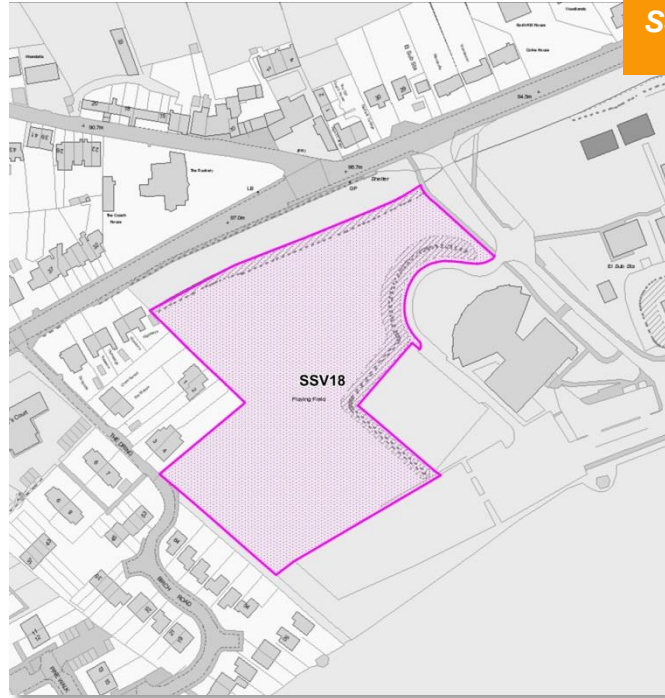


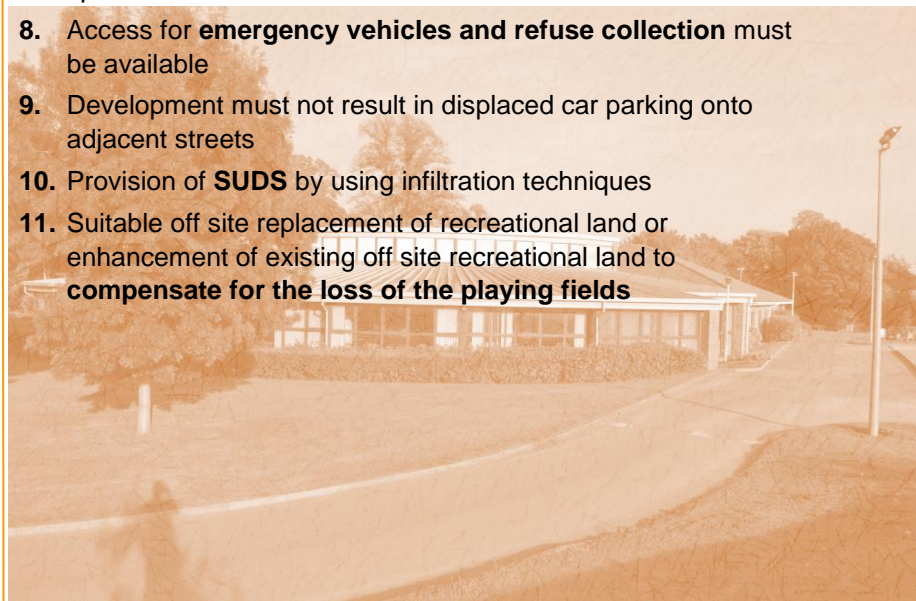
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SSV18



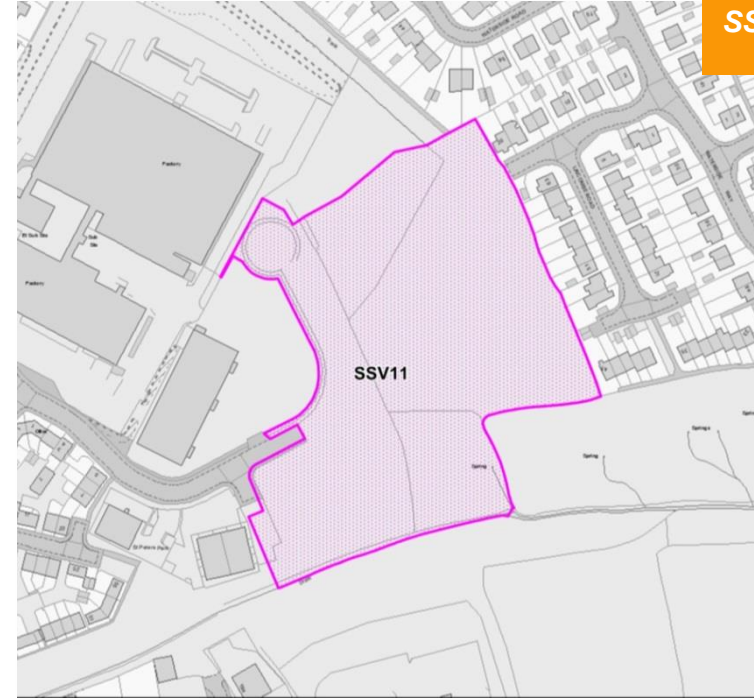
Radstock College SSV18

Emerging Development and Design Principles

1. **Around 50 dwellings** Retention of trees fronting A367, western and eastern boundaries
2. **Building scale and height** should not cause intrusion into views from south east
3. **Reinstatement of public right of way** linking Wells Road to Waterside
4. Enhance setting of adjacent **Conservation Area and Listed Buildings**
5. To include an area of **high quality public open space**
6. **Upgrade of access road** from Wells Road to appropriately accommodate new development and which does not negatively impact on access to the College
7. Design of **new internal roads** to be in accordance with the guidance of Manual for Streets 1 & 2, incorporating shared space
8. Access for **emergency vehicles and refuse collection** must be available
9. Development must not result in displaced car parking onto adjacent streets
10. Provision of **SUDS** by using infiltration techniques
11. Suitable off site replacement of recreational land or enhancement of existing off site recreational land to **compensate for the loss of the playing fields**



Ref No
SSV11

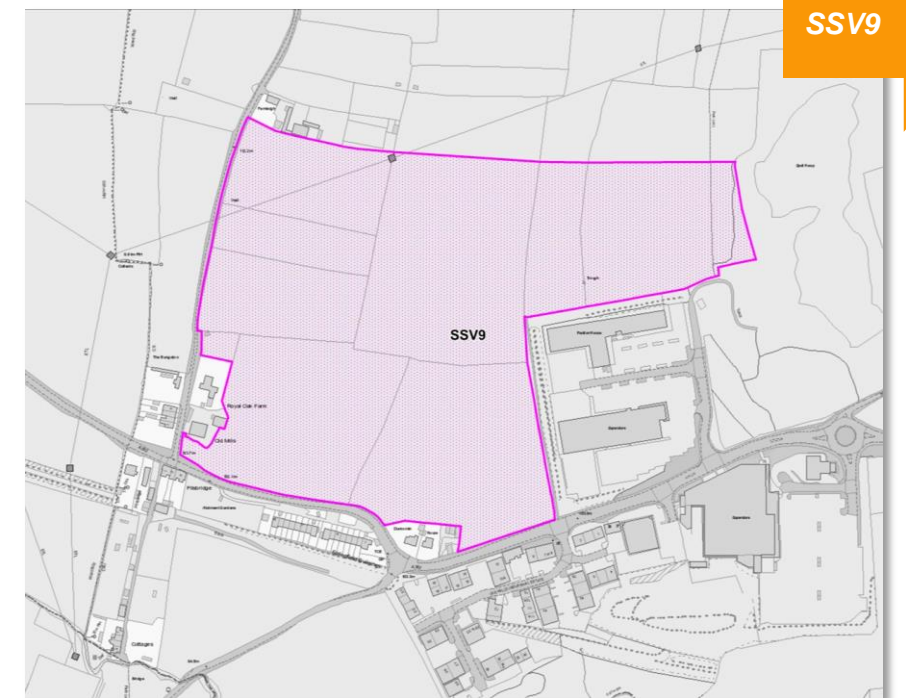


St Peter's Factory/Cobblers Way SSV11

Emerging Development and Design Principles (summary)

1. **Around 30 dwellings** (including affordable housing in accordance with Adopted Core Strategy Policy CP9) and employment floorspace
2. **Vehicular access** from Cobblers Way
3. **Pedestrian and cycle access** from Lincombe Road
4. In the southern part of the site **residential development is to face the open countryside setting** of the Waterside Valley, with development keeping well back from plateau edge
5. **Enhancement of the Waterside stream** at southern boundary including restoration and buffering of the stream channel, provision of a recreation route along the route of stream linking with existing public rights of way, with marshy grassland to be created near the stream for invertebrate interest and an area set aside for wildflower meadow creation
6. **Retention and strengthening of tree belts and hedgerows** around the perimeter of the site as commuting routes for bats, using native species local to the area, filling in gaps where present. Will act as noise barrier and safeguard the residential amenities of housing development to the north east and provide a multi-functional green infrastructure network, incorporating a diverted public footpath CL24/107
7. **Planting of native tree species** local to the area within the site as part of the landscape strategy for use of bats as part of foraging grounds
8. **Lighting on site to be LED type** using downward deflectors and facing towards the development to protect bat commuter routes. Dark corridors to be in place to protect bat feeding and commuting routes around the sites perimeter.
9. **Bat boxes to be erected** within the site with provision of suitable monitoring
10. **Refuges for reptiles to be created and maintained** in suitable areas on the edge of and/or adjacent to the site.
11. **Protection of minor aquifer** underlying the site
12. **Provision of SUDS** by using infiltration techniques

Ref No
SSV9



Old Mills Industrial Estate SSV9

This site is allocated in the B&NES Local Plan. The main justification for this allocation is to provide a long term supply of new employment land to boost jobs in the area in light of the high levels of out-commuting. This land also provides the opportunity for some of the older factories in less suitable locations to relocate locally instead of leaving the area.

However, the site has not yet come forward for development and the Placemaking Plan provides the opportunity to review the allocation alongside other possible options. The Core Strategy seeks to boost economic growth in the Somer Valley but recognises that growth is likely to be modest, although there is always an argument for more choice and competition on the supply side and this allocation can provide a long term supply of employment development opportunities. The site may also facilitate the relocation of a large employer within the area. The emerging approach below takes forward the Local Plan allocation.

Emerging Development and Design Principles

1. Development for business uses within uses B1, B2 & B8 of the Use Classes Order
2. Major landscaping to mitigate the impact on the surrounding countryside and nearby residential properties
3. Protection, diversion or undergrounding of overhead electricity lines
4. Improvements to A362 including its realignment and associated traffic management measures to A362 & Langley's Lane to ensure safe access to the site
5. Provision of community facility to meet the needs of workers