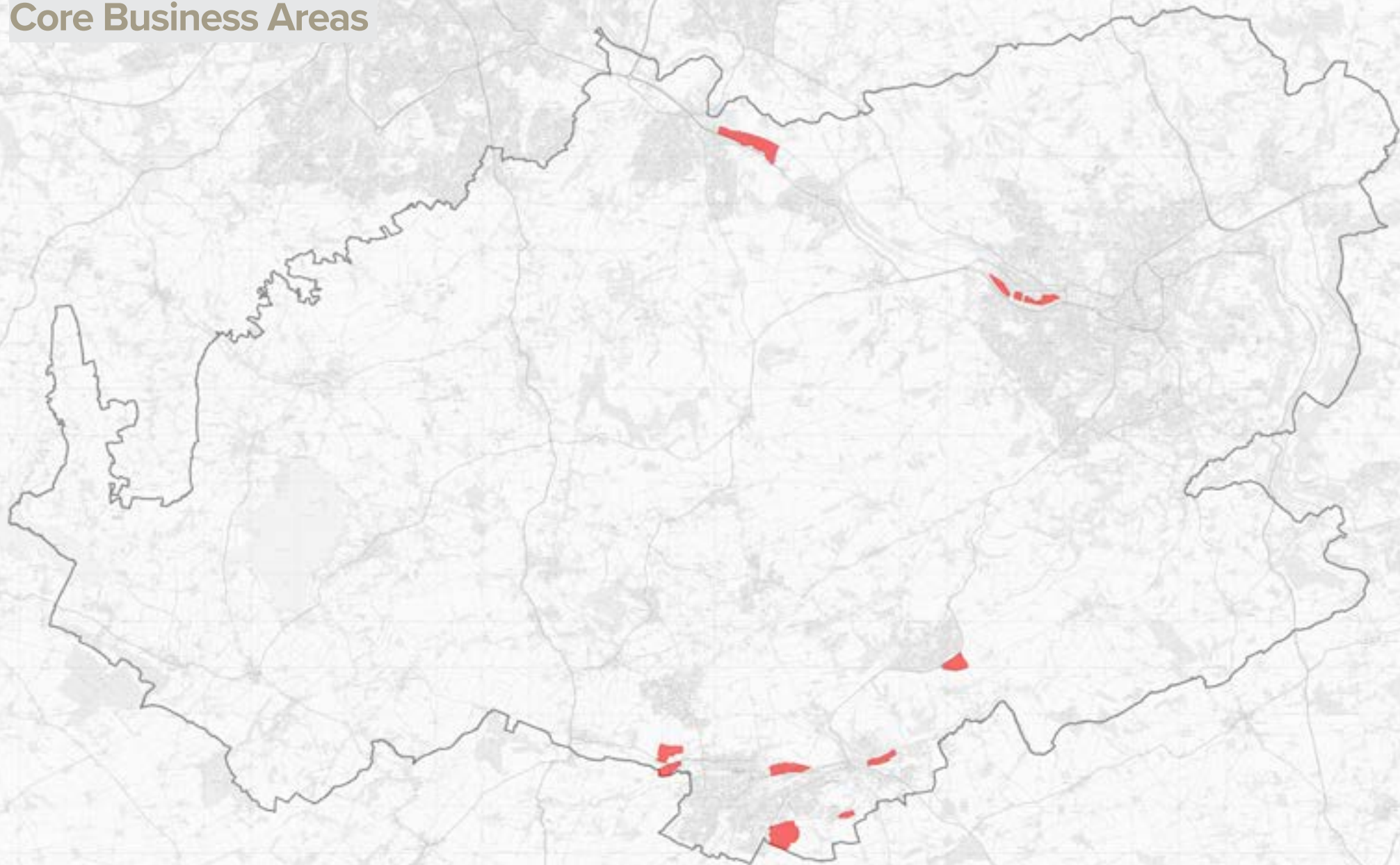




# Policy CR3 Primary Shopping Area (Radstock)

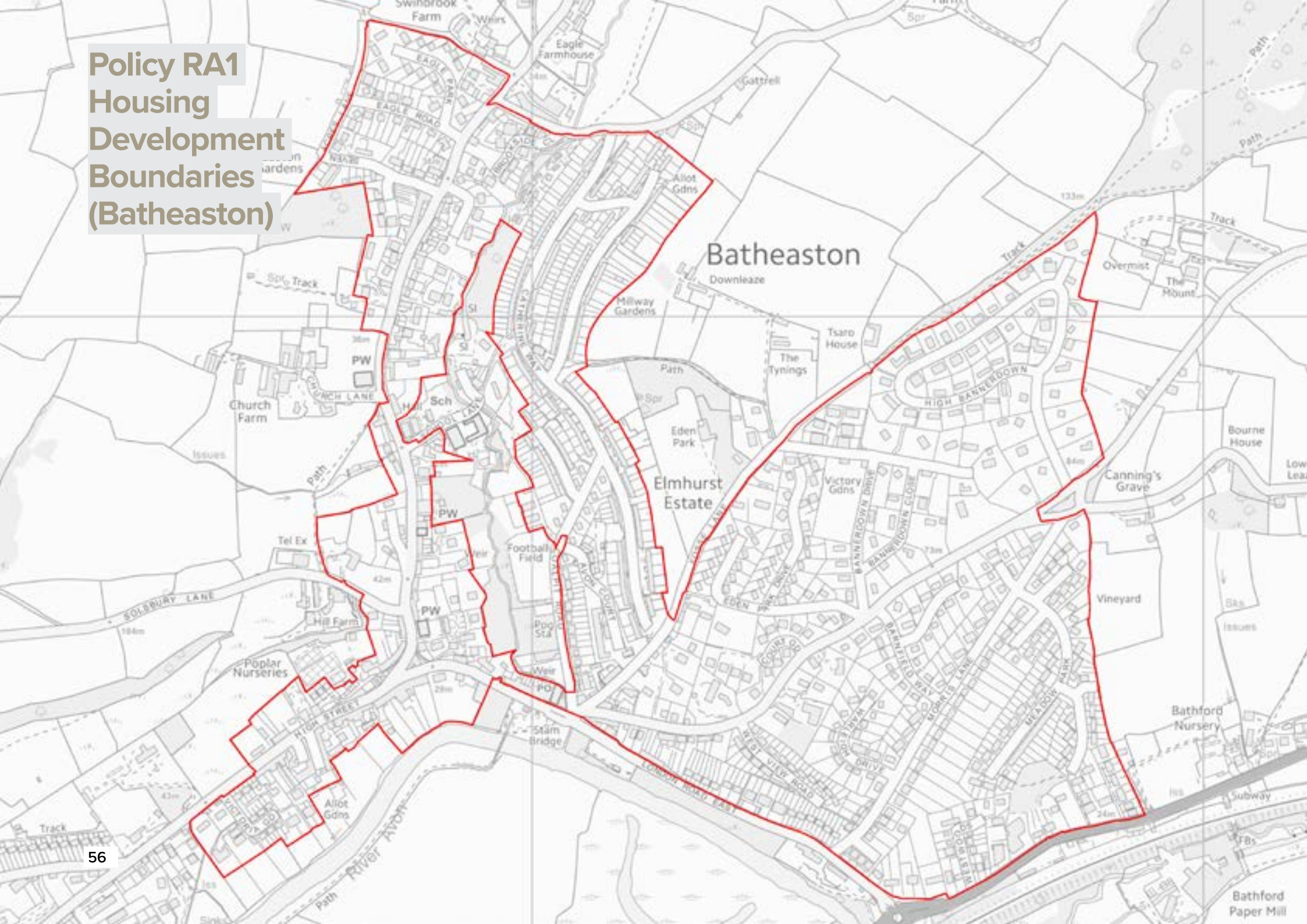


# Policy ED2A Revisions to the Core Business Areas



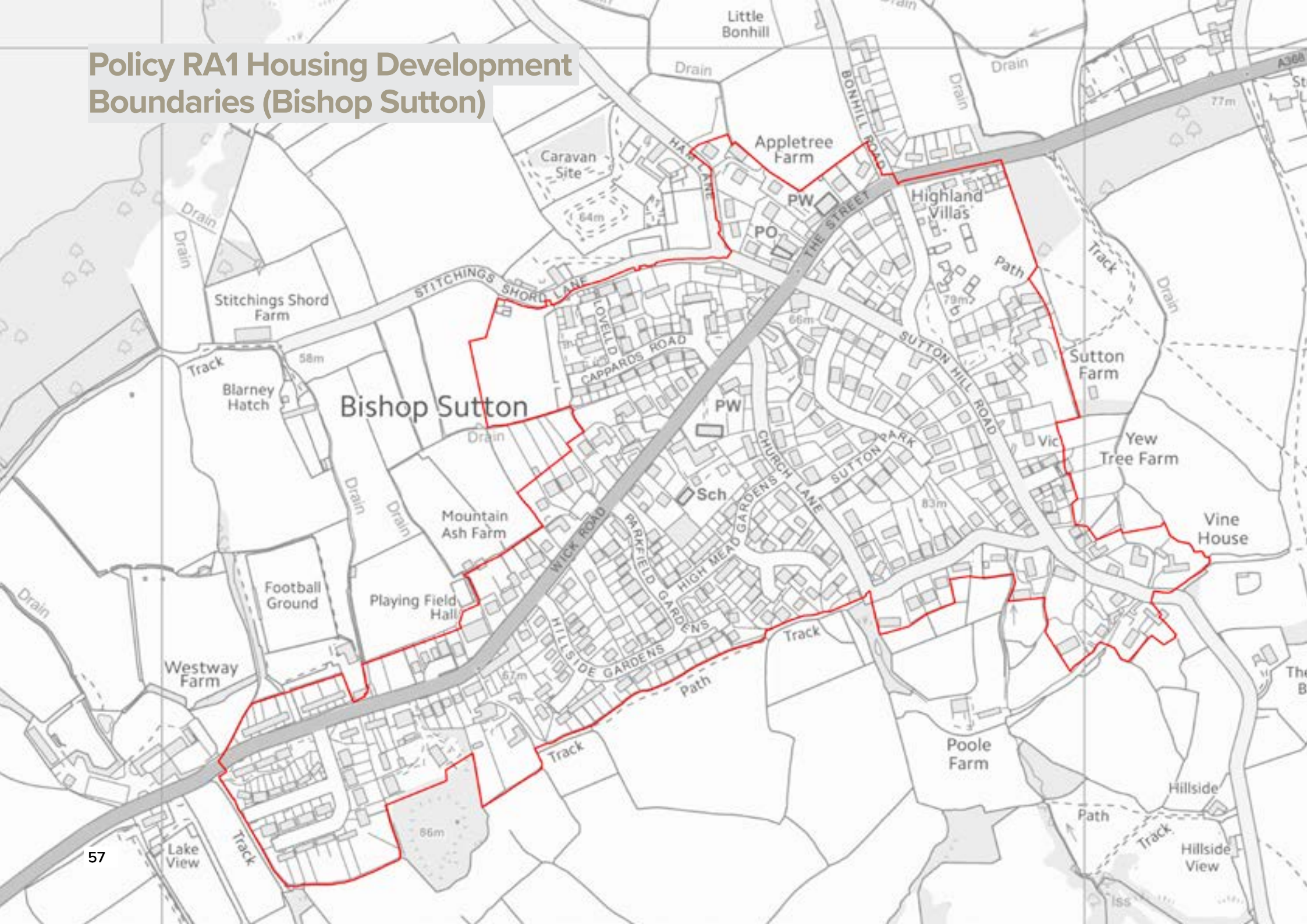


**Policy RA1  
Housing  
Development  
Boundaries  
(Batheaston)**



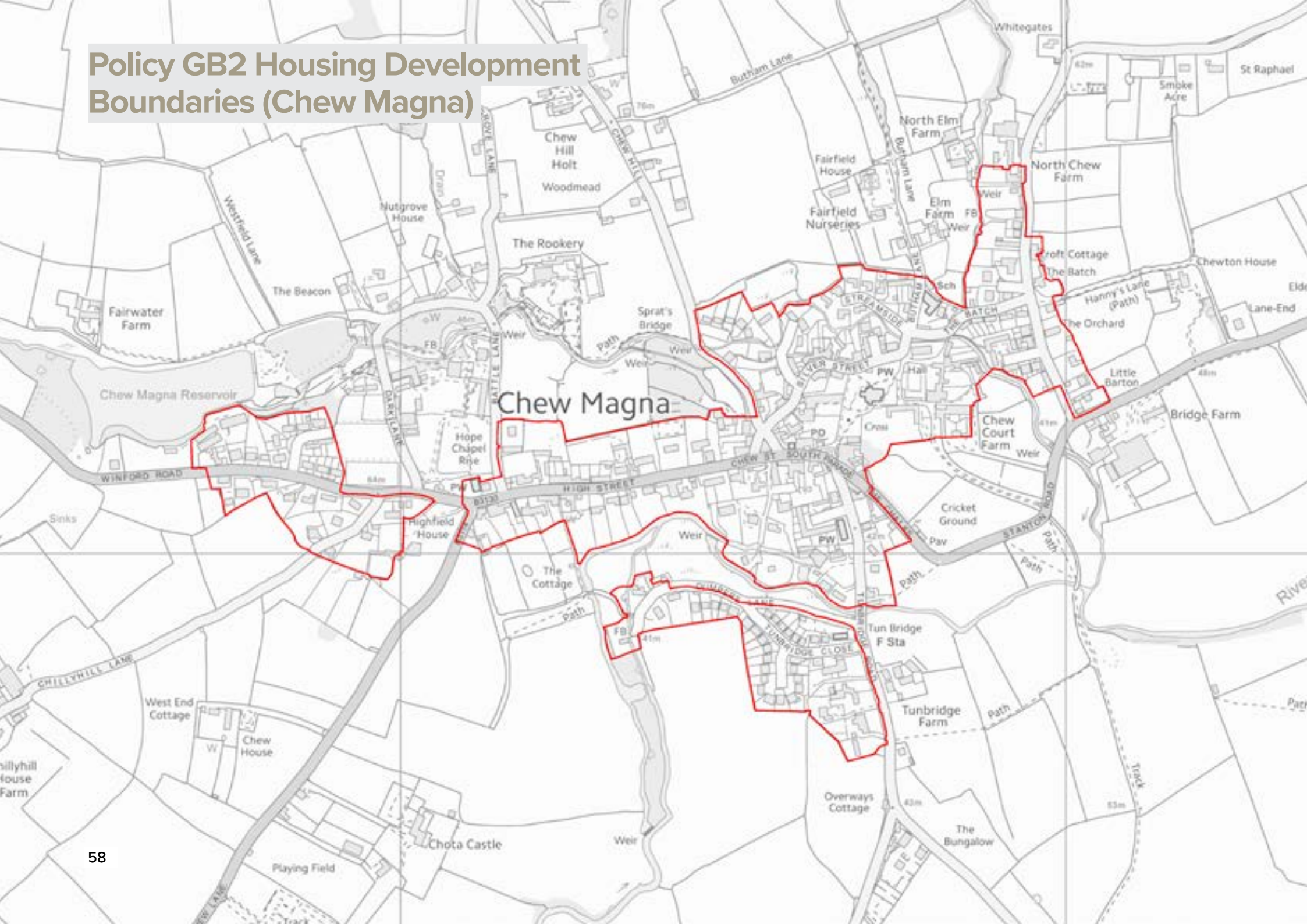


# Policy RA1 Housing Development Boundaries (Bishop Sutton)



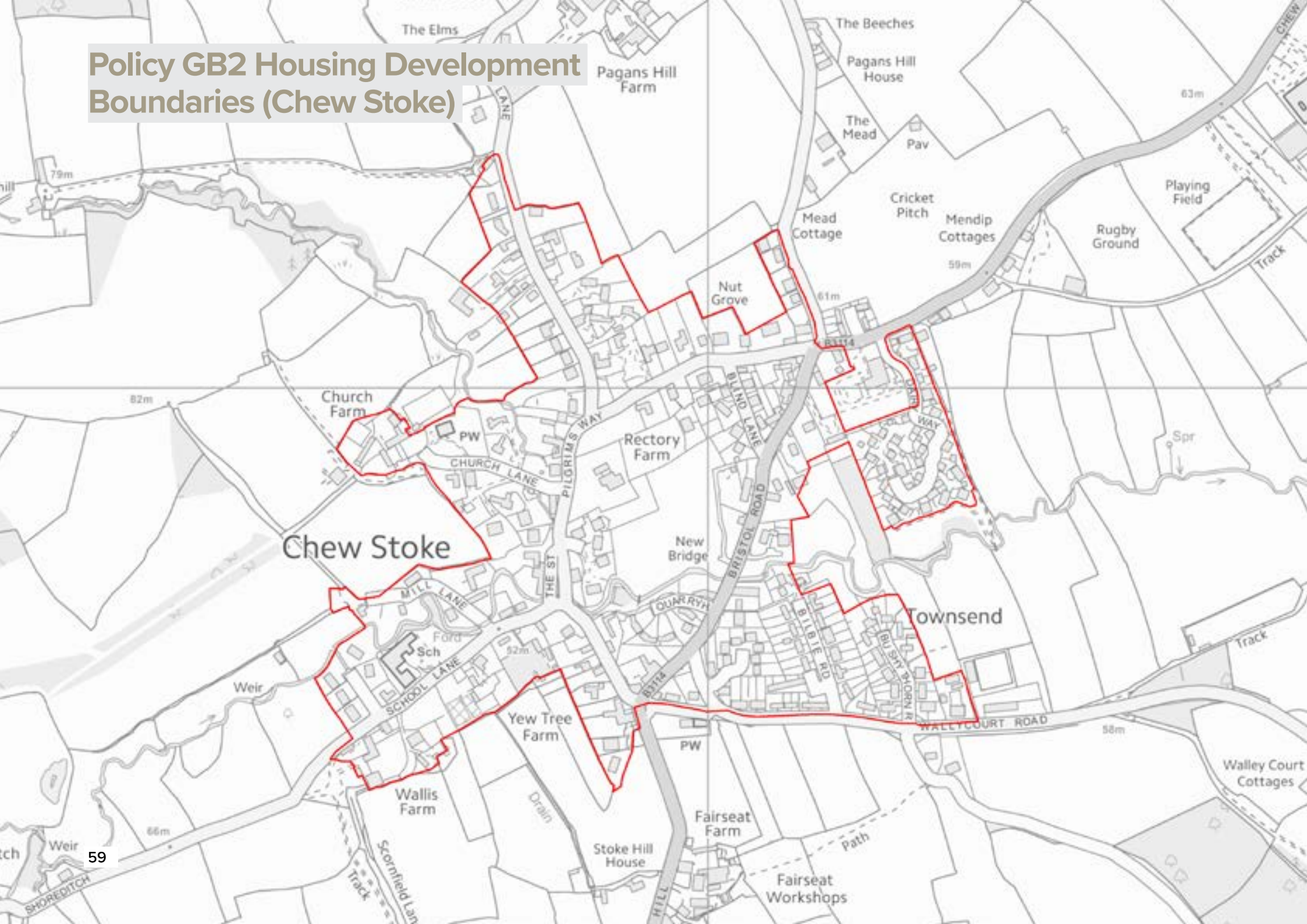


# Policy GB2 Housing Development Boundaries (Chew Magna)



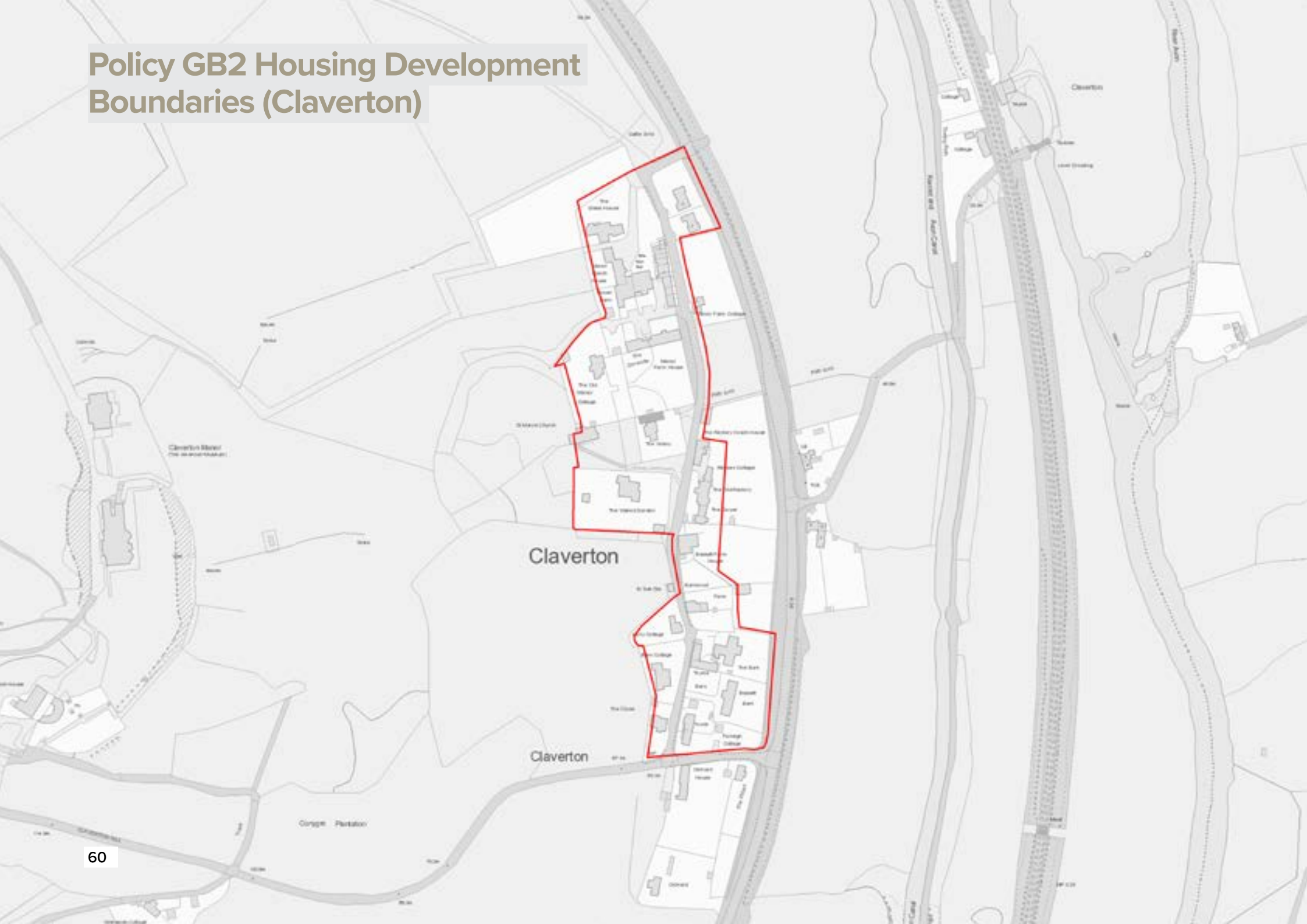


# Policy GB2 Housing Development Boundaries (Chew Stoke)

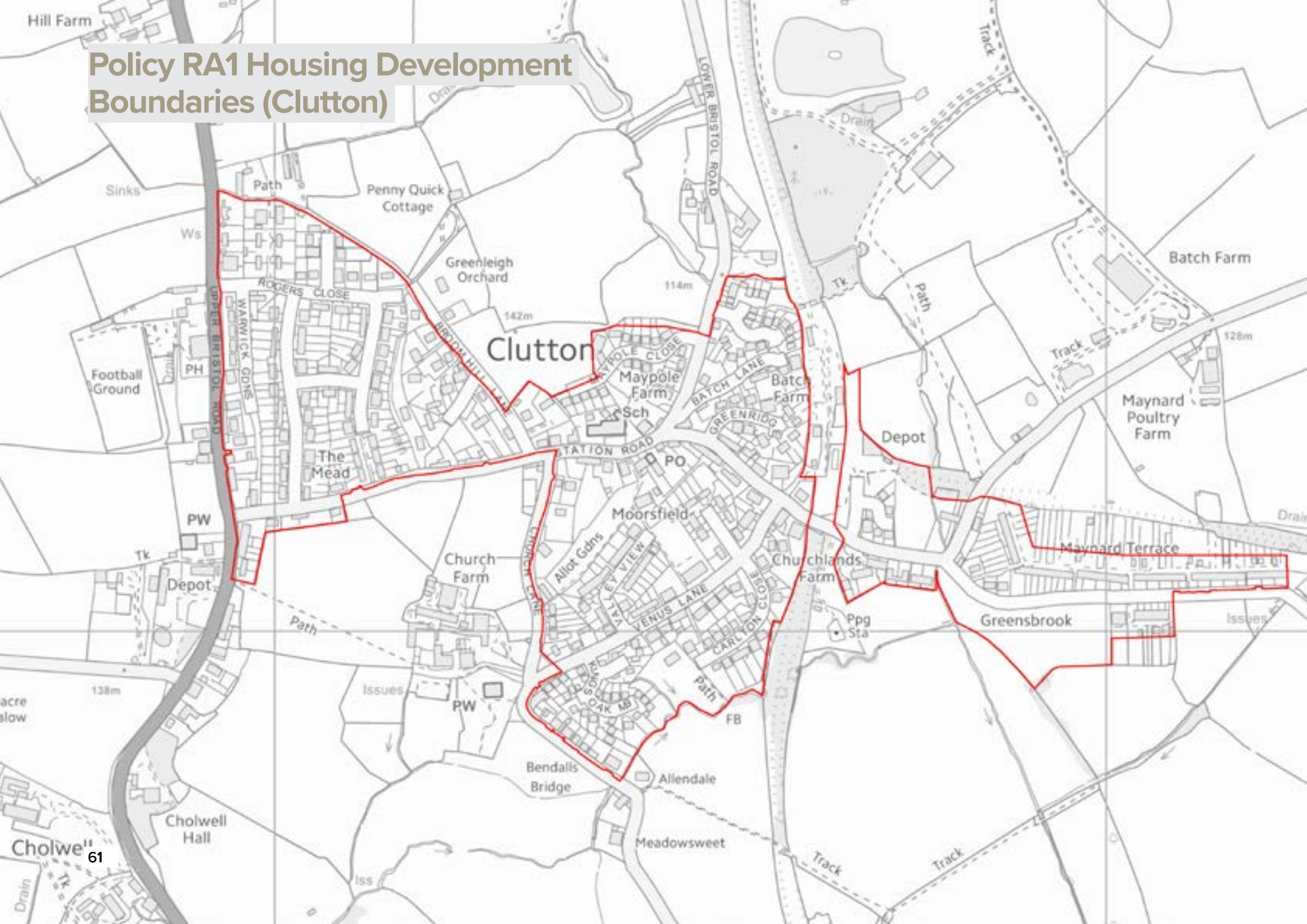




# Policy GB2 Housing Development Boundaries (Claverton)

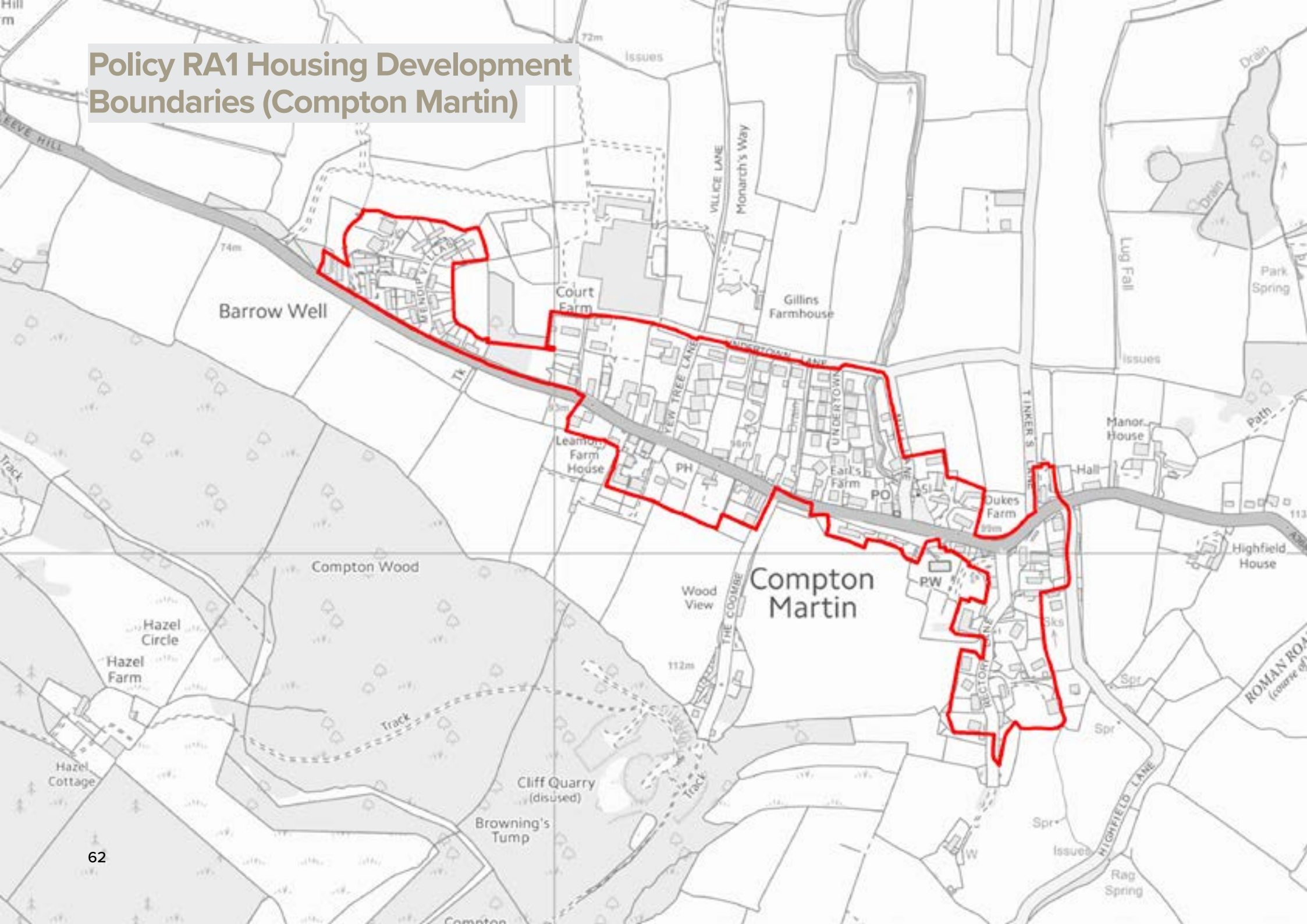


# Policy RA1 Housing Development Boundaries (Clutton)

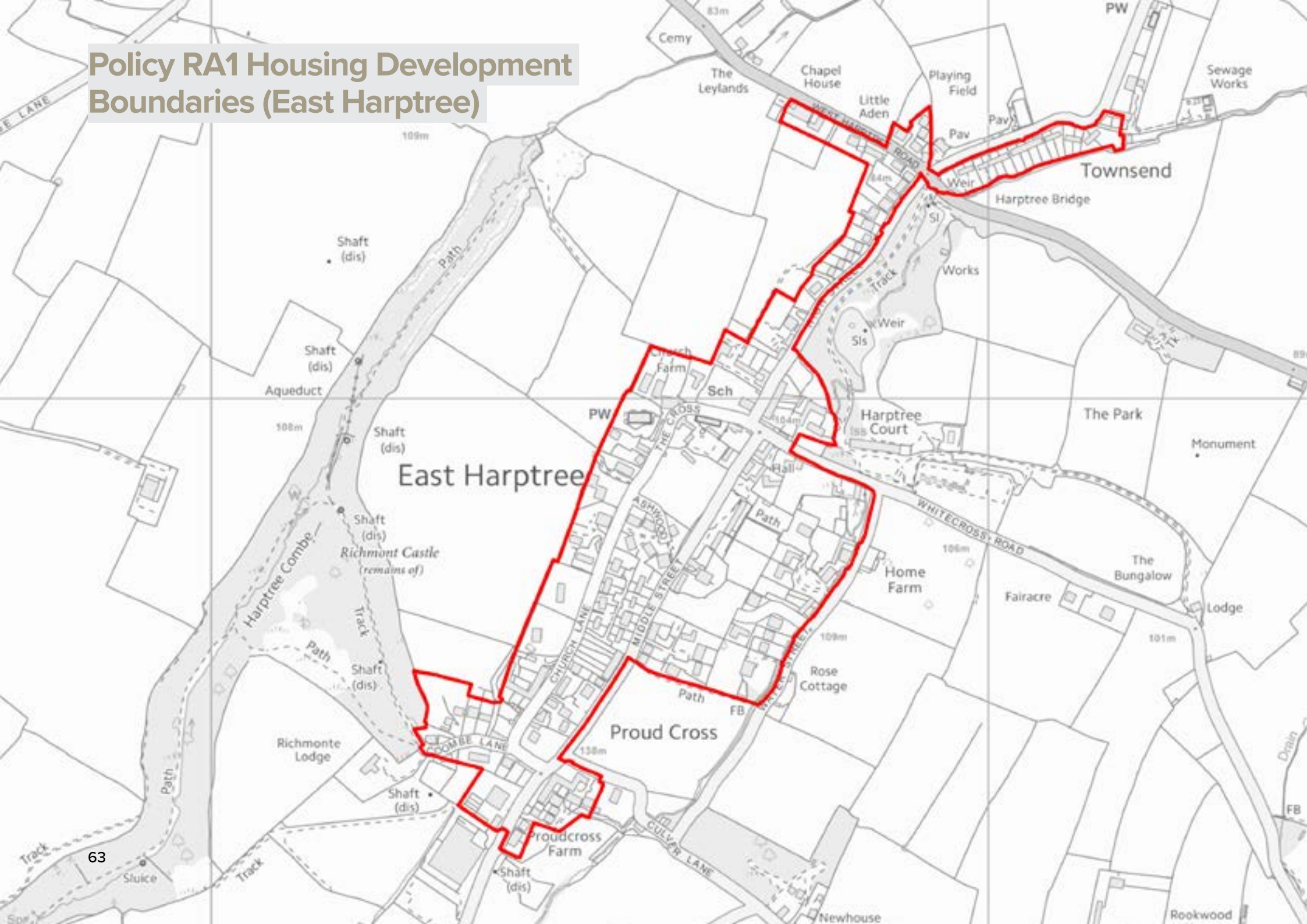




# Policy RA1 Housing Development Boundaries (Compton Martin)

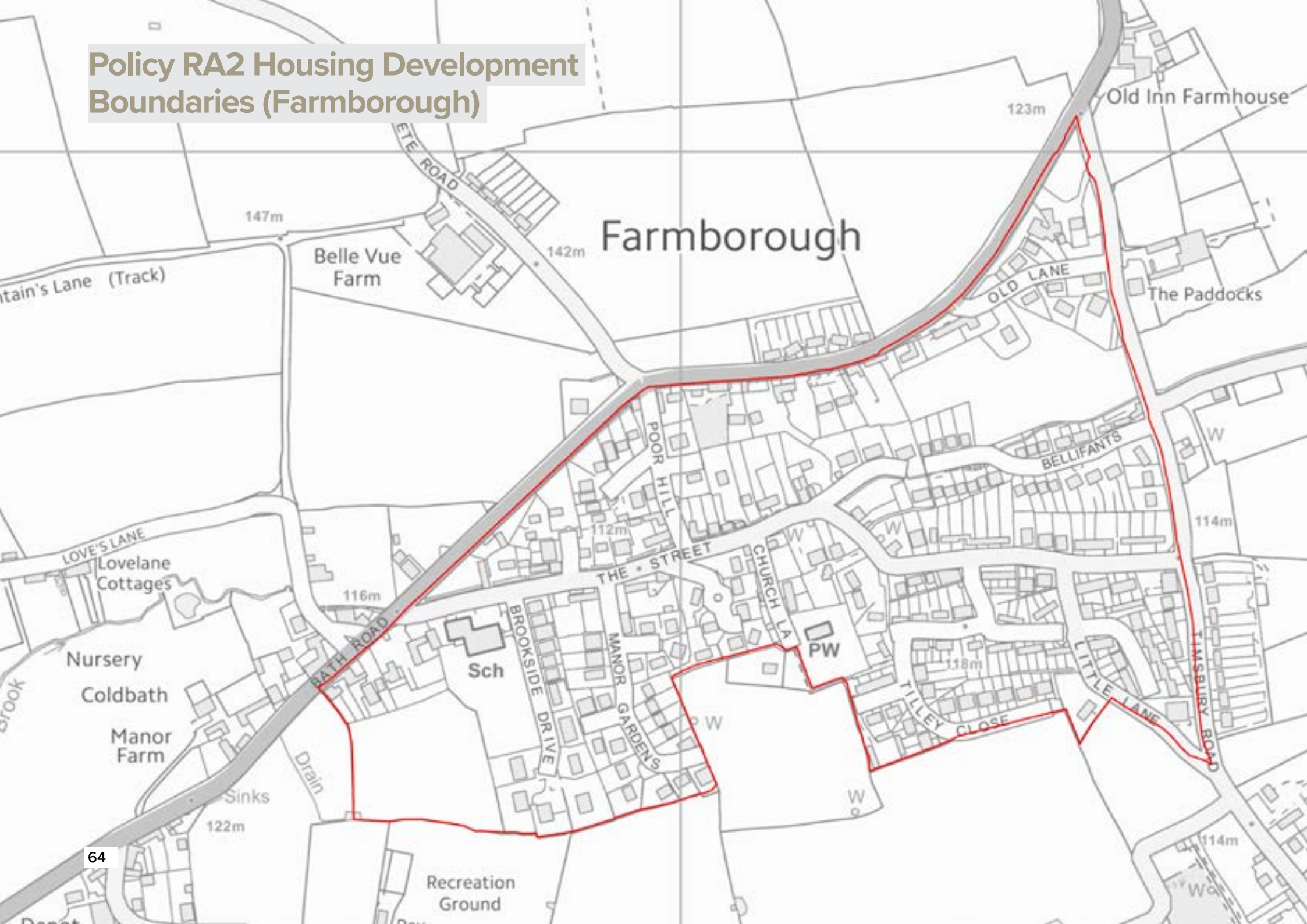


# Policy RA1 Housing Development Boundaries (East Harptree)

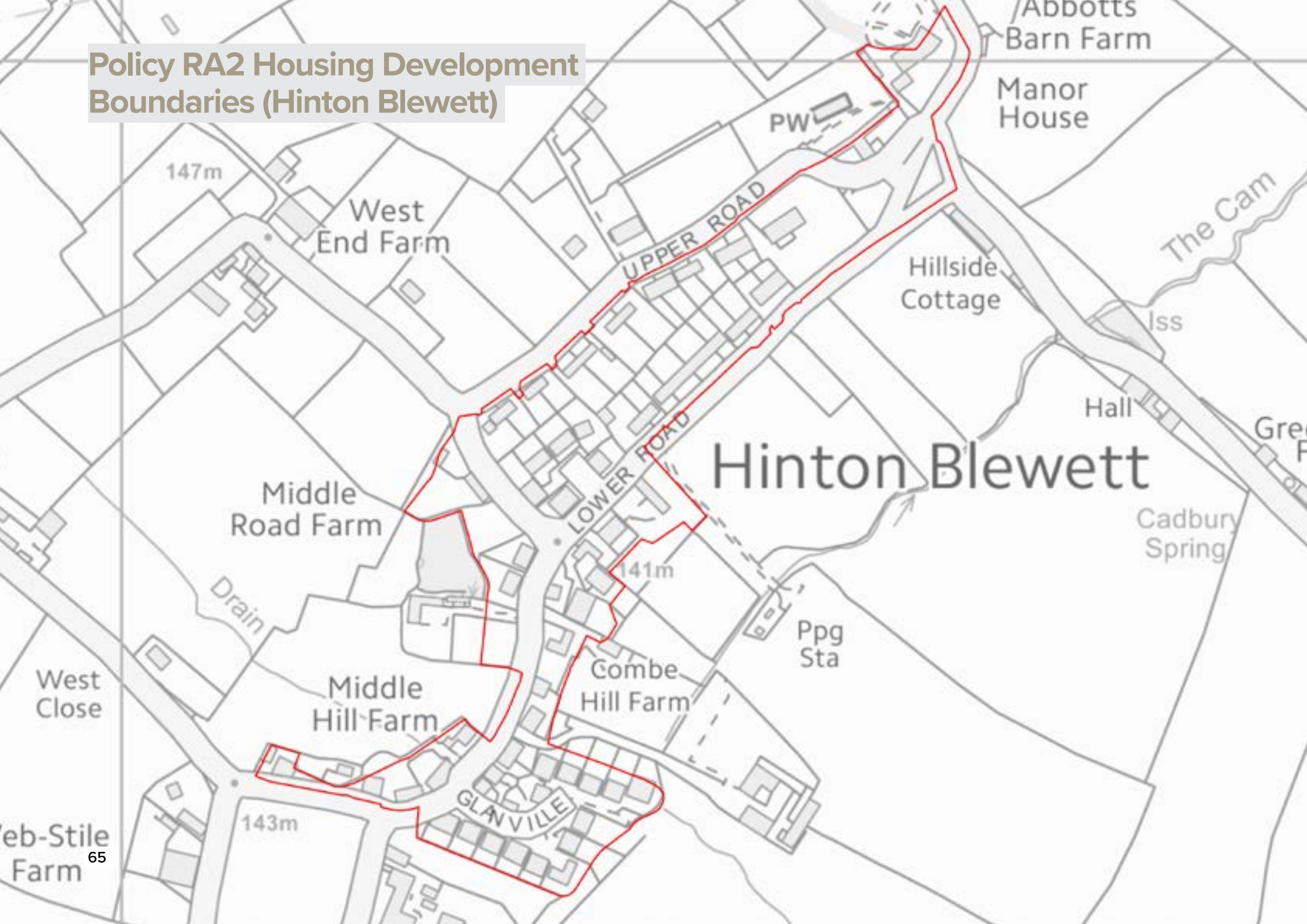




# Policy RA2 Housing Development Boundaries (Farmborough)



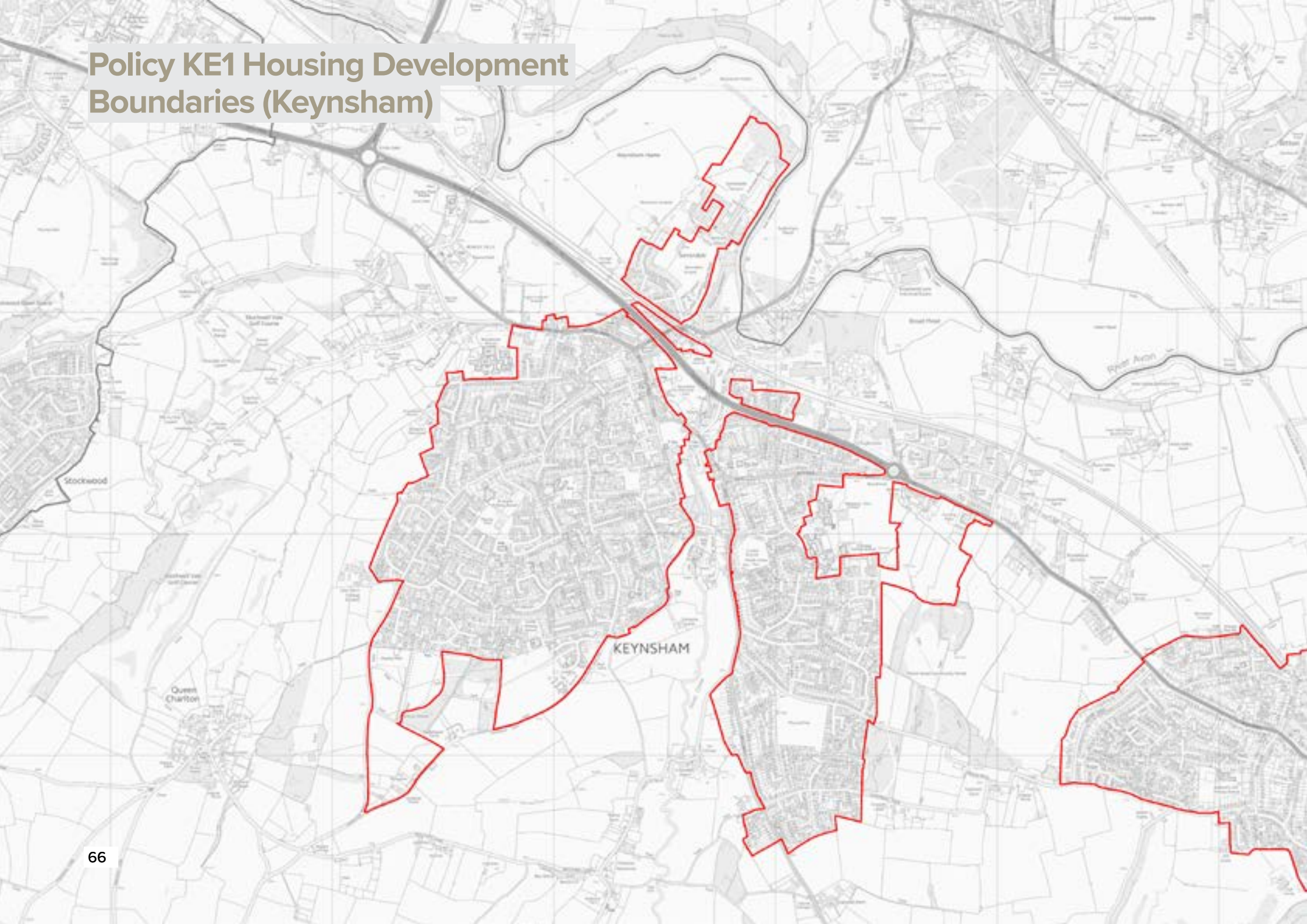
**Policy RA2 Housing Development  
Boundaries (Hinton Blewett)**



West Close  
65  
eb-Stile Farm

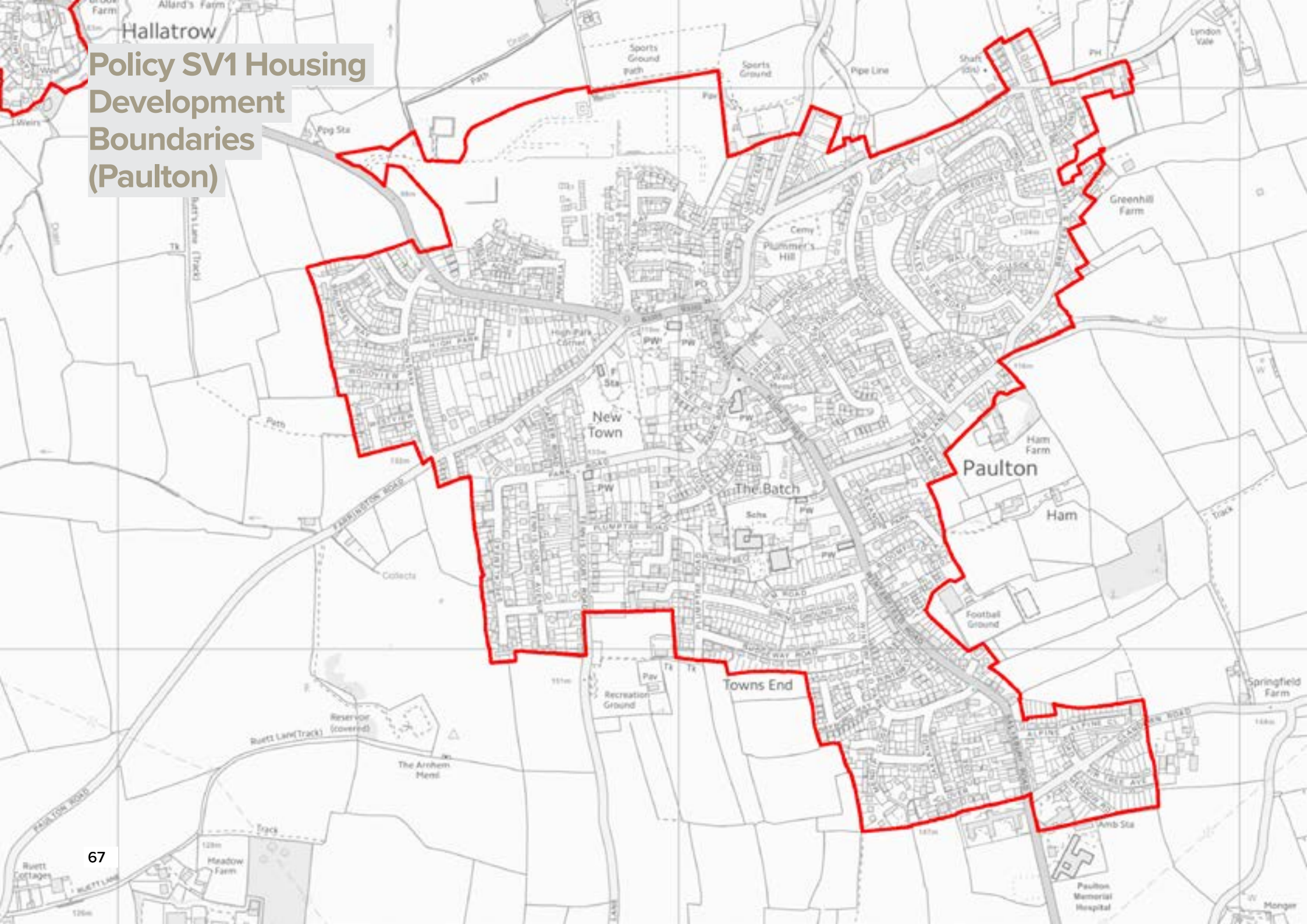


# Policy KE1 Housing Development Boundaries (Keynsham)



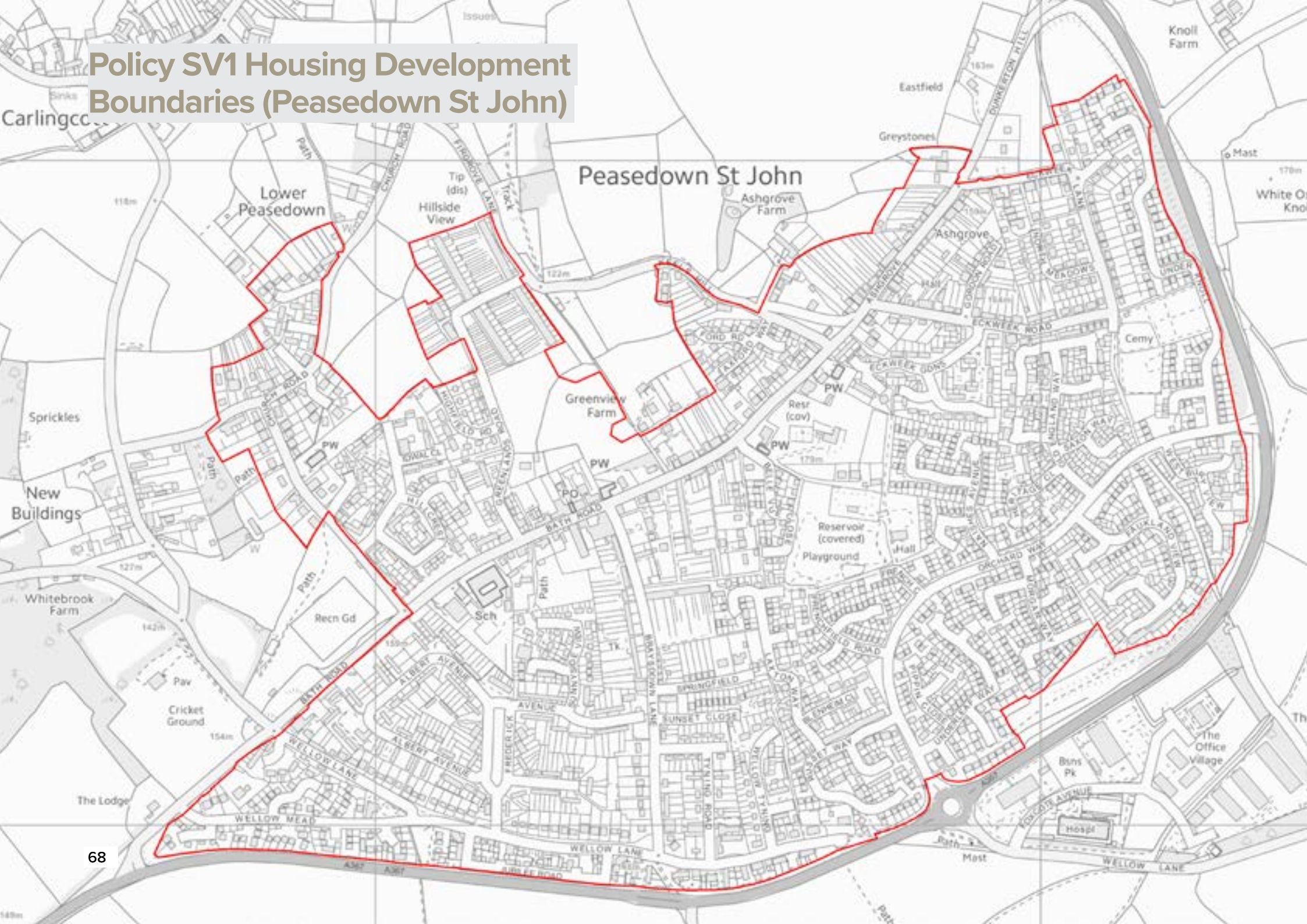


# Policy SV1 Housing Development Boundaries (Paulton)



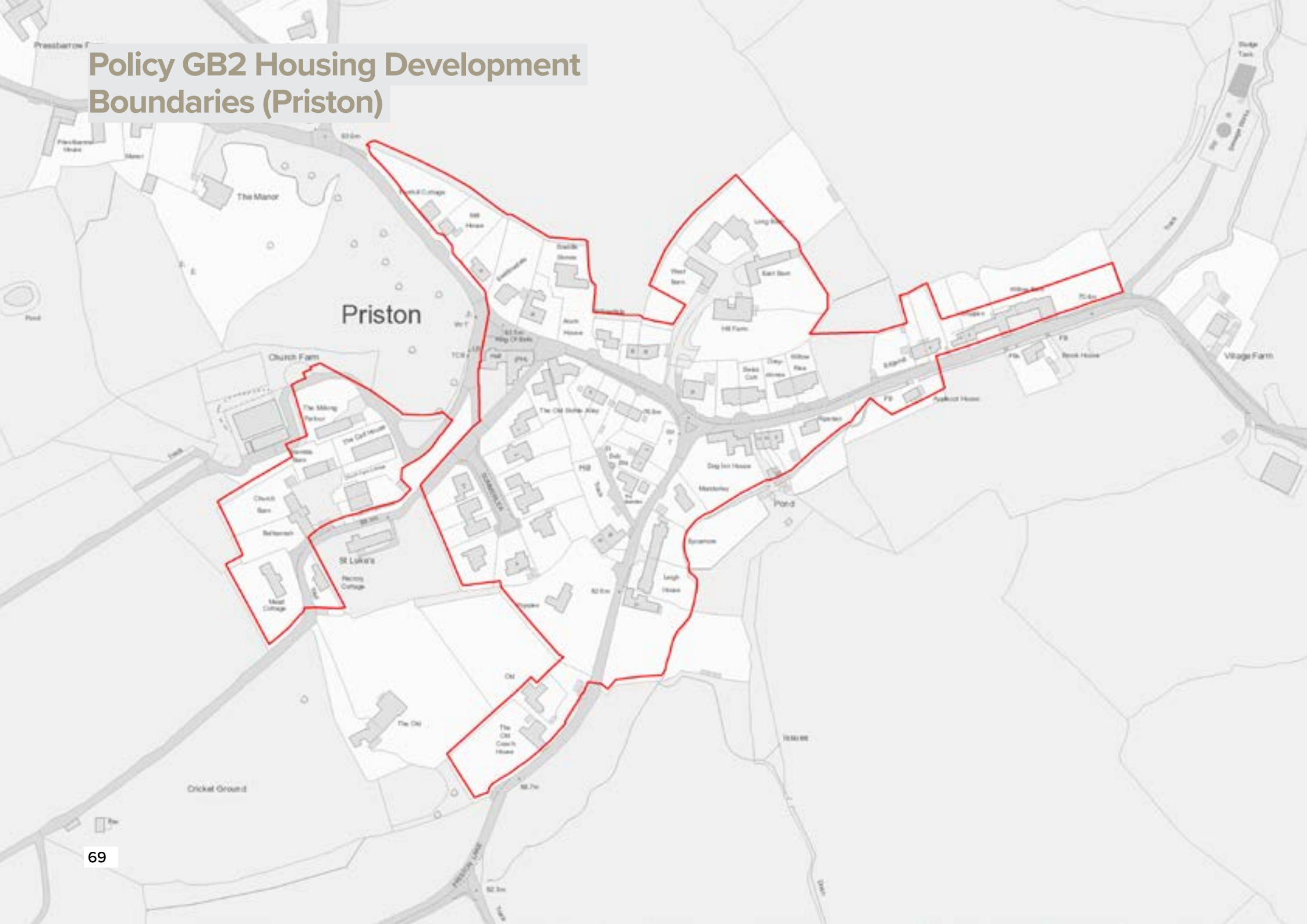


# Policy SV1 Housing Development Boundaries (Peasedown St John)

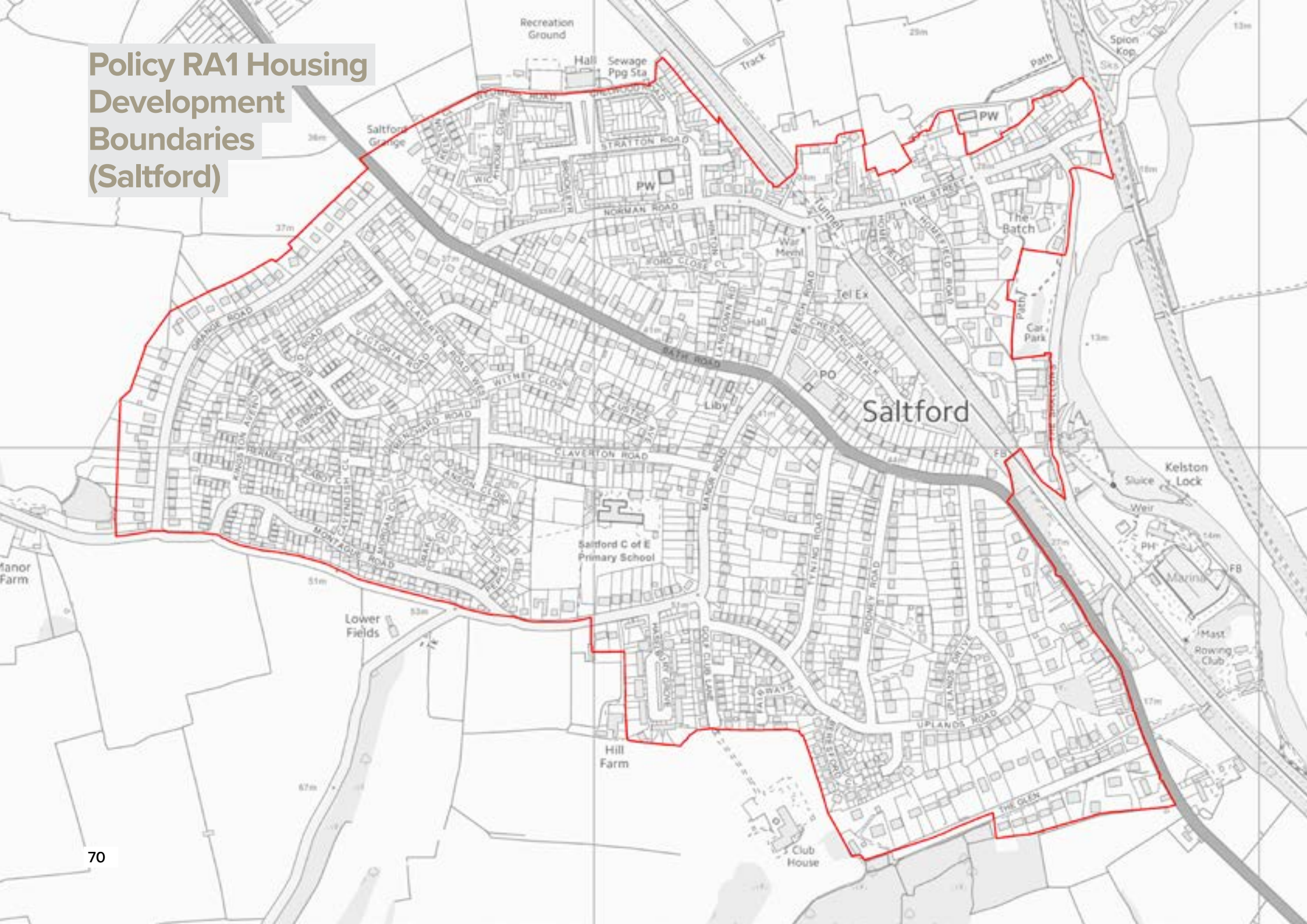




# Policy GB2 Housing Development Boundaries (Priston)

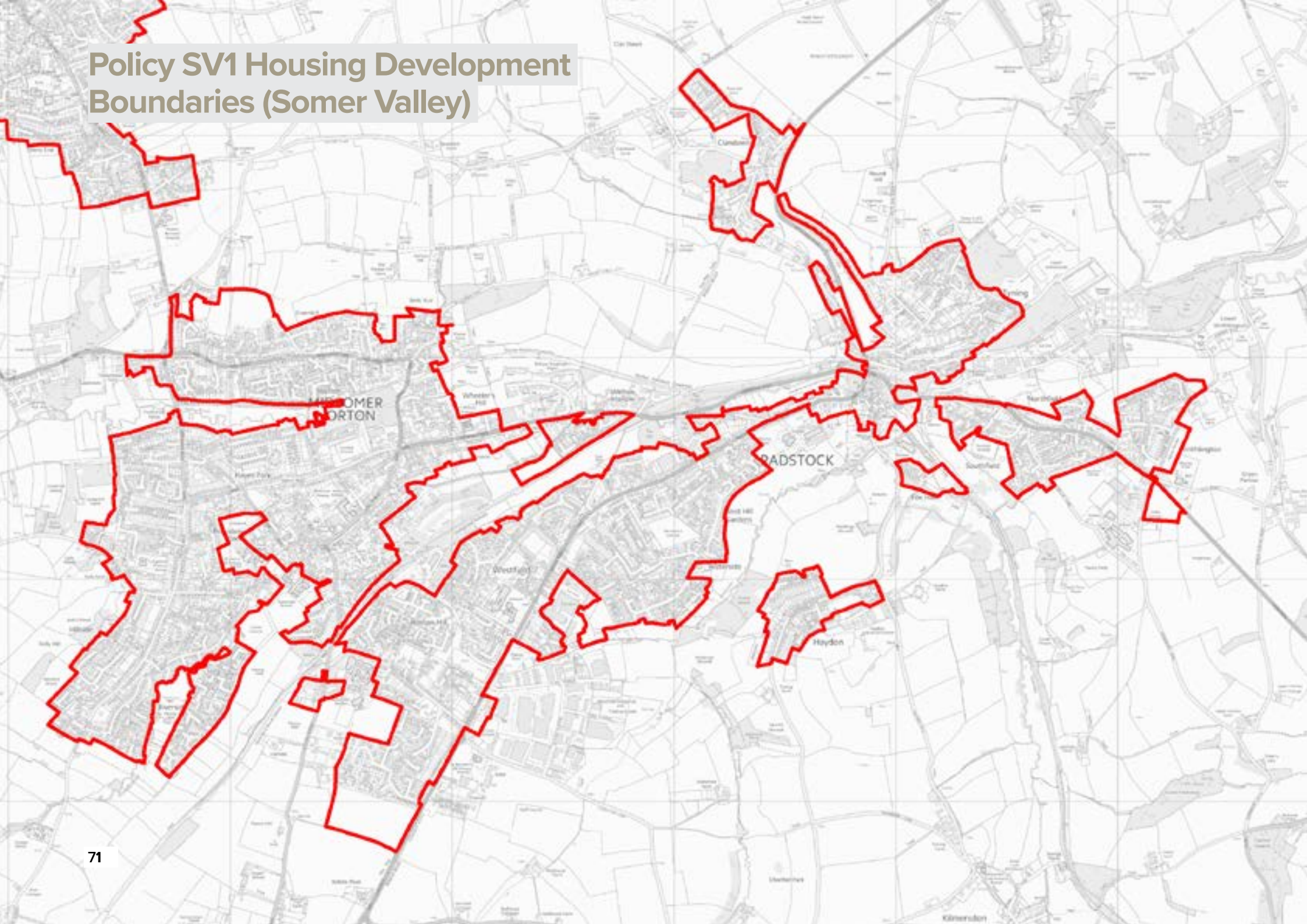


# Policy RA1 Housing Development Boundaries (Saltford)



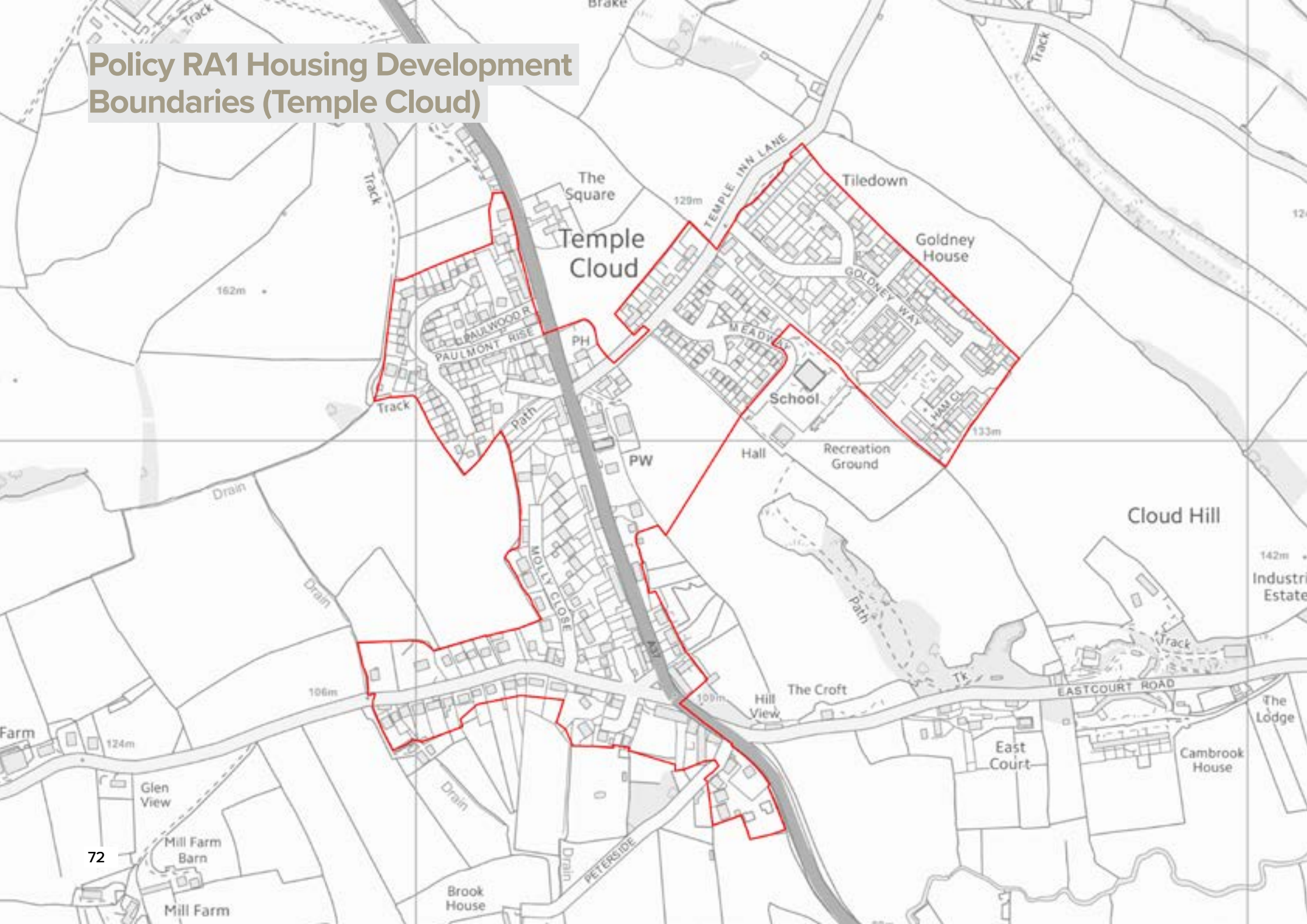


# Policy SV1 Housing Development Boundaries (Somerset Valley)

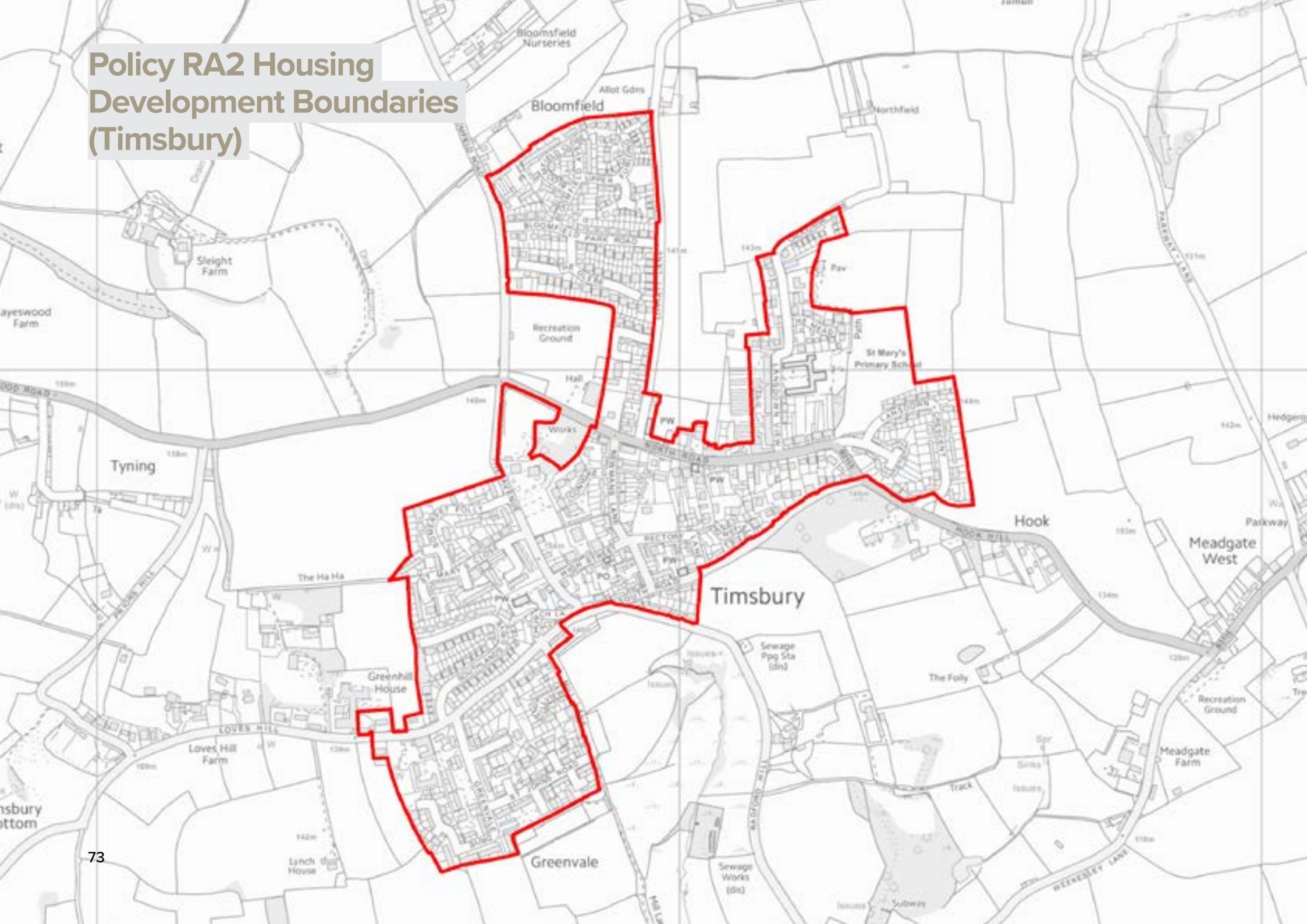




# Policy RA1 Housing Development Boundaries (Temple Cloud)

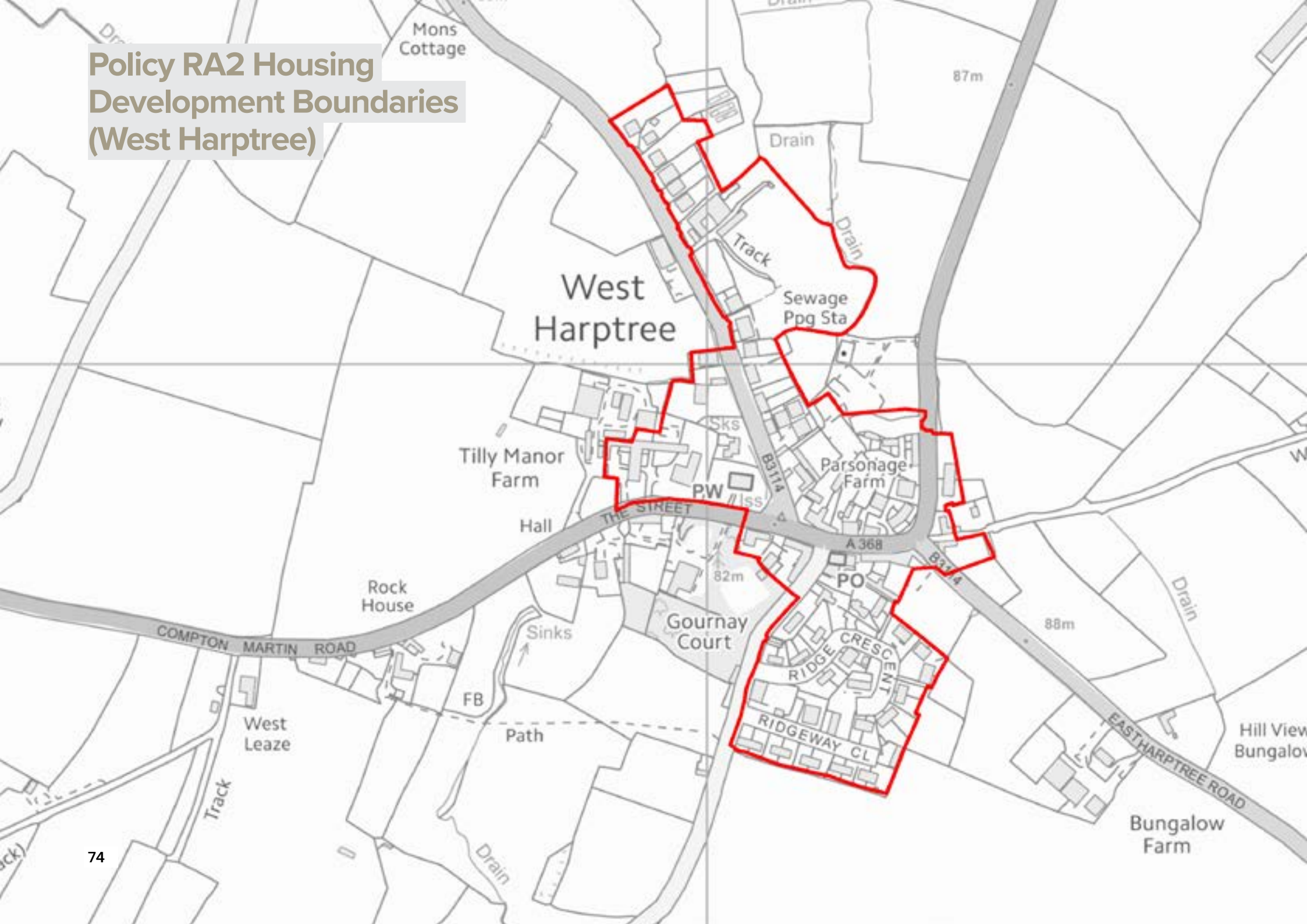


# Policy RA2 Housing Development Boundaries (Timsbury)

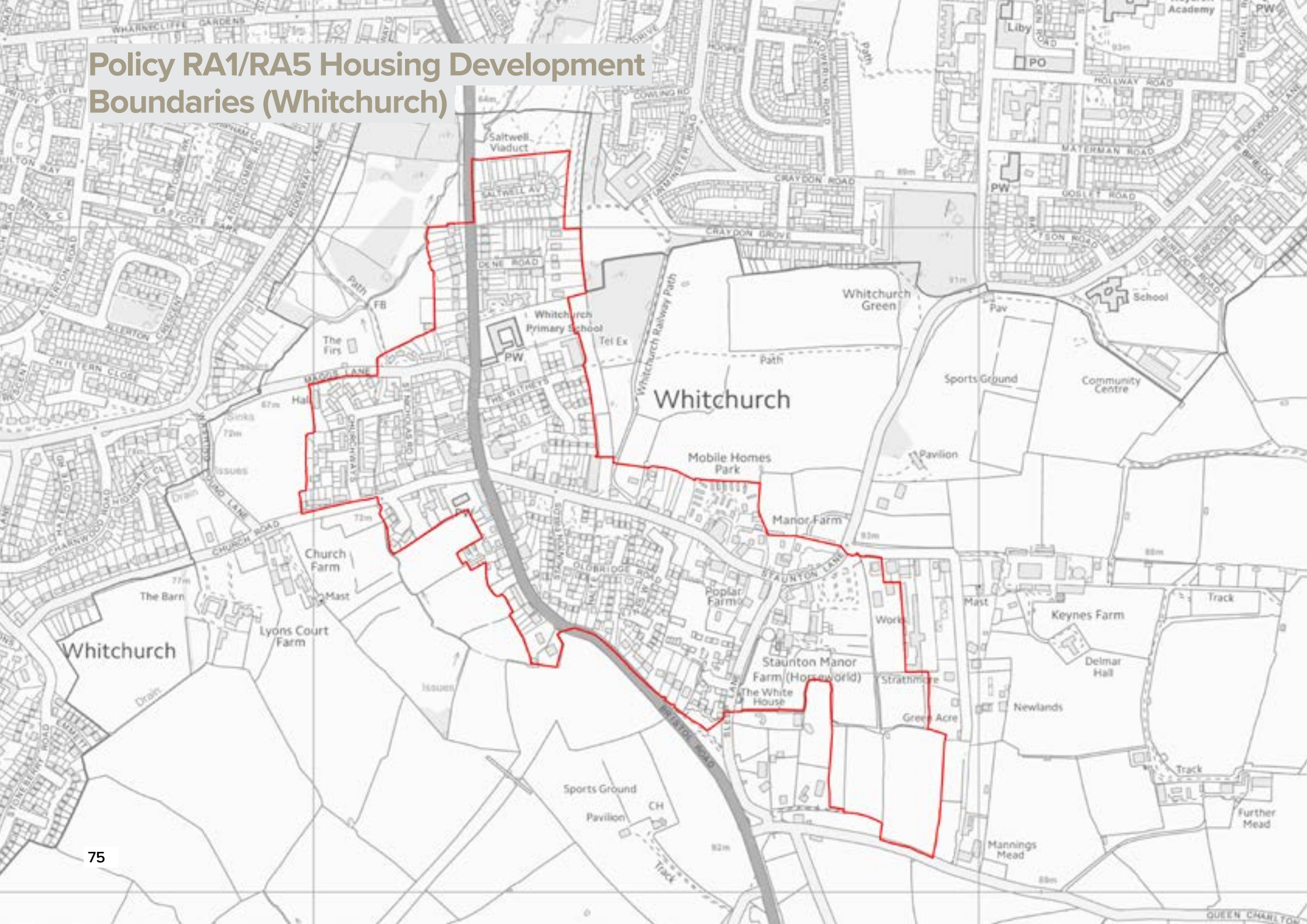




# Policy RA2 Housing Development Boundaries (West Harptree)

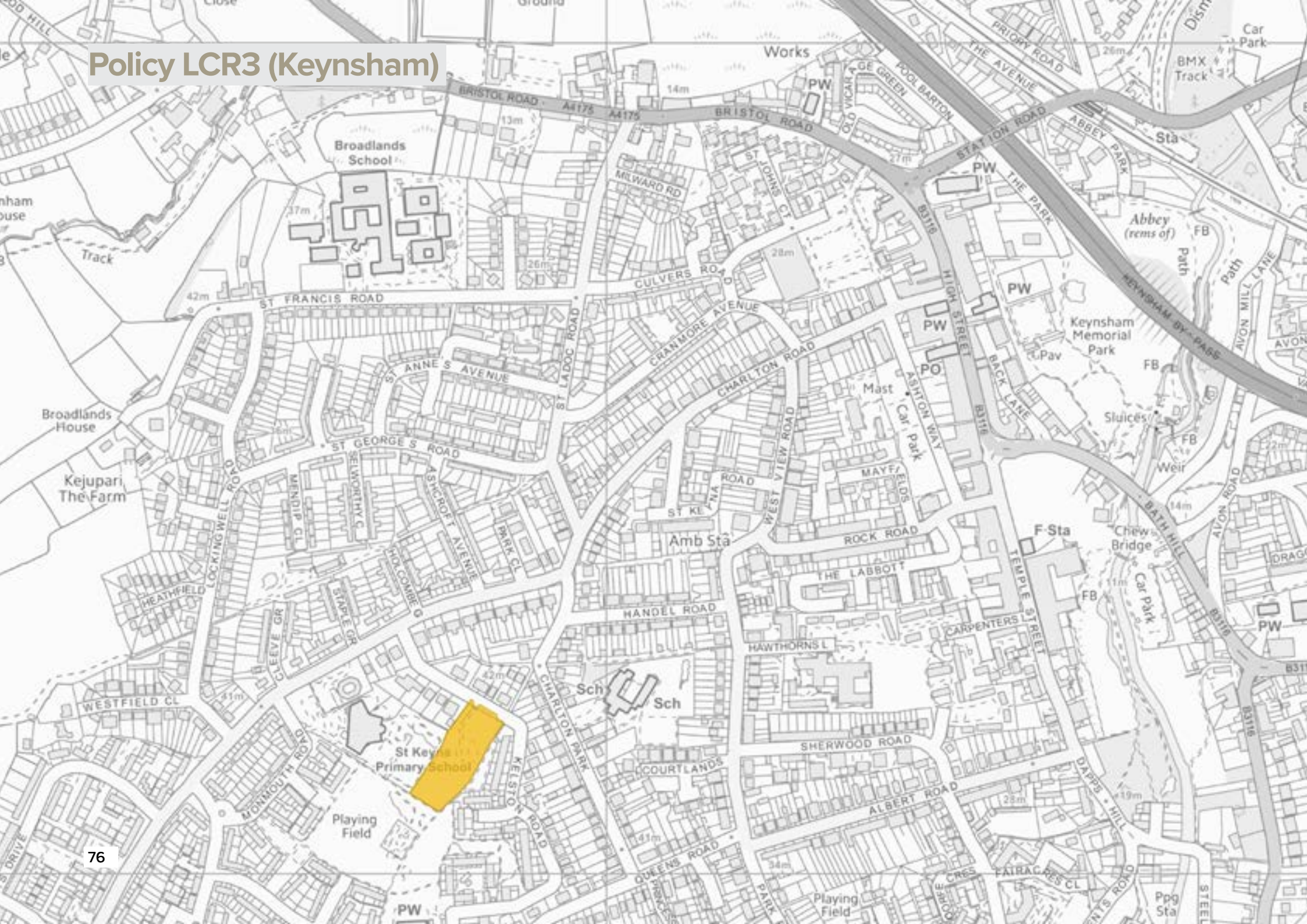


# Policy RA1/RA5 Housing Development Boundaries (Whitchurch)



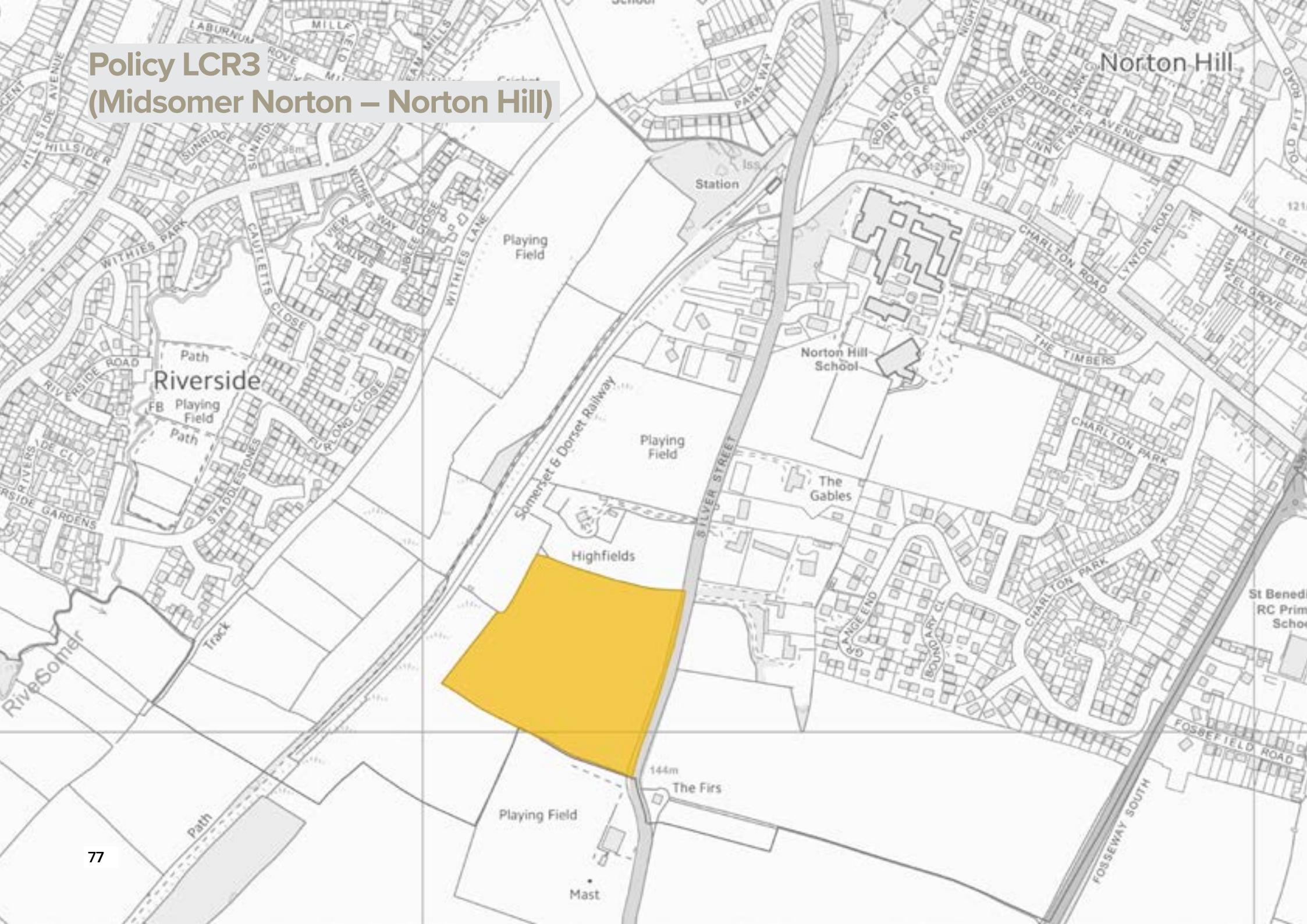


# Policy LCR3 (Keynsham)



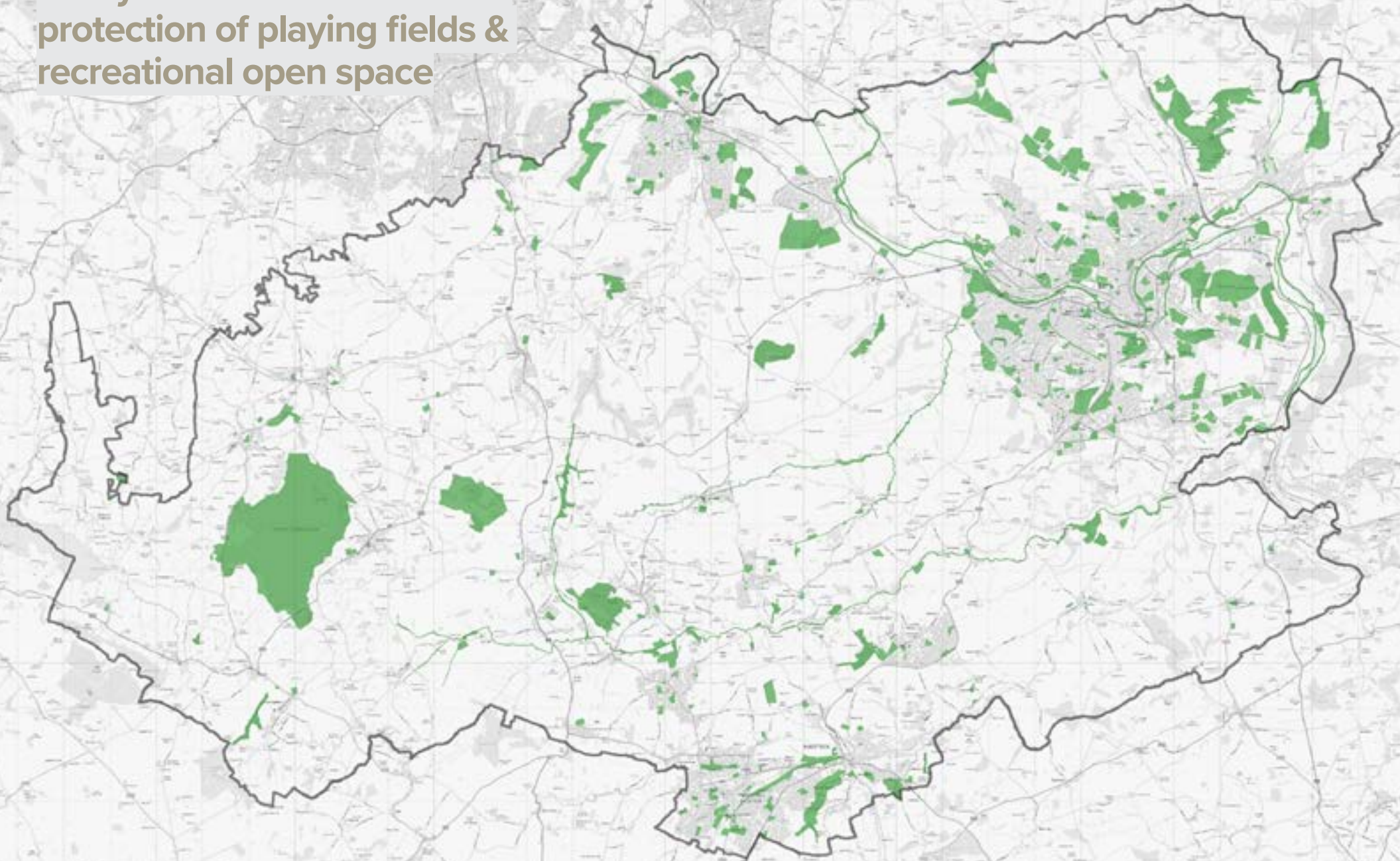


**Policy LCR3  
(Midsomer Norton – Norton Hill)**



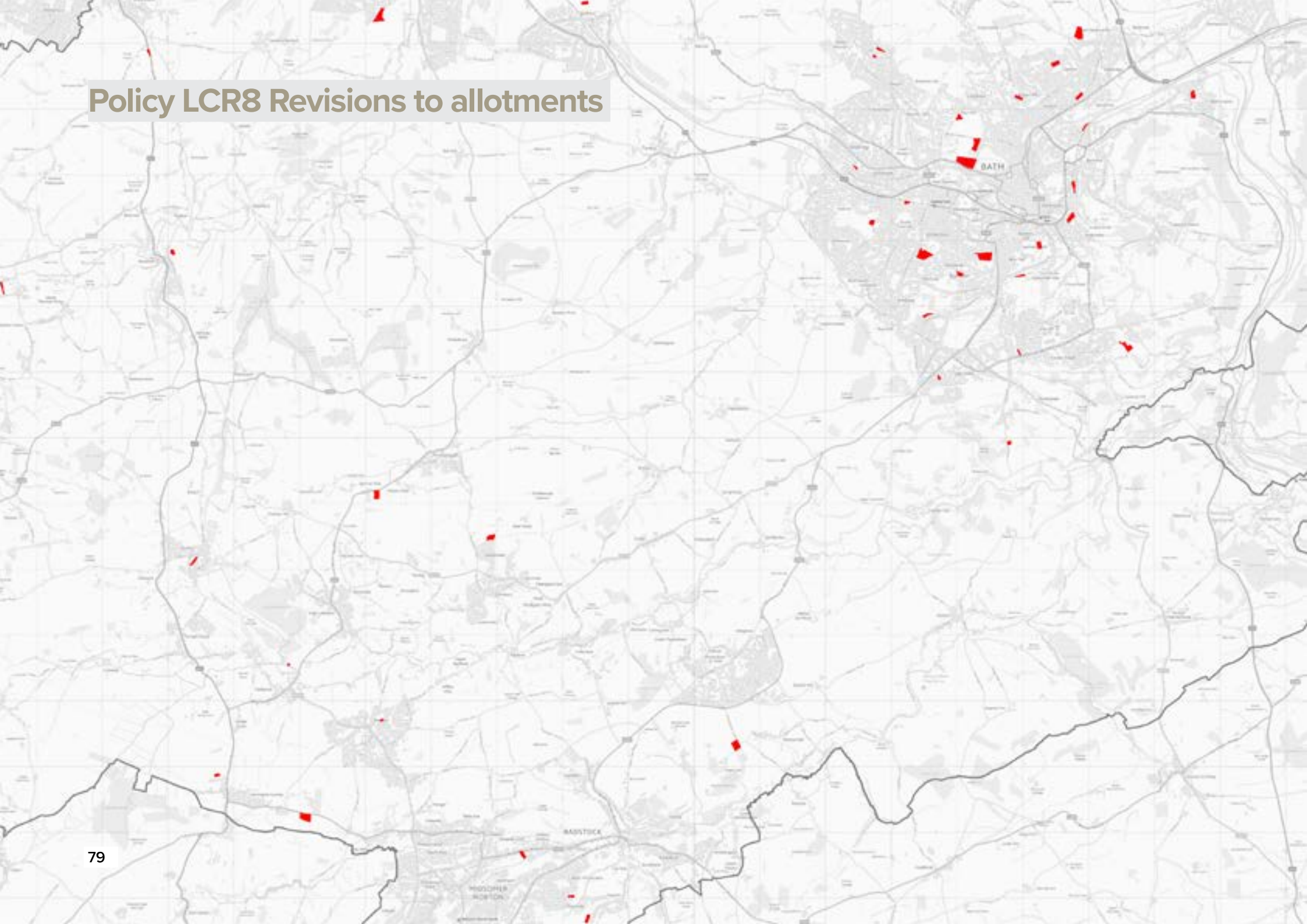


**Policy LCR5 Revisions to the protection of playing fields & recreational open space**



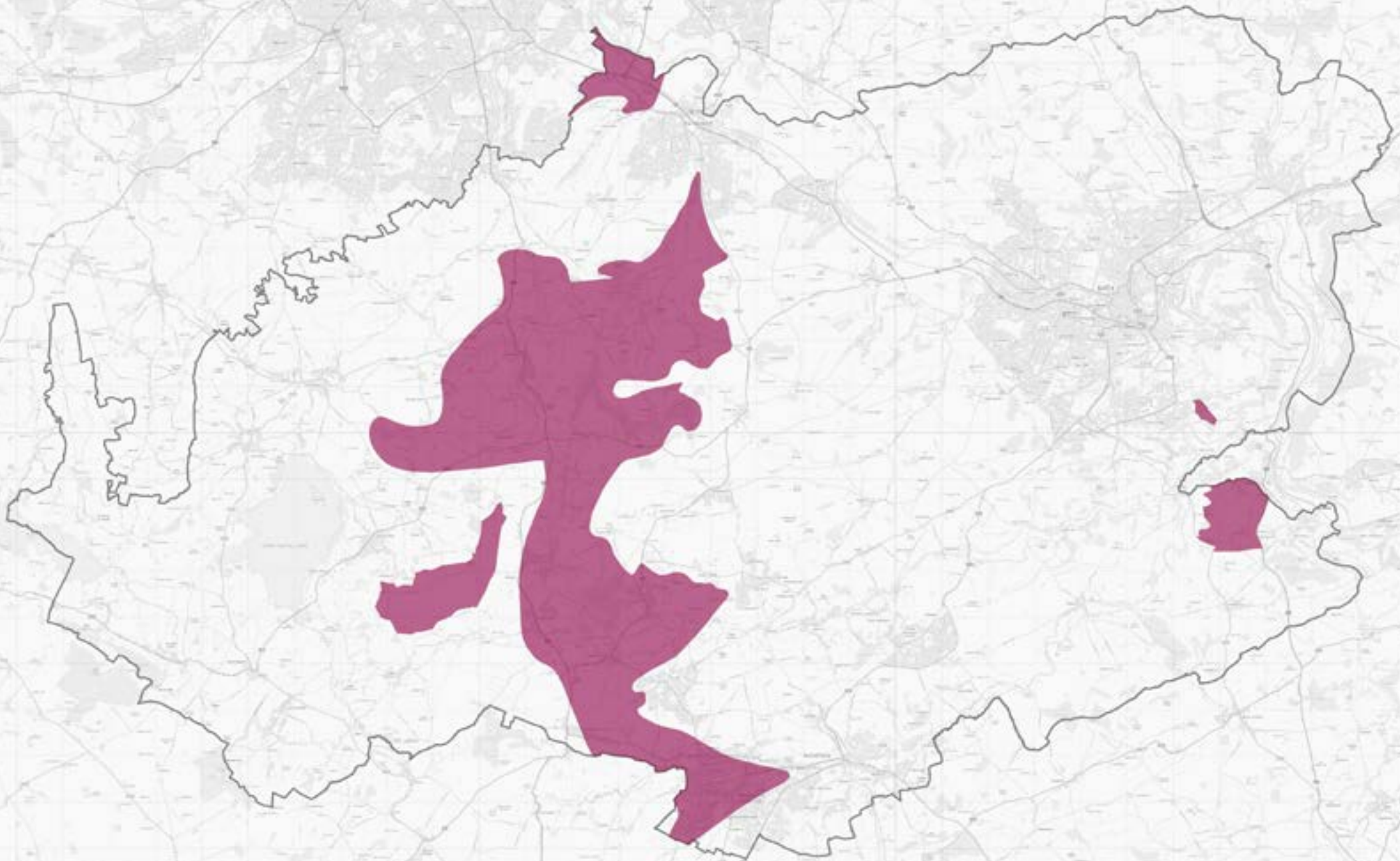


# Policy LCR8 Revisions to allotments



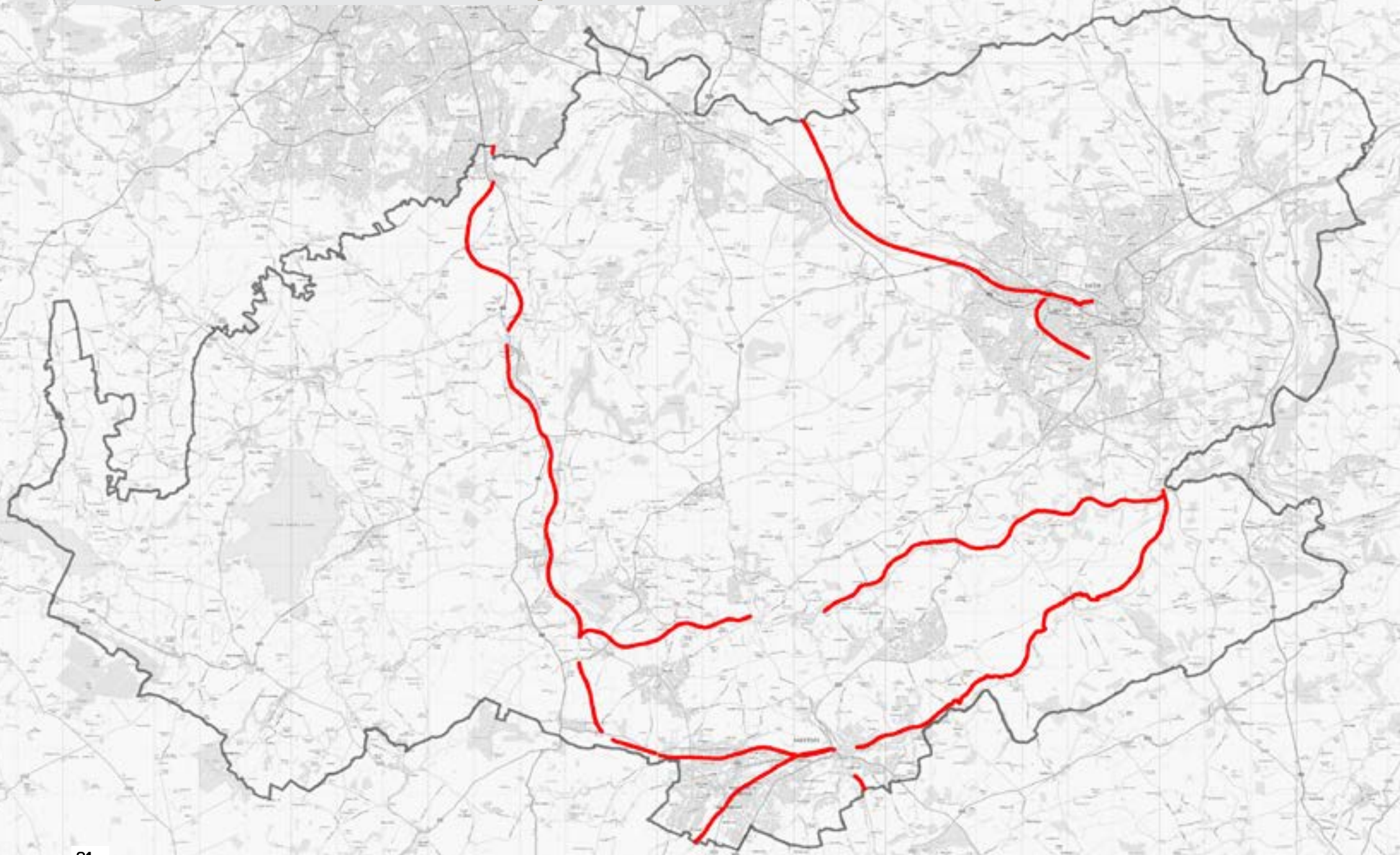


## Policy M1 Minerals Safeguarding Areas



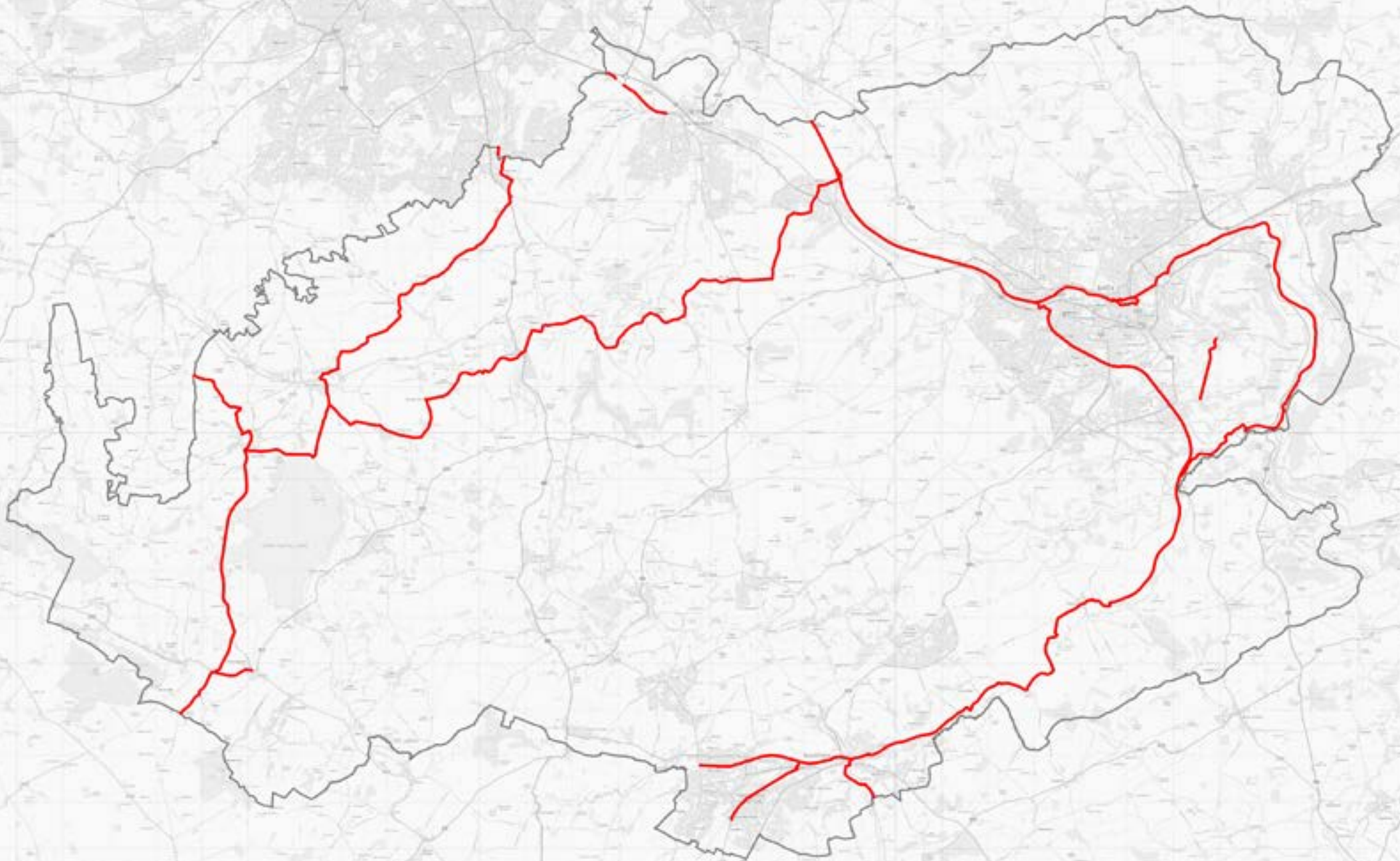


# Policy ST2 Sustainable Transport Routes



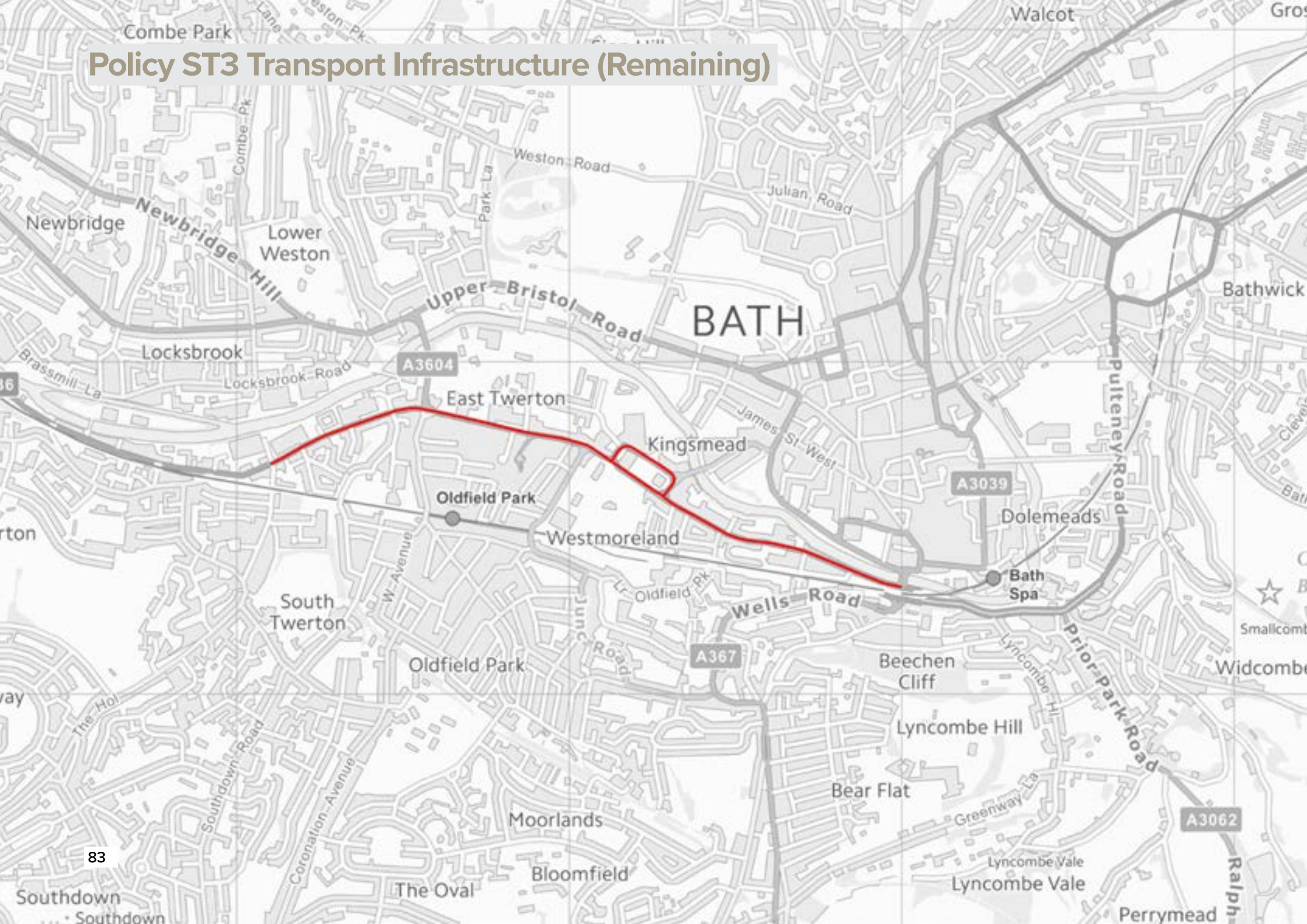


# Policy ST2A Recreational Routes



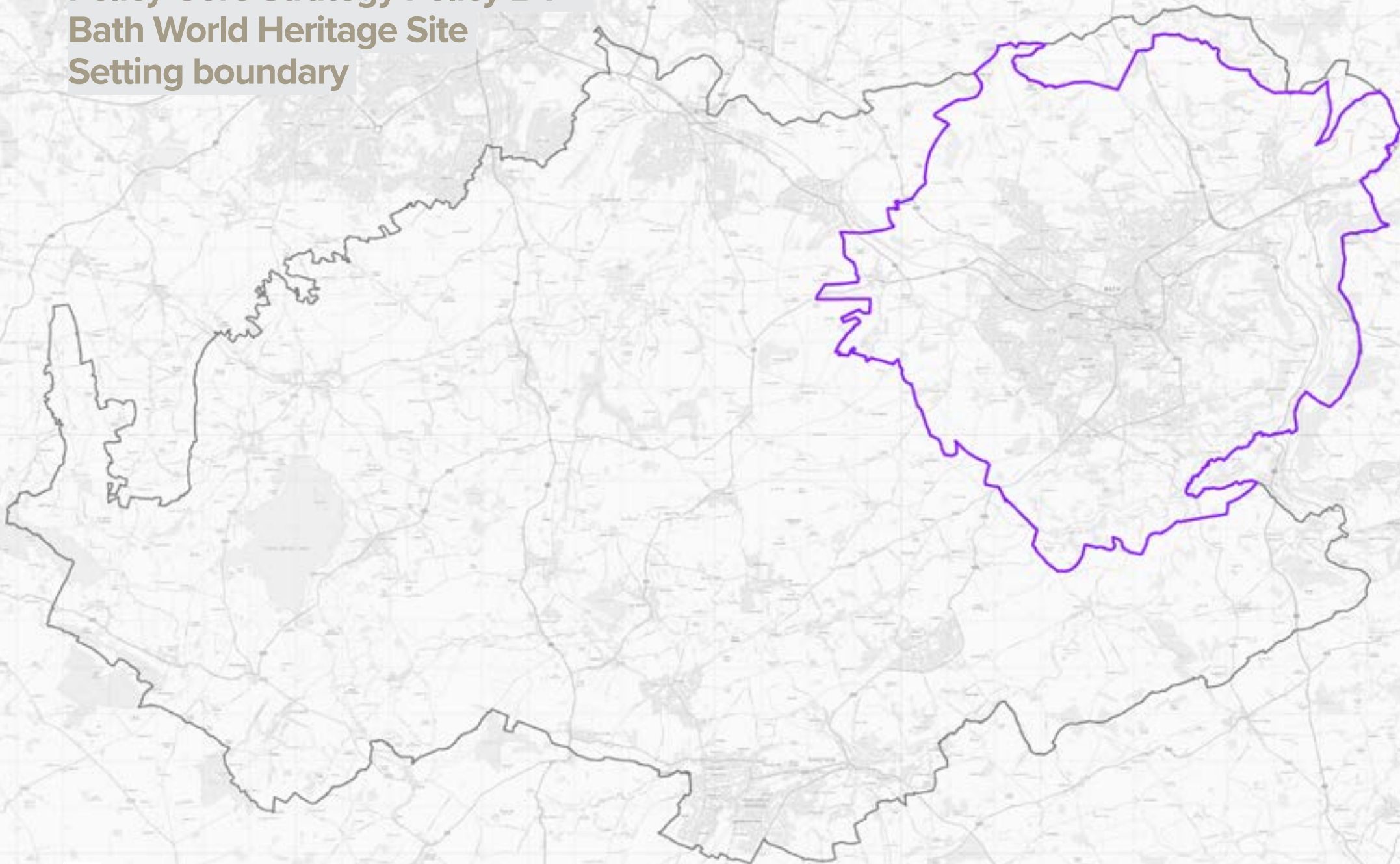


# Policy ST3 Transport Infrastructure (Remaining)

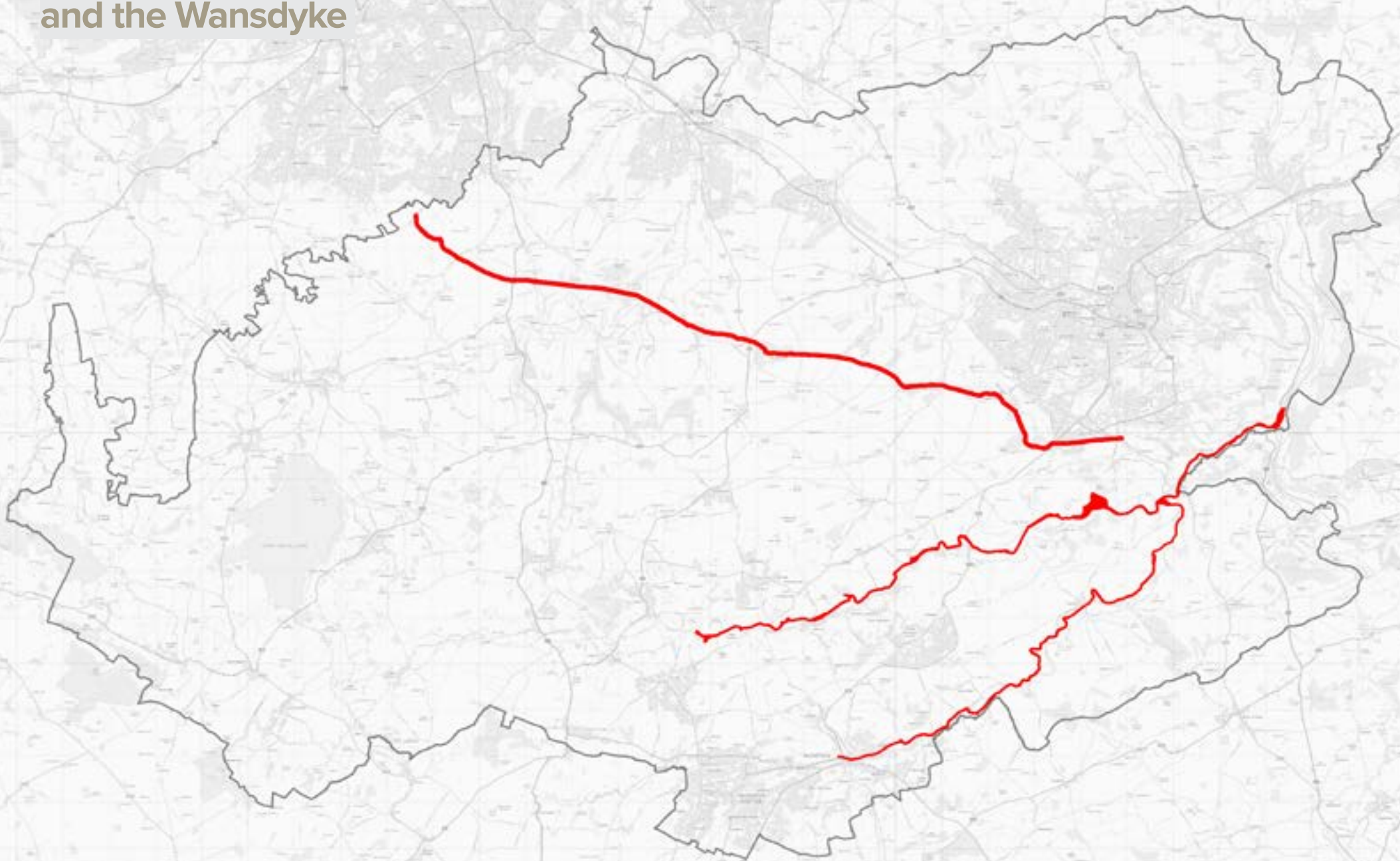




**Policy Core Strategy Policy B4 –  
Bath World Heritage Site  
Setting boundary**



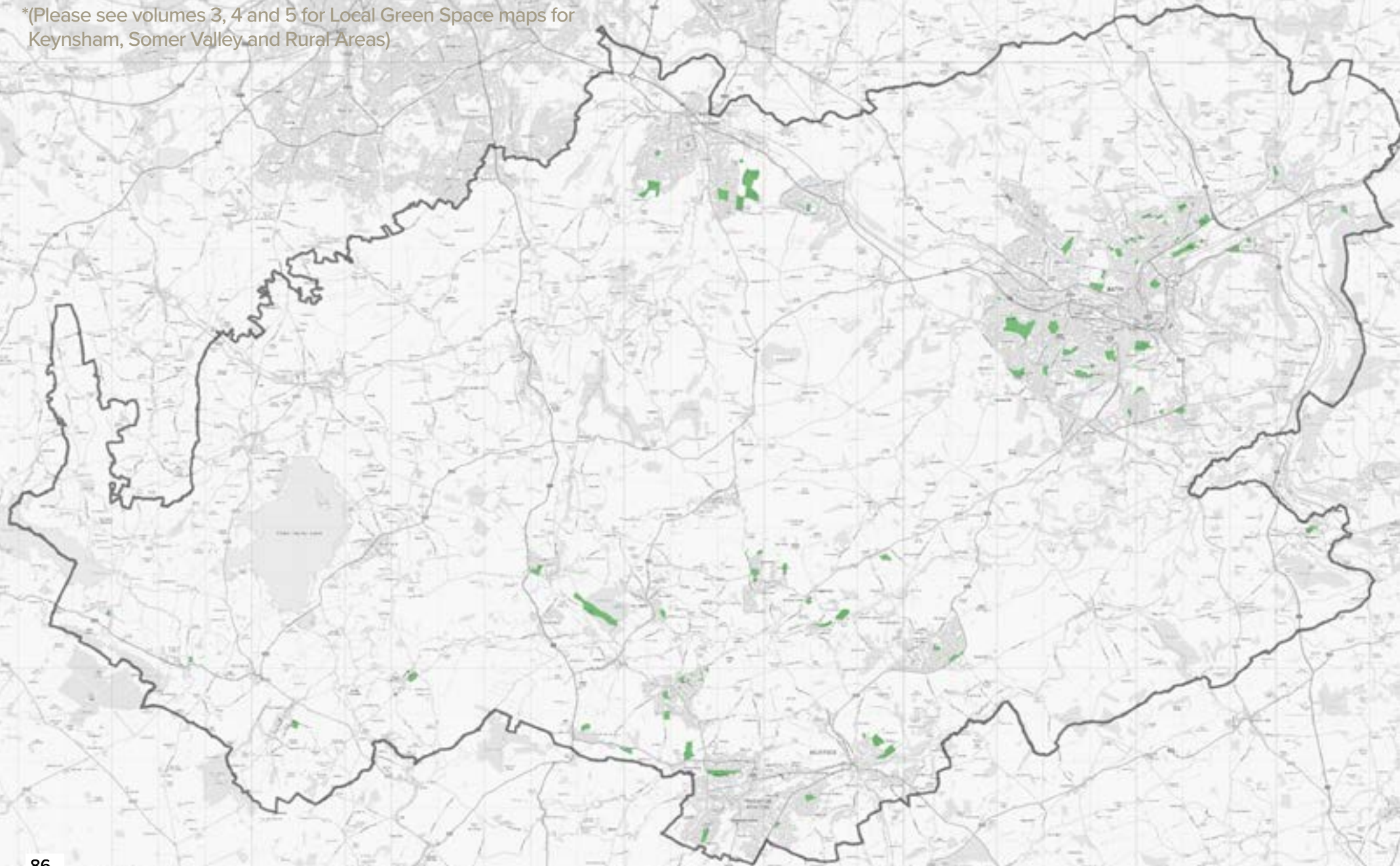
# Policy HE2 Somersetshire Coal Canal and the Wansdyke





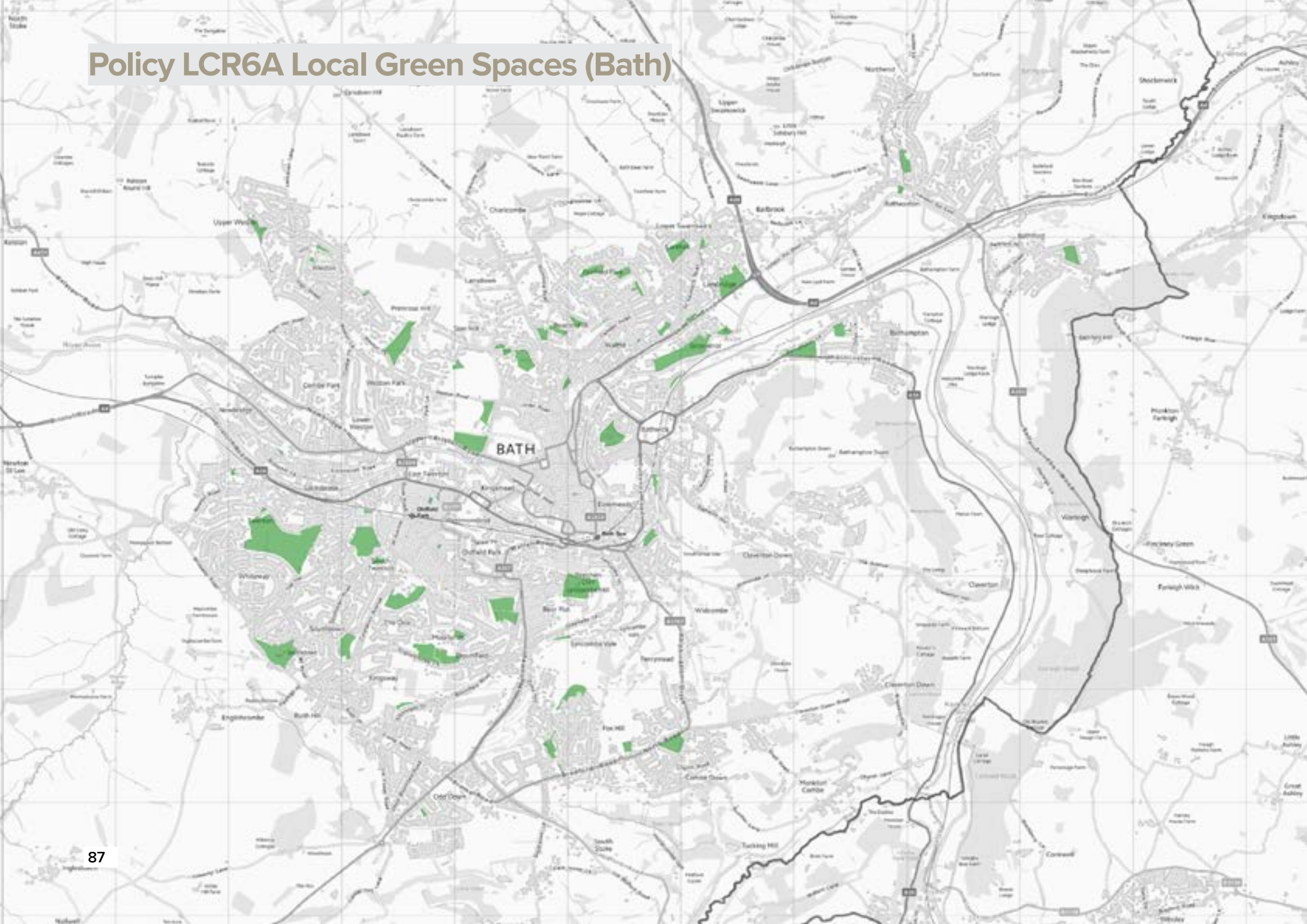
# Policy LCR6A Local Green Spaces (B&NES)\*

\*(Please see volumes 3, 4 and 5 for Local Green Space maps for  
Keynsham, Somer Valley and Rural Areas)





# Policy LCR6A Local Green Spaces (Bath)



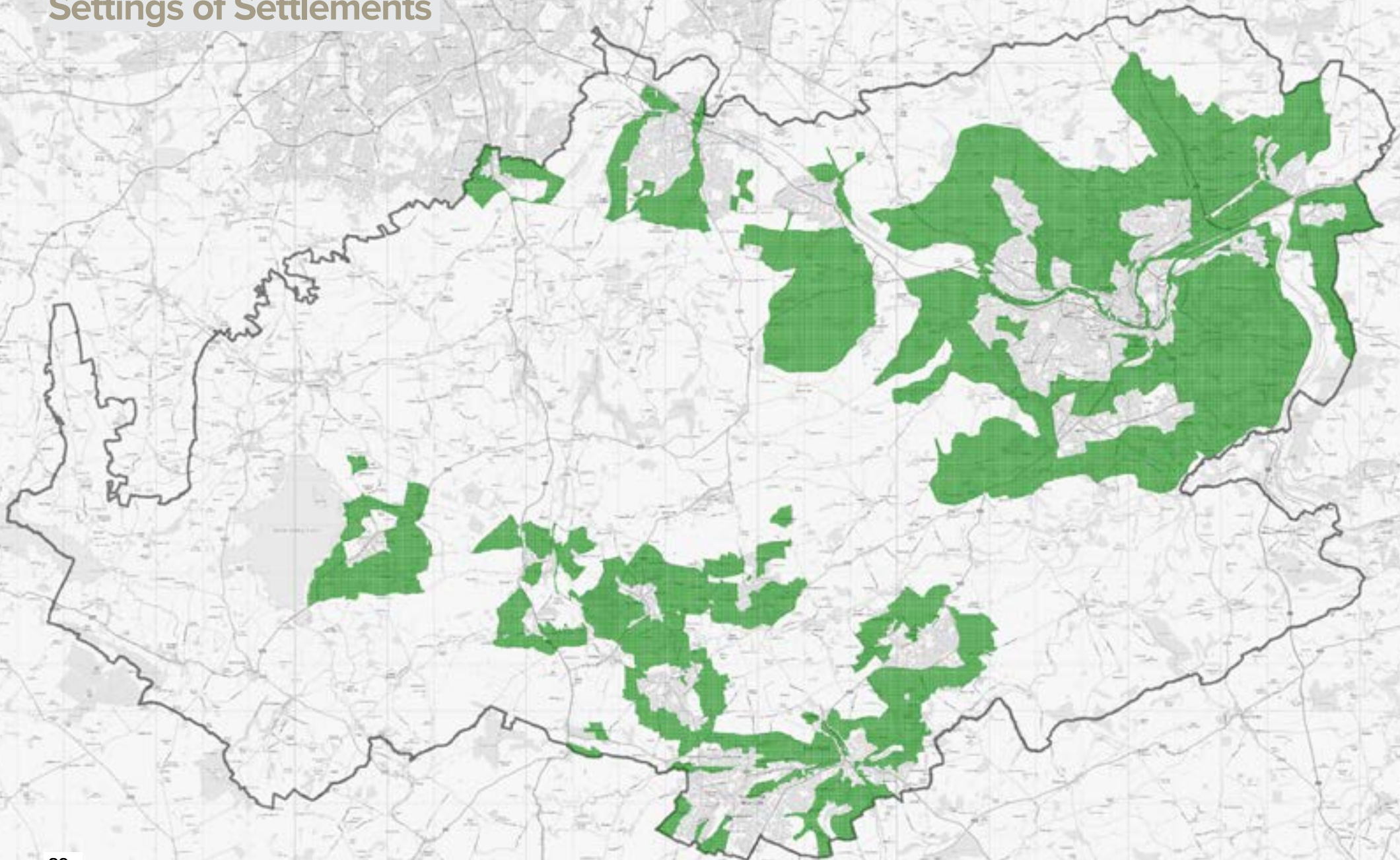


# Policy NE1 Green Infrastructure network





# Policy NE2A Landscapes and Settings of Settlements



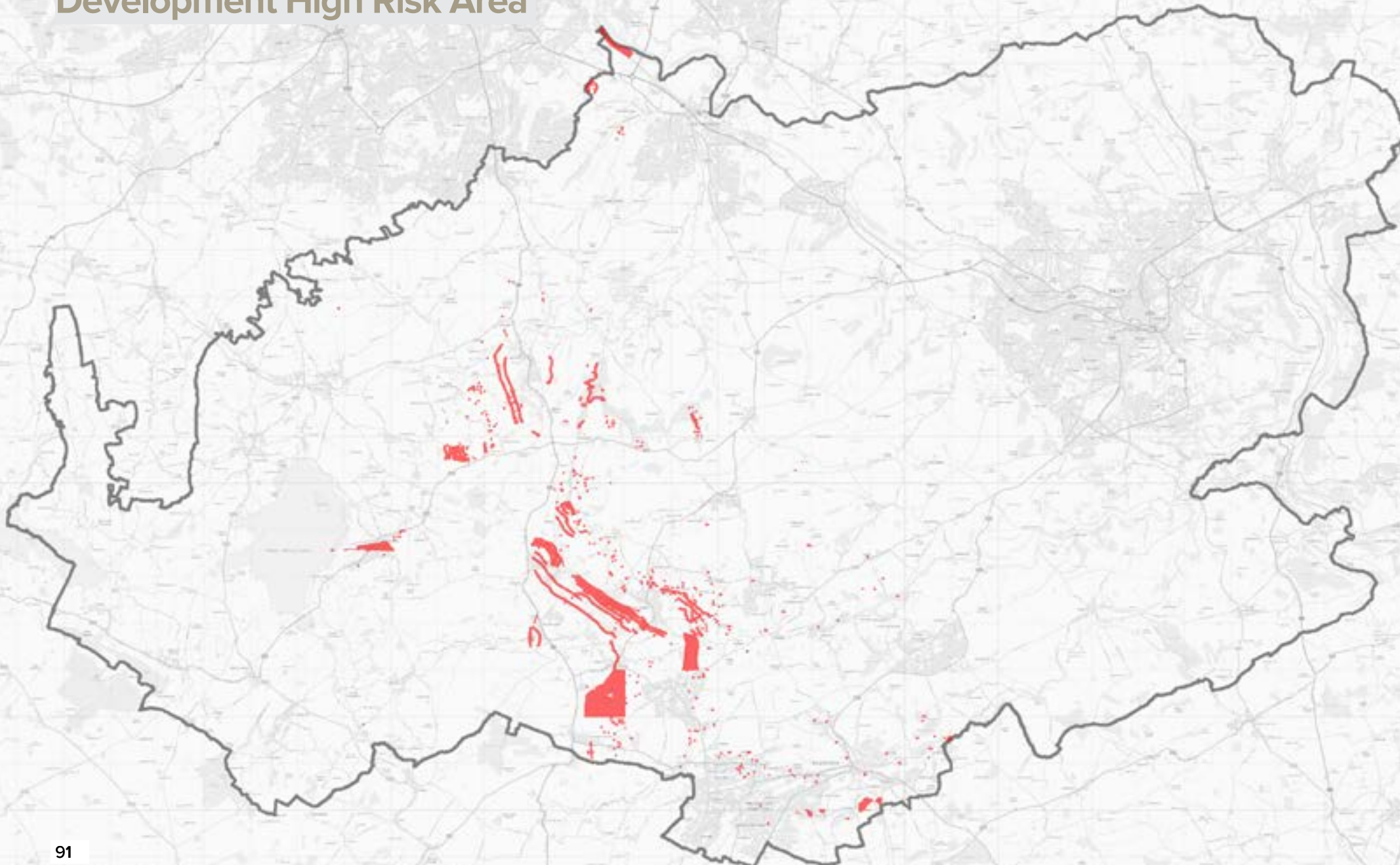


## Policy NE5 Ecological networks



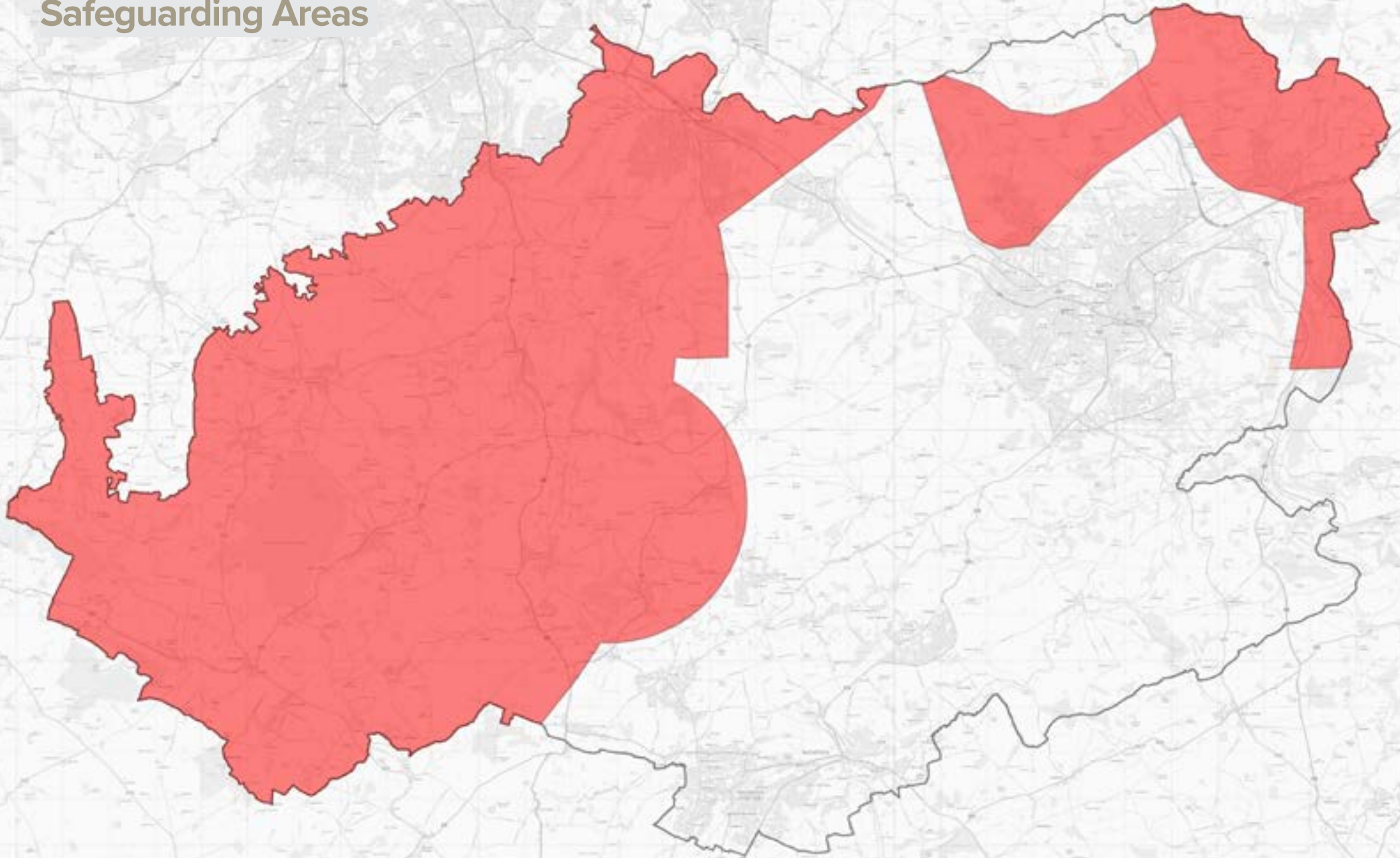


# Policy PCS6 Coal Mining Legacy Development High Risk Area





# Policy ST8 Airport and Aerodrome Safeguarding Areas





# GLOSSARY

## Advertisement

For planning purposes, ‘advertisement’ as:

‘any word, letter, model, sign, placard, board, notice, awning, blind, device or representation, whether illuminated or not, in the nature of, and employed wholly or partly for the purposes of, advertisement, announcement or direction, and (without prejudice to the previous provisions of this definition) includes any hoarding or similar structure used or designed, or adapted for use and anything else principally used, or designed or adapted principally for use, for the display of advertisements.’ (Section 336(1) of the Town and Country Planning Act 1990 (as amended))

## Active Frontage

Making frontages ‘active’ adds interest, life and vitality to the public realm. This means:

- Frequent doors and windows, with few blank walls;
- Narrow frontage buildings, giving vertical rhythm to the street scene;
- Articulation of facades, with projections such as bays and porches incorporated, providing a welcoming feel; and on occasion,
- Lively internal uses visible from the outside, or spilling onto the street.

## Active Ground Floor Use (within designated centres)

Active ground floor uses within designated centres (defined in Policy CP12) are generally considered those falling within Use Classes A1 to A5 but can also include other town centre uses which are visited by large numbers of people. Residential uses and offices (Use Class B1) would not normally be considered as active uses for ground floors in this context (but could contribute to the active frontage by having a front door to a residential or office use on upper floors).

## Aggregates

Sand, gravel, crushed rock and other bulk materials which are suitable for use in the construction industry as concrete, mortar, finishes or roadstone or for use as a constructional fill or railway ballast

## Authorities Monitoring Report (AMR)

The requirement for a local authority to produce an Authority Monitoring Report is set out in Section 113 of the Localism Act 2011. The Act requires every authority to produce a series of reports containing information on the implementation of the Local Development Scheme, the progress and effectiveness of the Local Plan, and the extent to which the planning policies set out in the Local Plan documents are being achieved.

## Brownfield Land or Site

See previously developed land.

## Commercial Leisure

The term ‘commercial leisure’ generally applies to multiplex cinemas, bingo halls, nightclubs, tenpin bowling, indoor sports facilities including health and fitness centres, pubs, restaurants and casinos. It includes commercial providers of sporting and leisure opportunities but generally excludes public and voluntary sectors and professional sports clubs. These types of commercial developments tend to attract large numbers of people, which can give rise to traffic, parking, environmental and amenity problems.

## Community Facilities

For the purposes of the Local Plan community facilities comprise a wide range of social, cultural facilities and services necessary to sustain community needs and support healthy lifestyles.

## Community Strategy

Prepared by a Local Strategic Partnership to co-ordinate the actions of local organisations within the public, private, voluntary and community sectors with the aim of improving the social, environmental and economic well-being of its area.

## Conservation Area

An area of special architectural and/or historical interest, the character or appearance of which it is desirable to preserve or enhance.

## Coal Bed Methane

Methane that is extracted from unworked coal seams. The extraction of coal bed methane is usually from one of two sources most commonly directional drilling along a coal seam or drilling vertically into a coal seam (making use of pre-existing fracture patterns). The water in the coal seam is pumped out to the surface with the methane following. Coal bed methane doesn’t usually involve fracking as the coal seams are less dense than the shale rock. However, fracking would be required if the gas could not be extracted solely by pumping. To date in the UK there has been no commercial exploitation of coal bed methane.

## Core Strategy

The long-term spatial vision and strategy for the area, including the key strategic



policies and proposals to deliver that vision.

### **Developer Contributions**

Contributions from development proposals towards the provision of infrastructure or services necessary to serve the development. This is now commonly a standard planning requirement which is typically secured by legal agreements. Contributions may be either financial or by direct provision of works or land by the developer towards facilities such as schools, affordable housing and transport improvement etc. Often referred to as Planning Obligations or Section 106 Agreements.

### **Edge of Centre**

For retail purposes, edge of centre relates to a location that is well connected and up to 300m of the Primary Shopping Area (where defined). This means that locations within a centre but outside the Primary Shopping Area are considered to be edge of centre. For all other main town centre uses it relates to a location within 300m of a town centre boundary. For office development, this includes locations outside the town centre but within 500m of a public transport interchange, which includes railway and bus stations.

### **‘Fracking’**

See hydraulic fracturing.

### **Green Belt**

Areas of land where development is particularly tightly controlled. The purposes of Green Belt are to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

### **Green Infrastructure**

The network of protected sites, nature reserves, greenspaces and greenway linkages. The linkages include river corridors, waterways and flood plains, migration routes and features of the landscape which are important as wildlife corridors. Green infrastructure should provide for multi-functional uses i.e. wildlife, recreational and cultural experience, as well as delivering ecological services such as flood protection and microclimate control. It should also operate at all scales from urban centres through to open countryside.

### **Gross Internal Area (GIA)**

Broadly speaking the whole enclosed area of a building within the external walls taking each floor into account and excluding the thickness of the external walls.

### **Gross Retail Floorspace**

The total built floor area measured externally which is occupied exclusively by a retailer or retailers, excluding open areas used for the storage, display or sale of goods.

### **Habitat Mosaic**

An area or site comprised of multiple habitat types

### **Heritage Asset**

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). [Source: NPPF]

### **Housing Development Boundary (HDB)**

The boundary which defines that part of certain settlements within which the principle of residential development will usually be acceptable subject to compliance with policies in the Development Plan and other material considerations.

### **Hydraulic Fracturing or ‘Fracking’**

This process involves opening and/or extending existing narrow fractures or creating new ones (typically hairline in width) by pumping a mixture of water, sand and additives at a very high pressure down a borehole to induce fractures in the shale rock bed allowing gas (or oil) to be captured.

### **Infilling**

The filling of small gaps within existing development e.g. the building of one or two houses on a small vacant plot in an otherwise extensively built up frontage. The plot will generally be surrounded on at least three sides by developed sites or roads.

## Local Needs Shops

Local Needs shops provide goods which need to be purchased on a regular and routine basis for which shoppers would not expect to travel further than their nearest centre. Examples of types of goods and services that would be expected to be available in a local needs shop can include beverages, bread, dairy produce, fish, fruit and vegetables, meat, newspapers, pharmaceuticals, post office services and toiletries. These shops may be operated by multiple or independent traders, and would include market stalls. Local needs shops will vary in size, depending on the characteristics of the local area including the nature of competing facilities. Local needs shops will often be larger in built-up areas in order to meet the day-to-day shopping needs of the local community. Local needs shops are essentially defined by their function as opposed to any rigid size threshold.

## Main Town Centre Uses

Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

### Material consideration

A factor which will be taken into account in reaching a decision on a planning application. It must have relevance to the purpose of planning legislation which is to regulate the development and use of land in the public interest.

### Morphology

The structure of urban form or its spatial configuration (Kropf, 2015)

### National Planning Policy Framework (NPPF)

A framework which sets out the Government's planning policies for England and how these are expected to be implemented.

## National Planning Policy Guidance (PPG)

Web based government guidance for England intended to assist practitioners. Ultimately the interpretation of legislation is for the Courts but this guidance is an indication of the Secretary of State's views.

### Net Internal Area (NIA)

Broadly speaking the usable area within a building measured to the face of the internal finish of perimeter or party walls ignoring skirting boards and taking each floor into account.

### Out of centre

A location which is not in or on the edge of a centre but not necessarily outside the urban area.

### Peri-urban

Adjoining an urban area; between the suburbs and the countryside.

### Policies Map

Previously referred to as the Proposals Map and illustrates geographically the policies and proposals in the Development Plan Documents (DPD) on an Ordnance Survey map. Inset Maps show policies and proposals for specific parts of the district. It will need to be revised each time a new DPD is adopted.

## Previously Developed Land

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time. [Source: NPPF]

### Primary Shopping Area

Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

### Primary and Secondary Frontages

Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods.

## Proposals Map

See Policies Map

## Riparian

Relating to or situated on the banks of a river.

## Safeguarded Land

A greenfield site not allocated for development but excluded from the Green Belt to provide for development needs well beyond the Plan period.

## Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

[Source: NPPF]

## Settlement

Collective term for towns, villages and hamlets.

## Shale Gas

Methane found in rocks deep below the earth's surface which had previously been considered too impermeable ('tight') to allow for economic recovery. The method of extraction involves hydraulic fracturing or 'fracking'.

## Site Allocations

Allocation of sites for specific or mixed uses or development to be contained in Development Plan Documents. Policies will identify any specific requirements for individual proposals.

## S/P Ratio

Ratio of the luminous output of a light source evaluated according to the CIE scotopic spectral luminous efficiency function,  $V'(\lambda)$ , to the luminous output evaluated according to the CIE photopic spectral luminous efficiency function,  $V(\lambda)$ . (Source: BS 5489-1:2013)

## Strategic Flood Risk Assessment (SFRA)

The SFRA is a high-level assessment of the flood risk and provides essential information for the allocation of land for development and the control of development in order to limit flood risk to people and property where possible and manage it elsewhere. It provides the information needed to apply the sequential risk-based approach required in Planning Policy Statement 25 'Development and Flood Risk'.

## Strategic Housing Land Availability Assessment (SHLAA)

A study intended to assess overall potential for housing development in an area, including the identification of specific housing sites with development potential over a 15 year time span.

## Strategic Housing Market Assessment (SHMA)

A study intended to review the existing housing market in an area, consider the nature of future need for market and affordable housing and to inform policy development.

## Sui Generis

In a class by itself or unique. Certain uses do not fall within any use class and are considered 'sui generis', such as betting offices/shops, theatres, houses in multiple occupation, scrap yards, petrol filling stations and retail warehouse clubs.

## Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA)

A systematic and iterative appraisal process, incorporating the requirements of the Strategic Environmental Assessment Directive. The purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a local development document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable development.

## Sustainable Transport Modes

Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport. [Source: NPPF]



### **Town Centre**

Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres. [source: NPPF]

### **Trade Draw**

The proportion of trade that a development is likely to receive from customers within and outside its catchment area. It is likely that trade draw will relate to a certain geographic area (i.e. the distance people are likely to travel) and for a particular market segment (e.g. convenience retail). The best way of assessing trade draw where new development is proposed is to look at existing proxies of that type of development in other areas.

### **Transport Assessment**

A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development. [Source: NPPF]

### **Transport Statement**

A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required. [source: NPPF]

### **Travel Plan**

A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed. [Source: NPPF]