

CONTEXT

The detailed site proposals must be complemented by up-to-date district-wide policies in order to maintain a high quality environment and to ensure development schemes help to make better places. These need to build on the policy themes set out in the Core Strategy.

The Launch Document started the process of developing other positive and proactive development management policies to help deliver the objectives of the Core Strategy, taking account of national planning policy (NPPF). This is also the chance to review the adopted Local Plan policies some of which are becoming out of date and to consider if any new policies needed.

Building on comments received through the consultation on the Launch Document and in response to new national planning guidance, the Options document sets out the emerging preferred approach for planning policies. Where reasonable alternative options have been identified for particular policy areas, these have been included. The policy areas covered in the Placemaking Plan are listed below.

Residential Development

Economic Development

Centres and Retailing

Green Belt

Urban Design

Natural Environment

Historic Environment

Meeting local community and recreational needs

Sustainable transport

Sustainable Construction & Renewable Energy

Sustainable Drainage Systems (SuDS)

Pollution, contamination and safety

Minerals

CIL/Planning Obligations

To find out more about the emerging policy approaches and options and to make comments, please visit our website www.bathnes.gov.uk/placemakingplan

Residential Development

- Supported Housing
- Housing Density
- Houses in Multiple Occupation (HMOs)
- Self-Build
- Retention of Existing Housing
- Boat dwellers



Economic Development

- Office Development
- Industrial Warehousing Uses
- Employment uses in the countryside
- Agricultural development
- Farm diversification
- Essential dwellings for rural workers
- Protection of agricultural land
- Re-use of rural buildings
- Visitor accommodation



Centres and Retailing

- Retail development
- Primary Shopping Areas and Frontages
- Tables and Chairs
- Dispersed Local Shops
- Fast Food



Green Belt

- Previously developed sites
- Visual amenities
- Residential development in villages
- Extensions and replacement buildings



Urban Design

- Urban Design Principles
- Local Character & Distinctiveness
- Urban Fabric
- Streets and Spaces
- Building Design
- Amenity
- Infill & backland development
- Lighting



Natural Environment

- Green Infrastructure
- Landscape
- Sites, species and habitats
- Ecosystem Services
- Ecological networks
- Trees and woodland conservation

Historic Environment

- Historic Environment
- Somersetshire Coal Canal and the Wansdyke



Meeting local community and recreational needs

- Local community facilities
- Public houses
- Sites safeguarded for primary school use
- Cemeteries
- Sport and recreational facilities
- Telecommunications development
- Commercial riding establishments
- Allotments



Sustainable transport

- Promoting sustainable travel
- Sustainable Transport Routes
- Public Rights of Way
- Transport infrastructure
- Rail freight facility
- Managing Traffic
- Park & Ride
- Transport, access and development management
- Parking standards
- Airport and Aerodrome Safeguarding Areas



Sustainable construction, renewable energy & SUDS

- Energy Efficiency
- Allowable Solutions
- On-site renewable energy requirement
- Solar Energy
- Community Led Renewable Energy
- Water Efficiency
- Cycle Storage
- Site Specific SuDs



Pollution, contamination and safety

- Pollution and nuisance
- Noise and vibration
- Air quality
- Major hazards and hazardous substances
- Contamination and unstable land
- Water Source Protection Zones
- Bath Hot Springs



Minerals

- Mineral Safeguarding Areas
- Minerals Allocations
- Aggregate Recycling Facilities
- Winning and working of minerals
- Energy Minerals