

Appendices and Glossary

as proposed to be adopted

incorporating Inspector's recommended
Main Modifications and additional
modifications

July 2017

EXPLANATORY NOTE

The Placemaking Plan allocates specific sites for development and outlines a district-wide suite of planning policies. It complements and seeks to deliver the strategic framework set out in the Adopted Core Strategy. The Core Strategy forms Part 1 of the B&NES Local Plan and the Placemaking Plan is Part 2.

For the purposes of clarity and convenience for plan users the Plans have been combined. Placemaking Plan text is highlighted in grey. Any changes to the Core Strategy text are also highlighted in grey. In these instances the Placemaking Plan policy or text will supersede that set out in the Core Strategy. In combining the two Plans the text has been numbered sequentially. Core Strategy policy numbers remain unchanged. The Placemaking Plan is presented in six volumes (as listed below) and plan users should ensure they refer to all relevant policies in relation to proposals:

1. District-wide
2. Bath
3. Keynsham
4. Somer Valley
5. Rural Areas
6. Appendices, including Policies map changes

The Inspector has found the Placemaking Plan 'sound' subject to a number of modifications. This version of the Placemaking Plan identifies the Main Modifications in red recommended by the Inspector. Additional (minor) Modifications are shown in blue and have been made by the Council for the purposes of clarity, consistency and accuracy. Deletions to existing text are shown as strike through, whilst new or additional text is underlined. Other minor textual amendments may be made to the Placemaking Plan prior to its publication under delegated authority.

The Inspector's Report and the recommended modifications will be discussed at Full Council on 13th July 2017 when adoption of the Placemaking Plan will be considered.

Whilst every attempt has been made to reproduce this composite version of the Placemaking Plan accurately, any editorial or formatting errors that come to light prior to the publication of the adopted version of the Placemaking Plan will be rectified provided they are within the scope of the recommendations to be agreed by Council on 13th July 2017.

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Appendix 1 - Table 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
ET.1	Employment Plan Overview	DW1 District Wide Spatial Strategy B1 Bath Spatial Strategy (see Table 4) KE1 Keynsham Spatial Strategy SV1 Somer Valley Spatial Strategy
ET.4	Employment development at rural settlements	RA1 Development in the Villages Meeting the Listed Criteria (see Table 4) RA2 Development in Villages Outside the Green Belt not Meeting Policy RA1 Criteria (see Table 4)
ES.1	Renewable energy proposals	CP3 Renewable Energy
HG.1	Overall housing requirement and mix	DW1 District Wide Spatial Strategy CP10 Housing Mix
HG.4*	Residential development in Bath, Keynsham, Norton Radstock and R.1 and R.2 settlements	B1 Bath Spatial Strategy (see Table 4) KE1 Keynsham Spatial Strategy SV1 Somer Valley Spatial Strategy RA1 Development in the Villages Meeting the Listed Criteria (see Table 4) RA2 Development in Villages Outside the Green Belt not Meeting Policy RA1 Criteria (see Table 4)
HG.8	Affordable housing on allocated and large windfall sites	CP9 Affordable Housing
HG.9	Affordable housing on rural exception sites	RA4 Rural Exceptions Sites
HG.16	Gypsy and traveller sites	CP11 Gypsies, Travellers &

Appendix 1 - Table 1

B&NES Local Plan Policy	Topic	Replaced by Core Strategy Policy
		Travelling Showpeople
HG.17	Purpose built student accommodation	B5 Strategic Policy for Bath's Universities
GB.1	Control of development in the Green Belt	CP8 Green Belt
GB.4	Safeguarded land (Farmborough & Whitchurch)	KE3B Safeguarded Land at East Keynsham
BH.1	Impact of development on World Heritage Site of Bath or its setting	B4 The World Heritage Site and its Setting
S.1	Hierarchy of shopping centres	CP12 Centres and Retailing
S.2	Retail development within shopping centres	CP12 Centres and Retailing

Appendix 1 - Table 2

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 ensure the remaining development of each site takes place in accordance with the site requirements.

GDS.1	<p>SITE ALLOCATIONS AND DEVELOPMENT REQUIREMENTS</p> <p><i>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.</i></p>
Site K2	<p>K2. SOUTH WEST KEYNSHAM - site area 20.2 ha</p> <p>Development Requirements:</p> <p><i>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</i></p> <p><i>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:</i></p> <ol style="list-style-type: none"> <i>1. Up to 700 dwellings (about 500 delivered in the Plan period) with the final capacity to be decided by a comprehensive masterplan approach.</i> <i>2. At least 1.5 ha of land for business uses (Use Class B1), including the replacement of existing workshops.</i> <i>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.</i> <i>4. Pedestrian links to the adjoining Woodland Trust woodland and countryside and between sites A & B.</i> <i>5. General traffic management measures to mitigate impact on surrounding road network.</i> <i>6. Enhancement of pedestrian and cycle routes to Keynsham town centre and railway station.</i> <i>7. A contribution towards improvements to Keynsham railway station of an appropriate scale and kind.</i> <i>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.</i> <i>9. Improvements to Castle Primary School to meet the demand arising from the K2 development.</i> <i>10. Provision of a community meeting place located adjacent to school together forming a community focal point.</i> <i>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.</i> <i>12. Provision of direct pedestrian/cycle access from Site A to shops at Holmoak Road.</i>

Appendix 1 - Table 2

	<p>13. Retention of existing hedgerows where possible, especially along Parkhouse Lane.</p> <p>14. Provision of children's playing space on both A and B.</p> <p>15. Provision of a playing field.</p> <p>16. Protection of the Woodland Trust woodland.</p> <p>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.</p>
Site NR2	<p>NR2. RADSTOCK RAILWAY LAND, NORTON-RADSTOCK – site area 4.8 ha</p> <p>Development Requirements:</p> <p>Comprehensive mixed-use scheme including:</p> <ol style="list-style-type: none"> 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.
Site V3	<p>V3. PAULTON PRINTING FACTORY - site area 17.8 ha</p> <p>Development Requirements:</p> <p>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.</p> <ol style="list-style-type: none"> 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

Appendix 1 - Table 2

	<p><i>and amenity of adjoining recreation ground through measures including visual and noise mitigation.</i></p> <ol style="list-style-type: none"> <i>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.</i> <i>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.</i> <i>11. Development designed to integrate site into existing village and relate well to the open countryside to the north.</i>
<p>Site V8</p>	<p>V8. FORMER RADFORD RETAIL SYSTEM'S SITE, CHEW STOKE - site area 3.0 ha</p> <p>Development Requirements:</p> <p>Comprehensive mixed-use scheme including:</p> <ol style="list-style-type: none"> <i>1. About 30 dwellings.</i> <i>2. Workshops for business use within B1, B2 & B8 of the Use Classes Order.</i> <i>3. Protection of the floodplain and corridor of the Chew Stoke Stream.</i> <i>4. Provision of public open space.</i> <i>5. Protection of the Chew Stoke Stream Site of Nature Conservation Importance.</i> <i>6. Provision of community facilities.</i>

Appendix 1 - Table 3

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
D.2 General design & public realm considerations	D1 - D6 & D10: General Urban Design Principles; Local Character & Distinctiveness; Urban Fabric; Streets and Spaces; Building Design; Amenity; Public Realm
D.4 Townscape considerations	D1 - D6 & D10: General Urban Design Principles; Local Character & Distinctiveness; Urban Fabric; Streets and Spaces; Building Design; Amenity; Public Realm
ET.2 Bath City Centre Core Office Employment Area	ED1A Bath Core Office Employment Area Development
ET.3 Core Business Areas	ED2A Light Industrial (B1c), Heavy Industrial (B2) and Warehousing (B8)
ET.5 Employment development in the countryside	RE1 Employment uses in the countryside
ET.6 Agricultural development	RE2 Agricultural development
ET.7 Use of agricultural land	RE2 Agricultural development
ET.8 Farm diversification	RE3 Farm diversification
ET.9 Re-use of rural buildings	RE6 Re-use of rural buildings
ET.13 Change of use of existing dwelling to hotel or guesthouse	H6 Retention of Existing Housing Stock
CF.1 Protection of land and buildings used for community purposes	LCR1 Safeguarding local community facilities
CF.2 New / replacement community facilities	LCR2 New or replacement community facilities
CF.3 Contributions from new development to community facilities	LCR2 New or replacement community facilities
CF.5 Allocation of land for primary schools (<i>see Table 4 below for land no longer safeguarded</i>)	LCR3 Land defined safeguarded for primary educational purposes
CF.6 Residential and day care facilities	H1 Housing and Facilities for the Elderly, People with other Supported Housing or Care Needs
CF.7 Loss of public houses	LCR1A Public Houses
CF.8 Allotments	LCR8 Protecting allotments & LCR9 Increasing the provision of local food growing policy
CF.9 Allocation of land for cemeteries	LCR4 Safeguarding land for cemeteries
SR.1A Protection of playing fields & recreational open space	LCR5 Safeguarding existing sport and recreational facilities

Appendix 1 - Table 3

B&NES Local Plan Policy	Replaced by Placemaking Plan Policy/Site
SR.3 Provision of recreational facilities to meet the needs of new development	LCR6 New and replacement sports and recreational facilities
SR.4 New sports & recreational facilities within or adjoining settlements	LCR6 New and replacement sports and recreational facilities
SR.5 New sports & recreational facilities elsewhere	LCR6 New and replacement sports and recreational facilities
SR.7 Commercial leisure uses	CR1 Proposals for retail development outside of centres – the Sequential Test and CR2 Impact Assessments
SR.9 Protection of recreational routes	ST2A Recreational Routes
SR.10 Recreational development within Waterside Recreational Activity Areas (<i>see Table 4 below for land no longer safeguarded</i>)	LCR7 Recreational development proposals affecting waterways
SR.11 Recreational development outside Waterside Recreational Activity Areas	LCR7 Recreational development proposals affecting waterways
SR.12 Commercial riding establishments	LCR7A Commercial riding establishments
S.4 Retail development proposals outside the identified shopping centres (sequential approach)	CR1 Proposals for retail development outside of centres – the Sequential Test and CR2 Impact Assessments
S.5 Primary shopping frontages for Bath, Keynsham and Midsomer Norton	CR3 Primary Shopping Areas and Primary Shopping Frontages
S.6 A3 uses in Bath City centre	CR3 Primary Shopping Areas and Primary Shopping Frontages
S.7 Siting of tables & chairs outside A3 uses in Bath City centre	CR4 Tables and Chairs
S.8 Retention of shops in district, local and village centres	CR5 Dispersed Local Shops
S.9 Retention of local needs shops outside the identified centres & development of new small scale local shops	CR1 Proposals for retail development outside of centres – the Sequential Test and CR5 Dispersed Local Shops
ES.2 Energy conservation and protection of environmental resources	SCR1 On-site renewable energy requirement and SCR5 Water Efficiency
ES.4 Adequacy of water supply	PCS7 Water Source Protection Zones
ES.5 Foul and surface water drainage	PCS7A Foul sewage infrastructure
ES.7 Telecommunications development	LCR7A Telecommunications development
ES.9 Pollution and nuisance	PCS1 Pollution and nuisance
ES.10 Air quality	PCS3 Air quality

Appendix 1 - Table 3

B&NES Local Plan Policy	Replaced by Placemaking Plan Policy/Site
ES.12 Noise and vibration	PCS2 Noise and vibration
ES.13 Safety hazards	PCS4 Major hazards and hazardous substances
ES.14 Unstable land	PCS6 Unstable land
ES.15 Contaminated land	PCS5 Contaminated land
HG.6 Residential development in R.3 settlements	GB2 Development in villages in the Green Belt
HG.7 Minimum residential density	H2 Local Character & Distinctiveness
HG.10 Housing outside settlements (agricultural and other essential dwellings)	RE4 Essential dwellings for rural workers
HG.11 Extending existing residential curtilages	NE2B residential curtilages in the countryside
HG.12 Dwelling subdivision, conversion of non-residential buildings, re-use of buildings for multiple occupation & re-use of empty dwellings	H3 Houses in Multiple Occupation & H4 Residential Uses in Existing Buildings
HG.13 Retention of existing housing stock	H6 Retention of Existing Housing Stock
HG.14 Replacement dwellings	GB3 Extensions and alterations to buildings in the Green Belt
HG.14A Residential moorings	H7 Moorings
WM.4 Waste recovery and recycling in new development	D.6 Amenity
Site B1 Bath Western Riverside	Site SB8 Western Riverside
Site B2 MoD Foxhill	Site SB11 Former MoD Foxhill
Site B7 89 to 123 Englishcombe Lane	Site SB18 South of Englishcombe Lane
Site B11 University of Bath	Site SB26 University of Bath
Site B14 St Mary's School	Site SB17 St Mary's School
Site B16 The Podium/Cattlemarket	Cattlemarket included as part of Site SB1 (Podium already redeveloped)
Site K1 Somerdale	Site SK2 Somerdale
Site NR14 Welton Bag Factory	Site SSV4 Former Welton Manufacturing Site
Site V4 Old Mills	SSV9 Old Mills Industrial Estate
GB.2 Visual Amenities of the Green Belt	GB1 Visual amenities of the Green Belt
NE.1 Landscape Character	NE2 Conserving and enhancing the landscape and landscape character
NE.2 Areas of Outstanding Natural Beauty	NE2 Conserving and enhancing the landscape and landscape character

Appendix 1 - Table 3

B&NES Local Plan Policy	Replaced by Placemaking Plan Policy/Site
NE.3 Important hillsides (Bath and Radstock)	NE2A Landscapes and the green setting of settlements
NE.4 Trees and woodland conservation	NE6 Trees and woodland conservation
NE.8 Sites of Special Scientific Interest	NE3 Nature Conservation and Biodiversity
NE.9 Locally important wildlife sites	NE3 Nature Conservation and Biodiversity
NE.10 Nationally important species and habitats	NE3 Nature Conservation and Biodiversity
NE.11 Locally important species & habitats	NE3 Nature Conservation and Biodiversity
NE.12 Natural features: retention, new provision and management	NE3 Nature Conservation and Biodiversity
NE.13 Water source protection areas	PCS7 Water Source Protection Zones
NE.13A Bath Hot Springs	PCS8 Bath Hot Springs
NE.15 Character, amenity and wildlife value of water courses	NE3 Nature Conservation and Biodiversity
BH.2 Listed buildings and their settings	HE1 Safeguarding Heritage Assets
BH.3 Demolition of a listed building	HE1 Safeguarding Heritage Assets
BH.4 Change of use of a listed building	HE1 Safeguarding Heritage Assets
BH.5 Locally Important Buildings	HE1 Safeguarding Heritage Assets
BH.6 Development within/ affecting Conservation Areas	HE1 Safeguarding Heritage Assets
BH.7 Demolition in Conservation Areas	HE1 Safeguarding Heritage Assets
BH.9 Parks and Gardens of Special Historic Interest	HE1 Safeguarding Heritage Assets
BH.11 Scheduled Ancient Monuments & other sites of national importance	HE1 Safeguarding Heritage Assets
BH.12 Important archaeological remains	HE1 Safeguarding Heritage Assets
BH.14 Historic battlefields	HE1 Safeguarding Heritage Assets
BH.15 Visually important open spaces	NE2A Landscapes and the green setting of settlements
BH.16 Village buffers	NE2A Landscapes and the green setting of settlements
BH.17 Advertisement consent	D9 Advertisements & Outdoor Street Furniture for Commercial Premises
BH.18 Advertisement hoardings, panels and posters	D9 Advertisements & Outdoor Street Furniture for Commercial Premises

Appendix 1 - Table 3

B&NES Local Plan Policy	Replaced by Placemaking Plan Policy/Site
BH.19 Shopfronts: new or replacement or alterations to existing	D9 Advertisements & Outdoor Street Furniture for Commercial Premises
BH.20 Traditional shopfronts: alteration or replacement	D9 Advertisements & Outdoor Street Furniture for Commercial Premises
BH.21 Security fittings to retail and commercial premises	D9 Advertisements & Outdoor Street Furniture for Commercial Premises
BH.22 External lighting	D7 Lighting
M.1 General policy on minerals development	M4 Winning and working of minerals
M.2 Non-mineral development in minerals consultation areas	M1 Mineral Safeguarding Areas
M.4 Secondary and recycled aggregates	M3 Aggregate Recycling Facilities
M.6 Primary aggregates	M2 Minerals Allocations
M.7 Mineral development outside Preferred Areas of Search	M2 Minerals Allocations
M.8 Minerals development and protection of the environment and amenities	M4 Winning and working of minerals
M.9 Minerals development and impact on traffic and highways	M4 Winning and working of minerals
M.10 Reclamation, restoration and aftercare	M4 Winning and working of minerals
M.11 Allocation of preferred areas for mineral extraction and area of search	M2 Minerals Allocations
T.1 Overarching access policy	ST1 Promoting sustainable travel
T.3 Promotion of walking and use of public transport	ST2A Recreational Routes
T.5 Cycling Strategy: improved facilities	ST7 Transport, access and development management and parking
T.6 Cycling Strategy: cycle parking	ST7 Transport, access and development management and parking
T.7 Cycling Strategy: strategic cycling network	ST1 Promoting sustainable travel
T.8 Bus strategy: facilities & traffic management to improve efficiency & reliability of bus operations	ST1 Promoting sustainable travel
T.9 Railways: safeguarding of existing network and use of former railway land	ST1 Promoting sustainable travel and ST2 Sustainable Transport Routes
T.10 Railways: new station and retention of freight facilities	ST4 Rail freight facility Westmoreland Station Road, Bath

Appendix 1 - Table 3

B&NES Local Plan Policy	Replaced by Placemaking Plan Policy/Site
T.11 Rapid Transport System	ST2 Sustainable Transport Routes
T.13 Traffic management proposals for City and Town Centres	ST5 Managing Traffic
T.14 Introduction of traffic management schemes in residential areas	ST5 Managing Traffic
T.15 Introduction of traffic management schemes in Rural Areas	ST5 Managing Traffic
T.16 Development of transport infrastructure	ST3 Development of transport infrastructure
T.17 Land safeguarded for major road improvement schemes	ST3 Development of transport infrastructure
T.18 Public off-street car parking in Bath City Centre	ST7 Transport, access and development management and parking
T.19 On-street parking in and close to central Bath	
T.20 Loss and provision of off-street parking and servicing	
T.22 Additional Park & Ride facilities	ST6 Park & Ride
T.23 Airport/Aerodrome Safeguarding Areas	ST8 Airport and Aerodrome Safeguarding Areas
T.24 General development control and access policy	ST7 Transport, access and development management
T.25 Transport assessments and travel plans	ST7 Transport, access and development management
T.26 On-site parking and servicing provision	ST7 Transport, access and development management

Appendix 1 - Table 4

Table 4: Core Strategy Policies superseded by the Placemaking Plan

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

Appendix 1 - Table 5

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
IMP.1 Planning obligations	Superseded by Community Infrastructure Levy (CIL) and the Planning Obligations SPD
SC.1 Settlement classification	Policy no longer required - Table 1 in the District wide chapter clarifies the Locational Policy Framework.
CF.4 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.
CF.5 Allocation of land for primary schools	<p>The following sites will be no longer safeguarded for primary school use:</p> <ul style="list-style-type: none"> - 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> - St Andrew’s CE Primary, Northampton Buildings, Bath: 0.46 ha. to allow for extension: <i>Delete. The school has been remodelled.</i> - 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> - 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> - Farrington Gurney Primary: 0.6 ha. for long-term replacement school <i>Delete as there is no prospect of implementation.</i> - 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> - Stanton Drew: Reservation of 0.4 ha. for new school of 80 places: <i>Delete. No long term prospect of new school.</i>
SR.2 Recreation Proposals	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:

Appendix 1 - Table 5

B&NES Local Plan policy	Reason for dispensing with the policy
	<ol style="list-style-type: none"> 1. Manor Road, Writhlington: 7.8 ha for outdoor sports pitches and essential ancillary facilities.: in private ownership 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> 3. Land between Somerdale and the River Avon, Keynsham: 1.5 ha for improvements to existing provision: <i>no implementation plan</i> 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> 5. Slopes above Foxhills, Radstock: 2.3 ha for informal recreation: <i>in private ownership</i>
<p>SR.10 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>River Avon</p> <ol style="list-style-type: none"> 1. land at Hanham Lock; 2. Kelston Mill, Kelston; 3. land adjoining the southern boundary of Batheaston public car park. <p>Kennet and Avon Canal</p> <ol style="list-style-type: none"> 4. area between Canal Terrace and the Tynning Road amenity area, Bathampton; 5. area at Hampton Wharf, Bathampton; 6. area between Claverton Canal Bridge, and The Pumphouse, Claverton including part of Warleigh Island adjacent to the River Avon; 7. land along the former Somerset Coal Canal between Dundas Wharf and Winsley Road, Monkton Combe; 8. land at Dundas Wharf, Monkton Combe. <p>Chew Valley Lake</p> <ol style="list-style-type: none"> 9. picnic sites, Walley Lane, Chew Magna; 10. sailing club, Chew Stoke; and 11. Woodford Lodge, Chew Stoke
<p>S.3 Land allocated for retail development</p>	<p>Allocations to be reviewed as part of the Site Allocations work – policy redundant.</p>
<p>ES.3 Development involving gas and electricity services</p>	<p>Gas and electricity infrastructure mainly Permitted Development – policy redundant.</p>
<p>HG.15 Dwelling extensions in the Green Belt</p>	<p>Policy not necessary as replicates NPPF, para 89</p>

Appendix 1 - Table 5

B&NES Local Plan policy	Reason for dispensing with the policy
WM.9 Community composting facilities	Policy superfluous as the scale/type of development can be considered within the context of other planning policies.
GDS.1 General Development Sites	Delete Policy GDS.1 and the following sites from the Policies Map as, unless indicated otherwise below, they have been built: Bath Site B1 Bath Western Riverside - <i>part of the site reallocated with revised boundary and site requirements</i> Site B2 MoD Foxhill - <i>under construction, now known as Mulberry Park</i> Site B12 Lower Bristol Road - <i>now part of the Enterprise Area</i> Site B18 Hayesfield School Playing Field, Odd Down Keynsham Site K4 St Johns Court Site K3 Broadmead Lane - <i>superseded by allocation in Joint Waste Core Strategy</i> Norton-Radstock Site NR13 Coomb End, Radstock - <i>allocation no longer considered deliverable</i> Site NR15 Land at Cautletts Close Villages Site V10 Land between Wellow Lane and the Bypass, Peasedown St John
GB.3 Major Existing Developed Sites	Policy superfluous in the light of advice in the NPPF, para 89.
NE.5 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.
BH.8 Improvement work in Conservation Areas	Largely Permitted Development – policy is difficult to implement and justify refusal.
BH.13 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.
M.12 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.
T.12 Public transport interchange	Aspirational policy which does not provide any clear guidance to developers.

Appendix 1 - Table 6

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

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

Appendix 2 - Policy Map Changes

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
S.1 S.2, S.8 City/Town District/Local/Village Shopping Centres	Core Strategy CP12	Revisions to the boundaries of the shopping centres	20 - 33
S.5 Primary shopping frontages for Bath and Midsomer Norton	Policy CR3	Revisions to the Primary shopping frontages	34 - 35
ET.3 Core Business Areas	Policy ED.2A	Revisions to the Core Business Areas	40
HG.4, HG.6 Residential development	Policy GB2 (Core Strategy Policies B1, KE1, SV1, RA1, RA2)	Revisions to the Housing Development Boundaries	41 - 61
CF.5 Allocation of land for primary schools	Policy LCR3	Revisions to the primary schools allocations	62 - 63
SR.1A Protection of playing fields & recreational open space	Policy LCR5	Revisions to the protection of playing fields & recreational open space	64
CF.8 Allotments	Policy LCR8	Revisions to allotments	66
GDS.1 General Development Site allocations*	Various (sites SB1; SB8; SB11; SB17; SB18; SB26; SK2; SSV4; and SSV9)	<i>Refer to the Draft Placemaking Plan (Volumes 2 - 5) and Policies Map site allocations appendix for revised site boundaries</i>	
M.2 Non-mineral development in minerals consultation areas	Policy M1 Minerals Safeguarding Areas	Renamed 'Minerals Safeguarding Areas' and add Coal Safeguarding Areas	67
M.4 Primary aggregates	Policy M2 Minerals Allocations	Remove Stowey Quarry as an allocation	N/A
M.4 Primary aggregates	Policy M2 Minerals Allocations	Delete the area of Search for Stowey Quarry	N/A
T.9 Sustainable Transport Routes	Policy ST2 Sustainable Transport Routes	Existing route of the Rapid Transport System retained as a Sustainable Transport Route	68
T.11 Rapid Transport System			

Appendix 2 - Policy Map Changes

Saved Local Plan policy	Draft Placemaking Plan policy	Summary of change	Page number in Annex 1
T.7 Cycling Strategy: strategic cycling network	Policy ST2A Recreational Routes	Amend to show updated strategic cycling network	69
T.17 Land safeguarded for major road improvement schemes	Policy ST3: 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.	70

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
ET.2 - Bath City Centre Core Office Employment Area
CF.4 - Allocation of land for new community uses
SR.2 - Allocation of land for recreational use
SR.10 - Recreational development within Waterside Recreational Activity Areas
GB.3 - Major Existing Developed Sites
NE.5 - Forest of Avon
NE.13 - Water source protection areas
NE.13A - Bath Hot Springs
M.12 - Minerals restoration site
T.22 - Additional Park & Ride facilities

Appendix 2 - Policy Map Changes

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

Draft Placemaking Plan policy	Page number in Annex 1
CR3 - Primary Shopping Area for Bath, Keynsham, Midsomer Norton and Radstock	36 - 39
Core Strategy Policy B4 - Bath World Heritage Site Setting boundary	71
HE2 - Somersetshire Coal Canal and the Wansdyke	72
LCR6A - Local Green Spaces	73 - 74
NE1 - Green Infrastructure network	75
NE2A - Landscapes and settings of settlements	76
NE5 - Ecological networks	77
PCS6 - Coal Mining Legacy Development High Risk Area	78
ST8 - Airport and Aerodrome Safeguarding Areas	79
Additional site allocations (new allocations additional to those replacing Saved Local Plan sites)*	<i>Refer to the Draft Placemaking Plan (Volumes 2 - 5) for new sites allocations</i>

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

In the site allocations section of the Appendix please note that 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.

Appendix 2 - Annex 1: Policy Maps



Placemaking Plan as proposed to be adopted - July 2017

Appendix 2 - Annex 1: Policy Maps



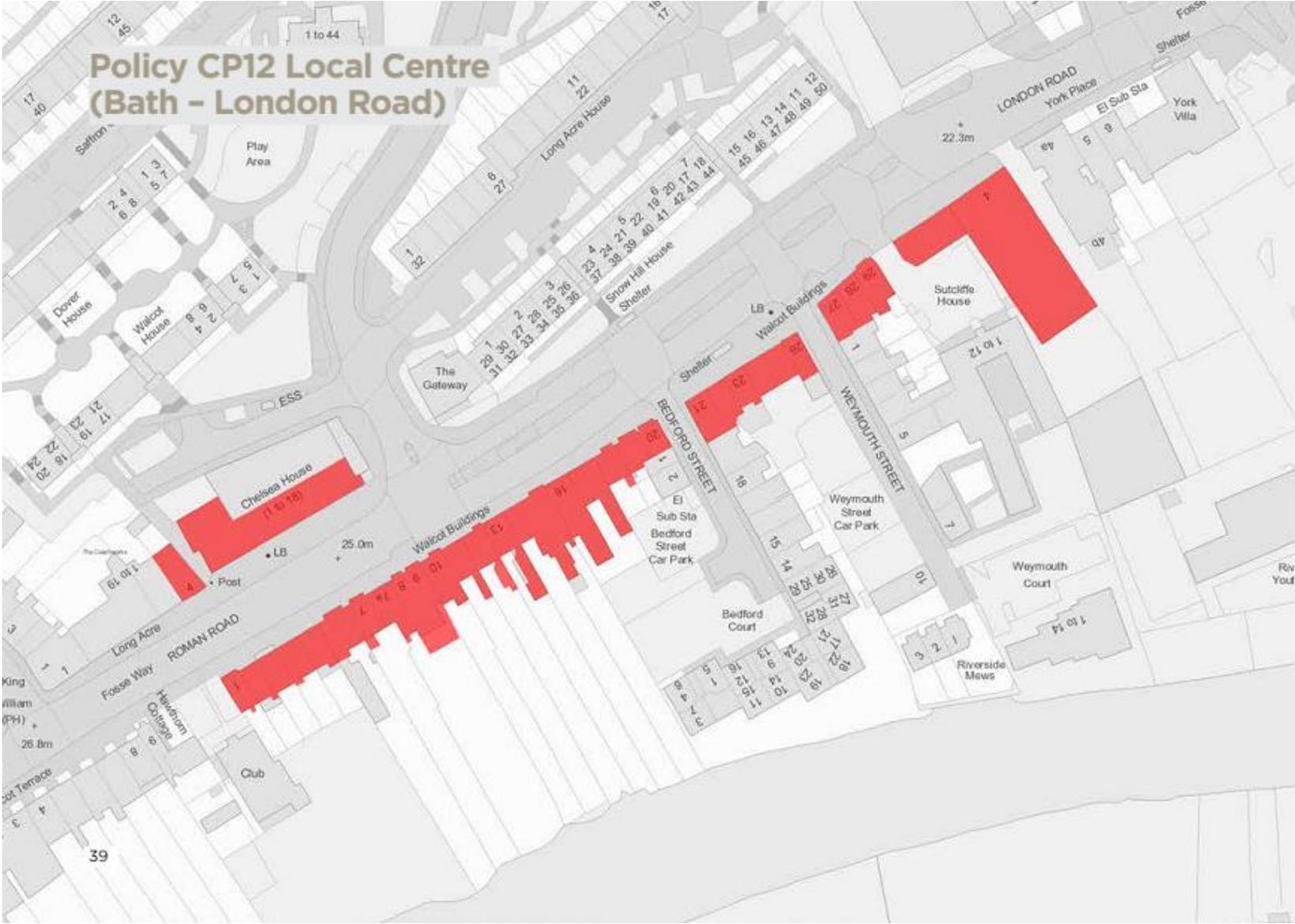
Placemaking Plan as proposed to be adopted - July 2017

Appendix 2 - Annex 1: Policy Maps



Placemaking Plan as proposed to be adopted - July 2017

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Placemaking Plan as proposed to be adopted - July 2017

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Placemaking Plan as proposed to be adopted - July 2017

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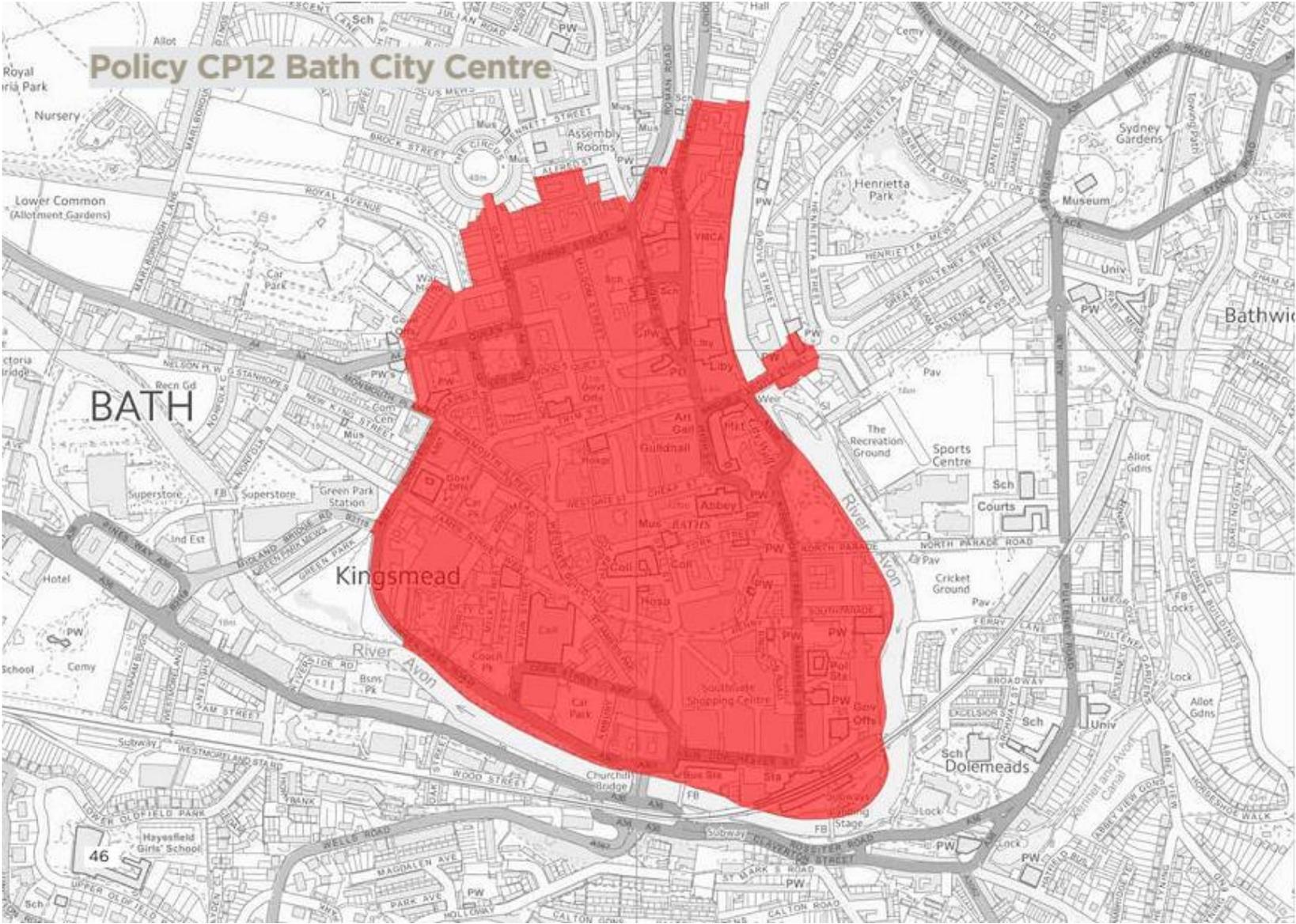
Placemaking Plan as proposed to be adopted - July 2017

Appendix 2 - Annex 1: Policy Maps



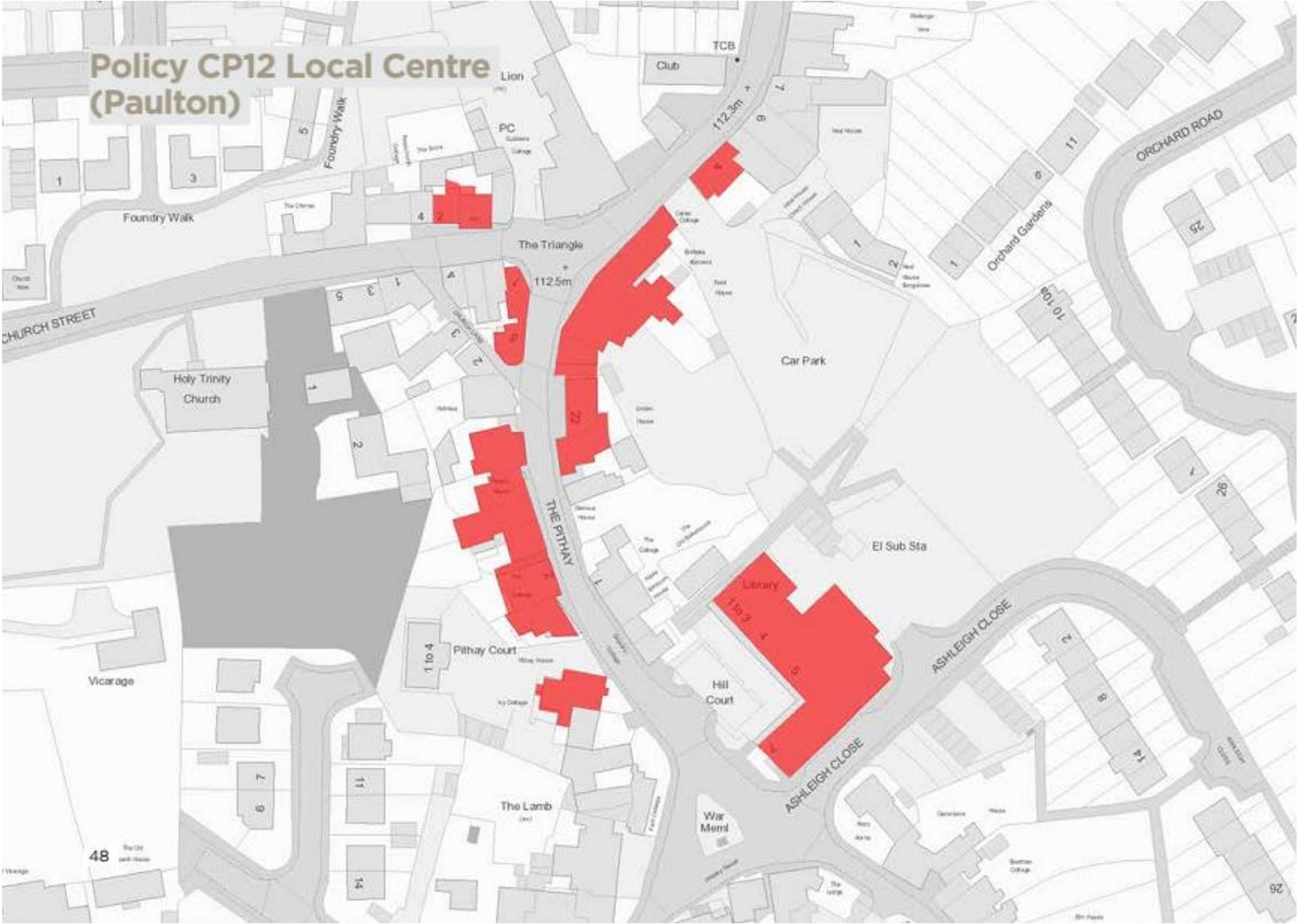
Placemaking Plan as proposed to be adopted - July 2017

Appendix 2 - Annex 1: Policy Maps



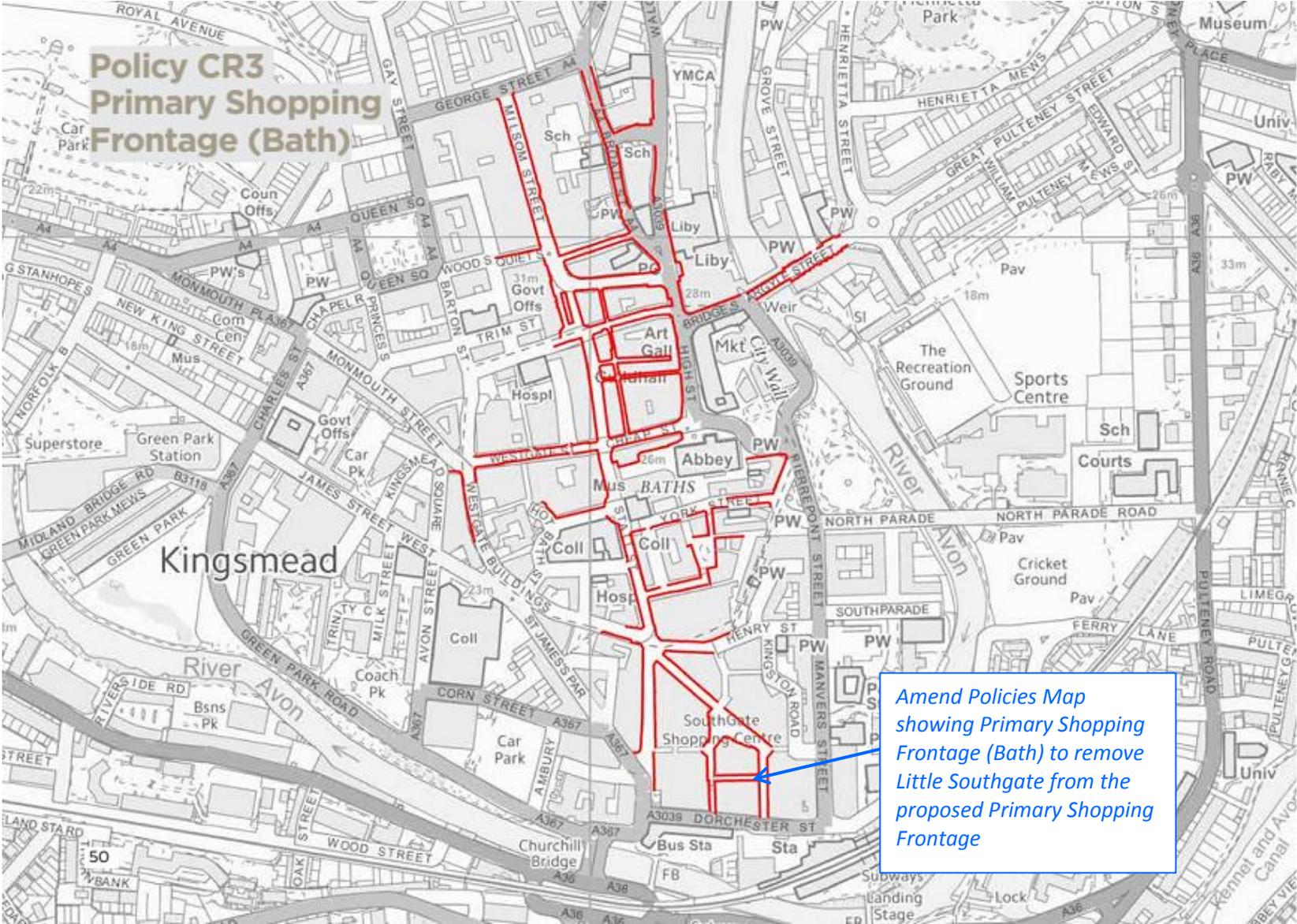
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Appendix 2 - Annex 1: Policy Maps



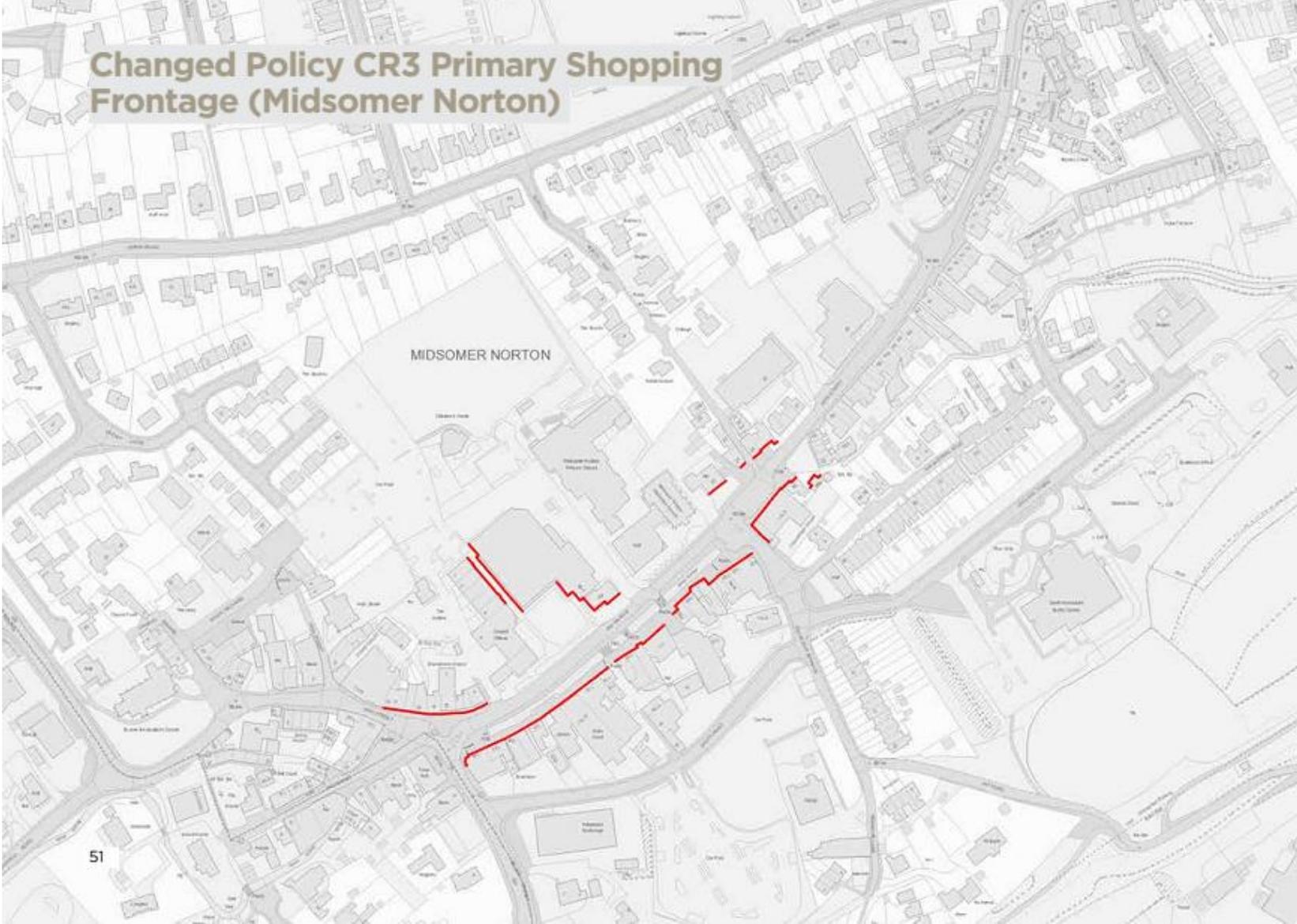
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Appendix 2 - Annex 1: Policy Maps



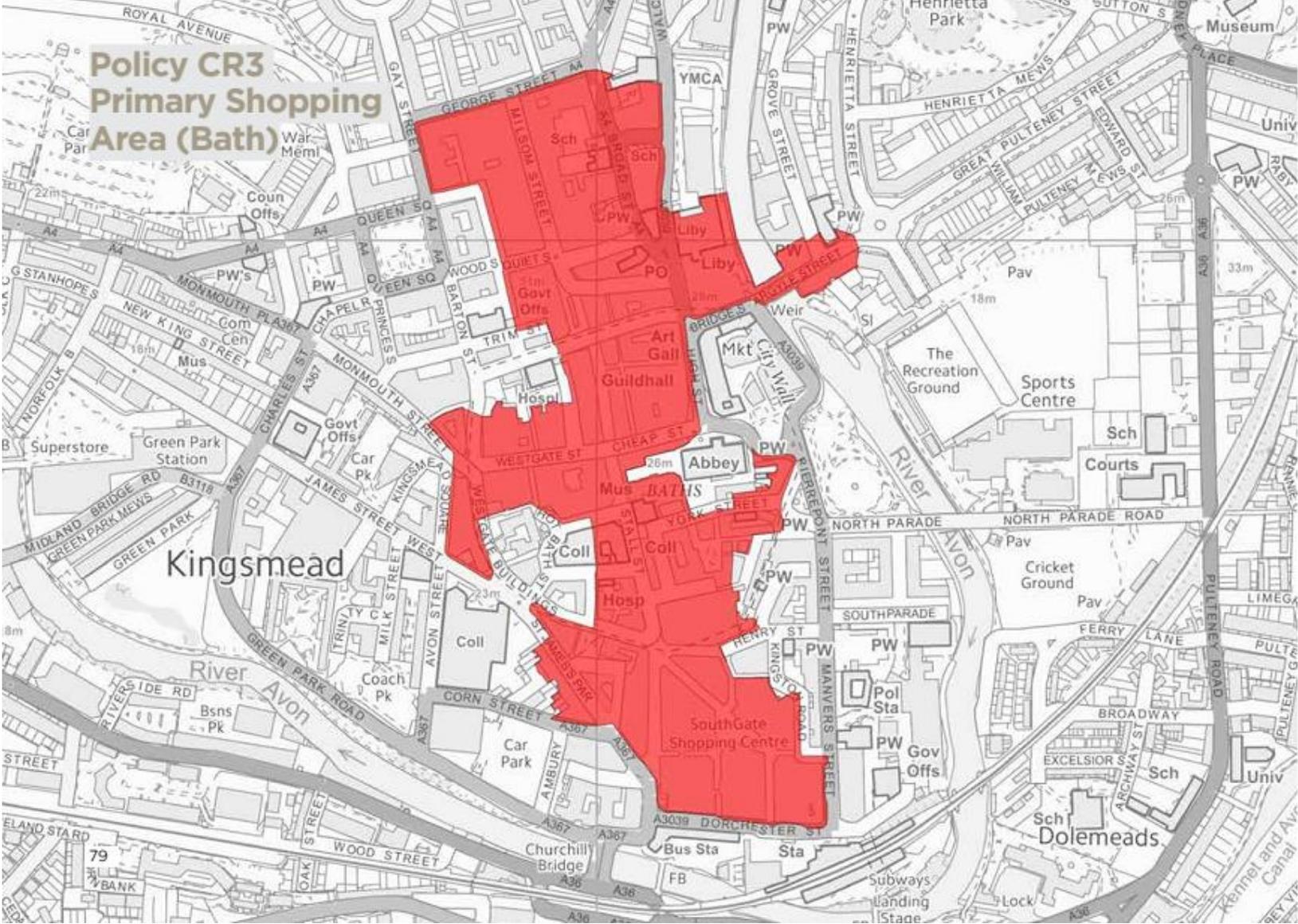
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Appendix 2 - Annex 1: Policy Maps



Placemaking Plan as proposed to be adopted - July 2017

Appendix 2 - Annex 1: Policy Maps



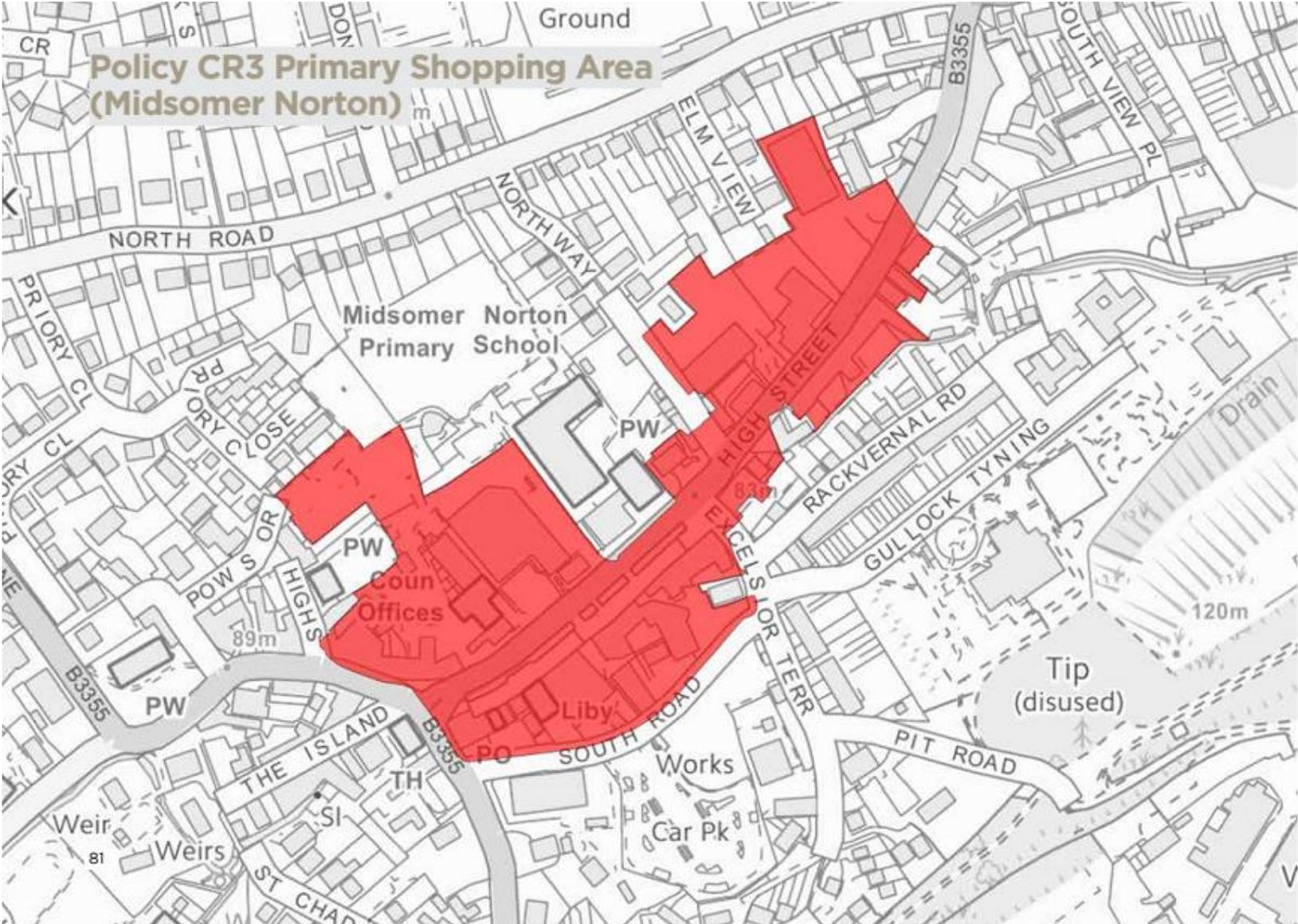
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Appendix 2 - Annex 1: Policy Maps



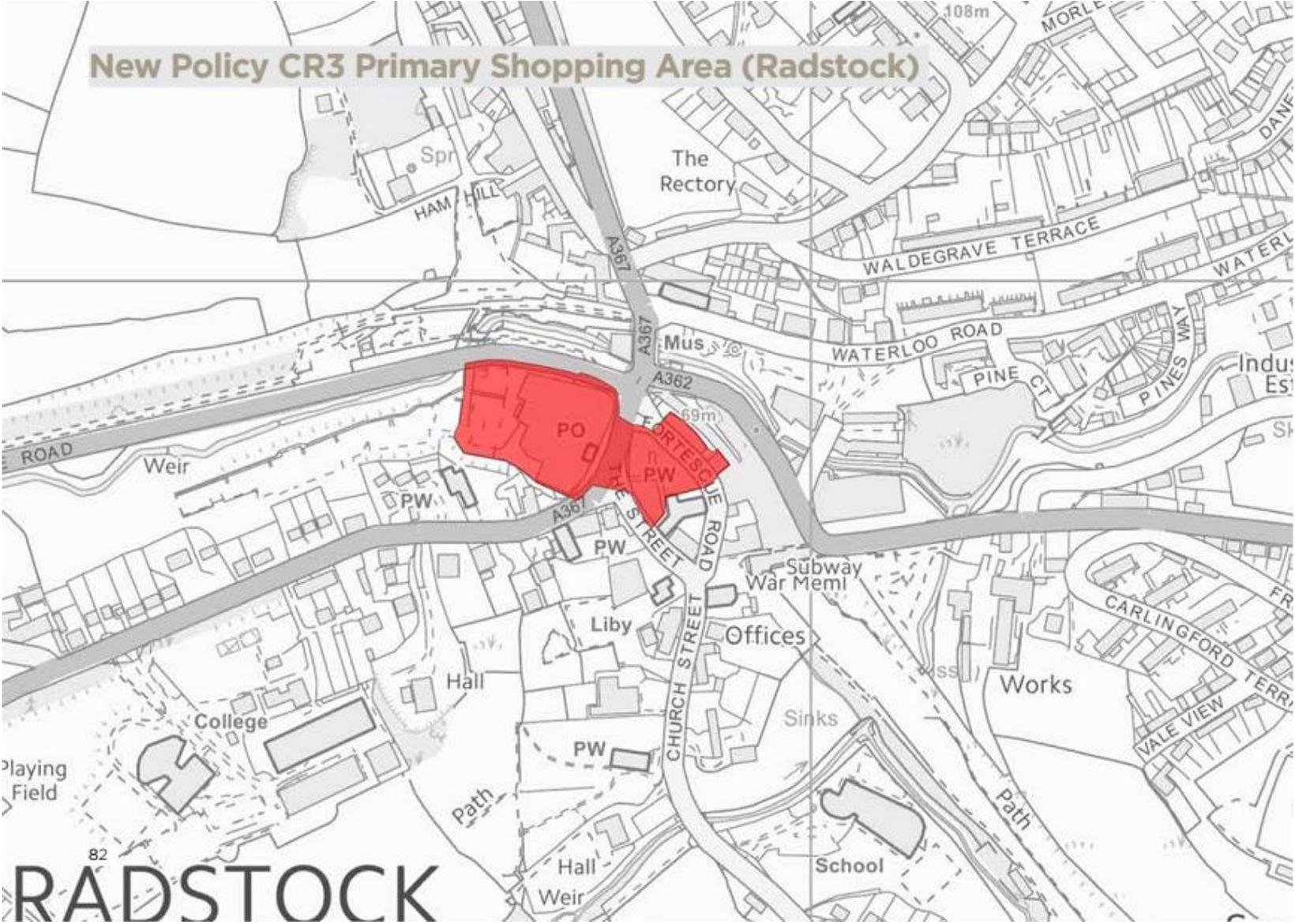
Placemaking Plan as proposed to be adopted - July 2017

Appendix 2 - Annex 1: Policy Maps



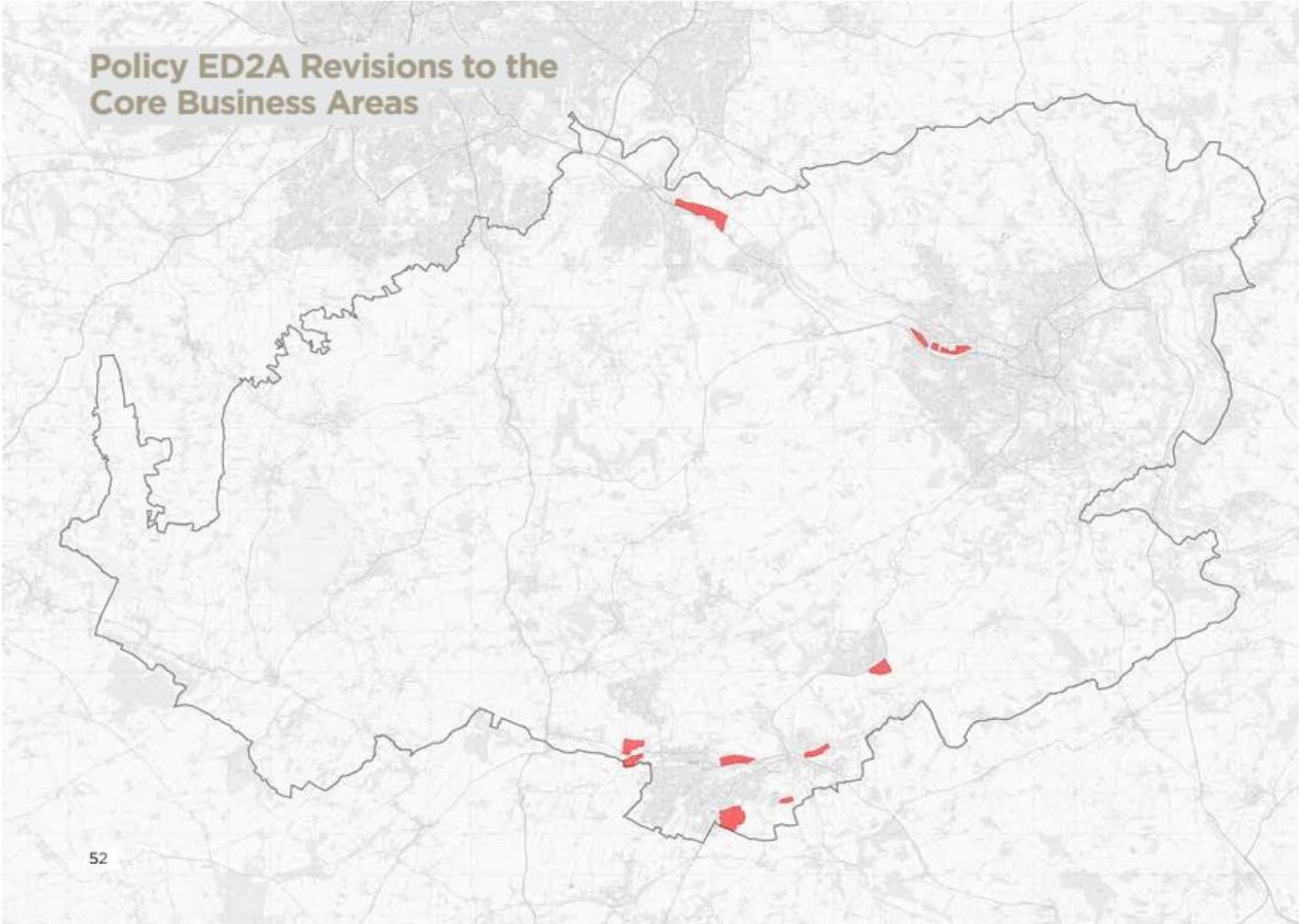
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Appendix 2 - Annex 1: Policy Maps

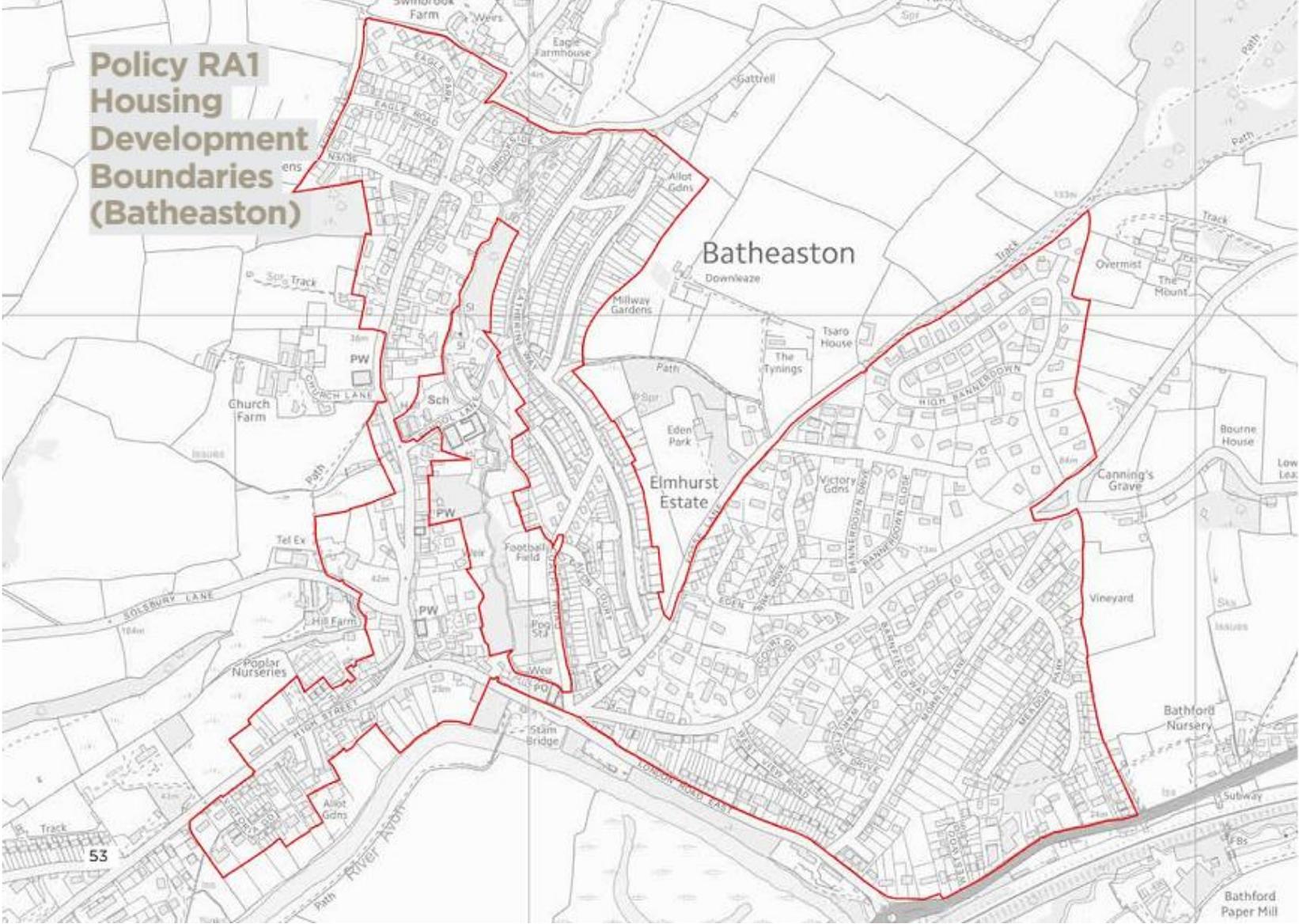


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Appendix 2 - Annex 1: Policy Maps

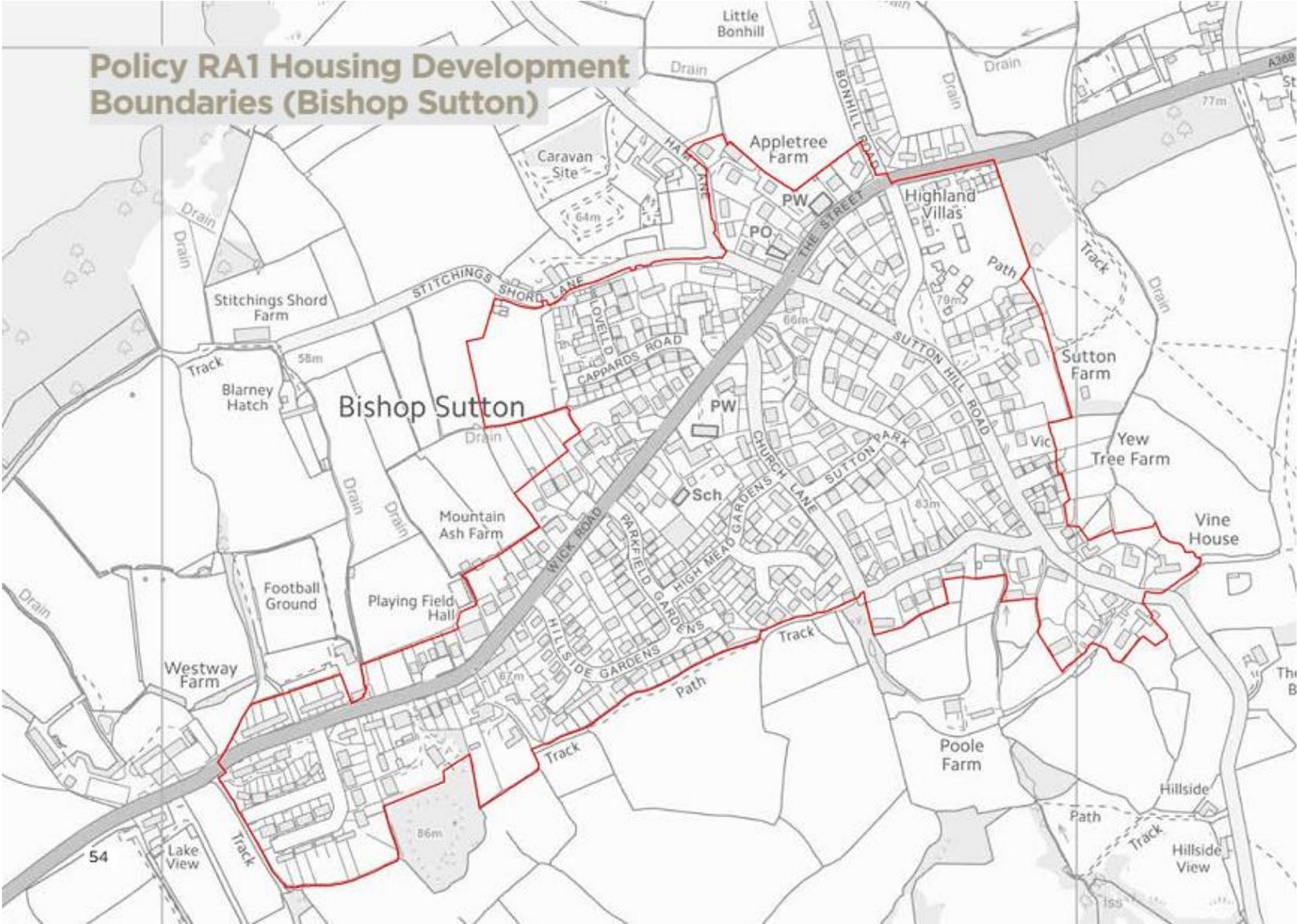


Appendix 2 - Annex 1: Policy Maps



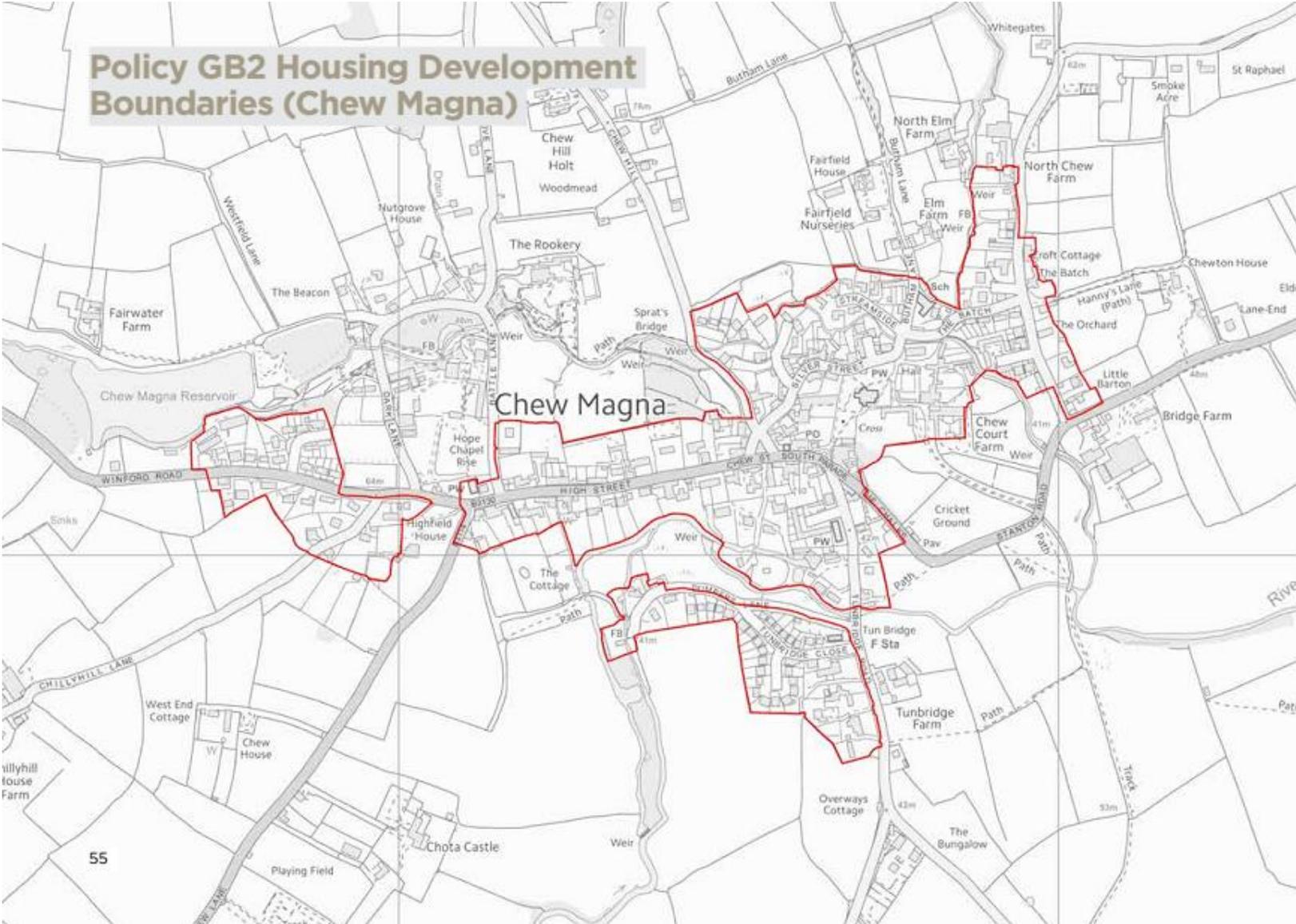
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Appendix 2 - Annex 1: Policy Maps



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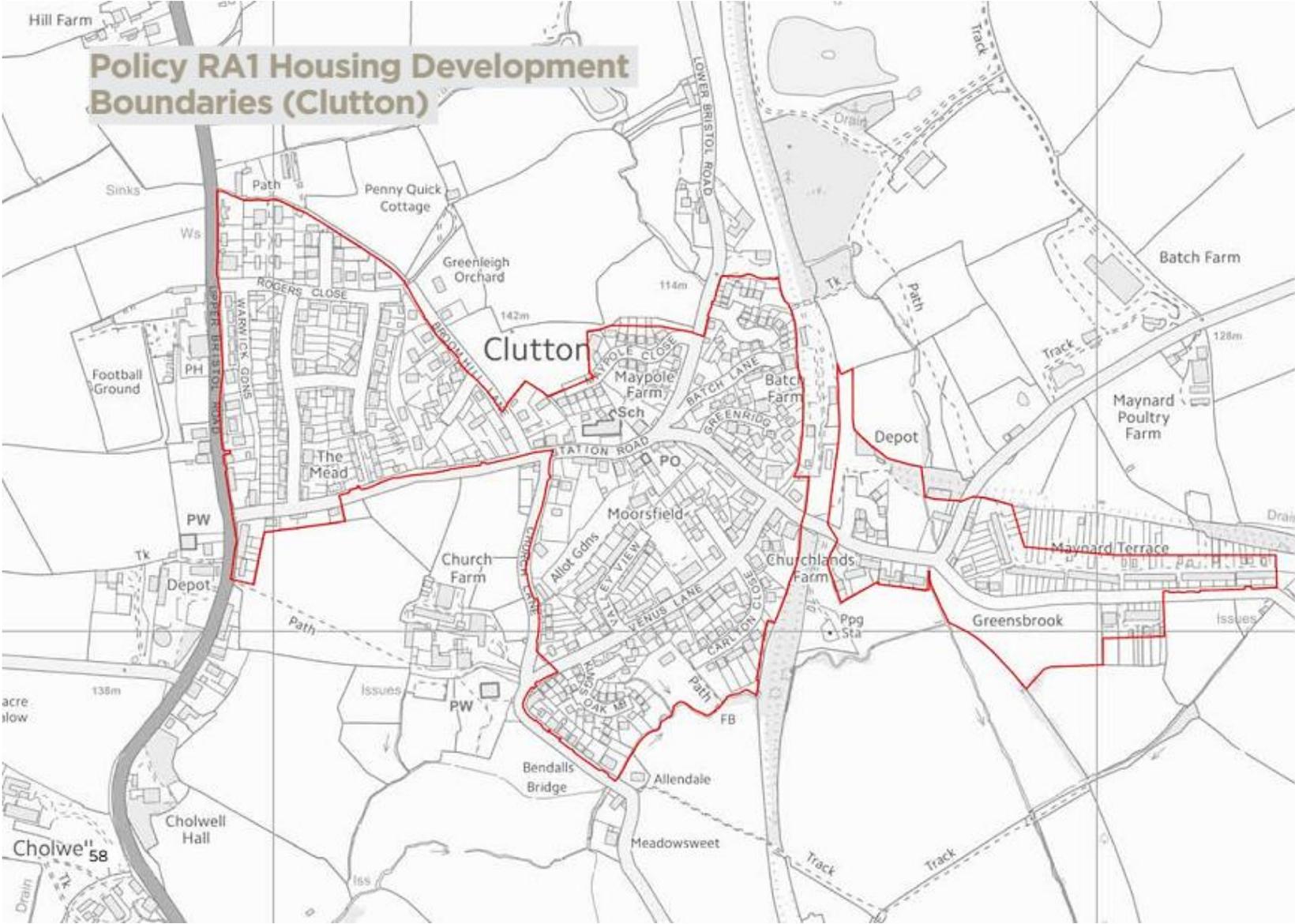
Placemaking Plan as proposed to be adopted - July 2017

Appendix 2 - Annex 1: Policy Maps



Placemaking Plan as proposed to be adopted - July 2017

Appendix 2 - Annex 1: Policy Maps



Placemaking Plan as proposed to be adopted - July 2017

Appendix 2 - Annex 1: Policy Maps

Add new map to Volume 6 showing amendment to the Housing Development Boundary for Compton Martin so that it includes the site allocated at The Former Orchard (SR17)

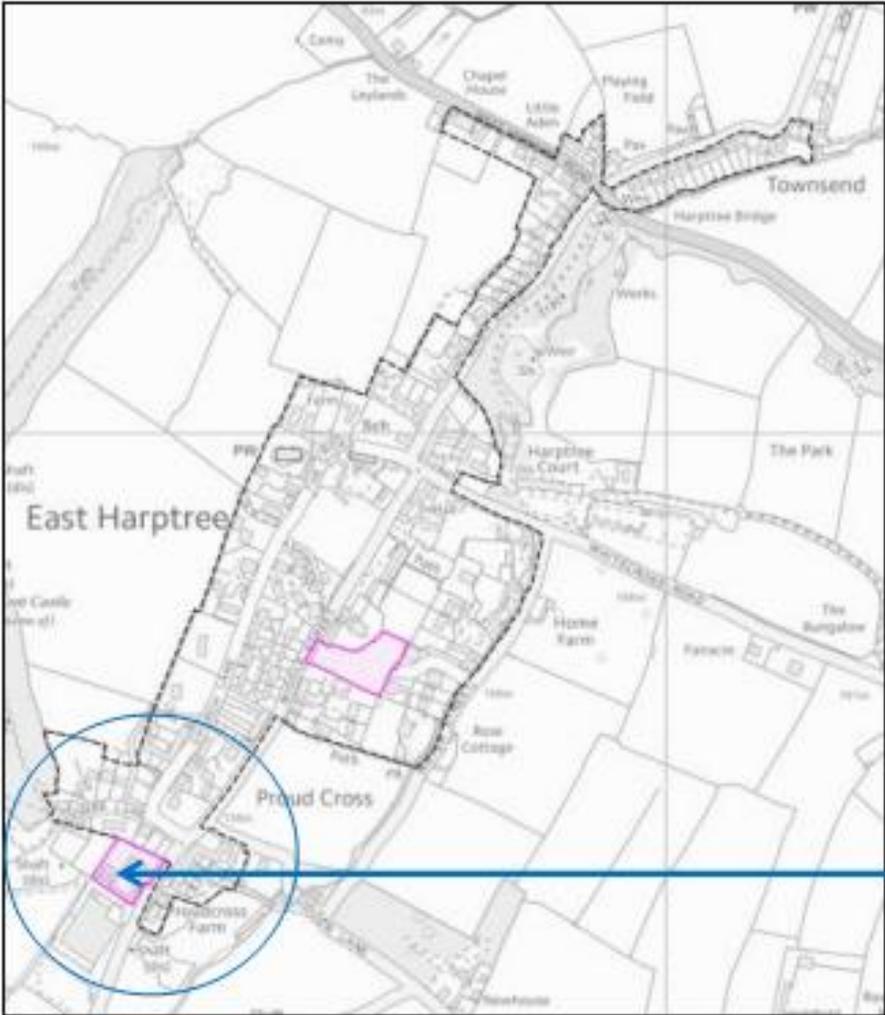


Before
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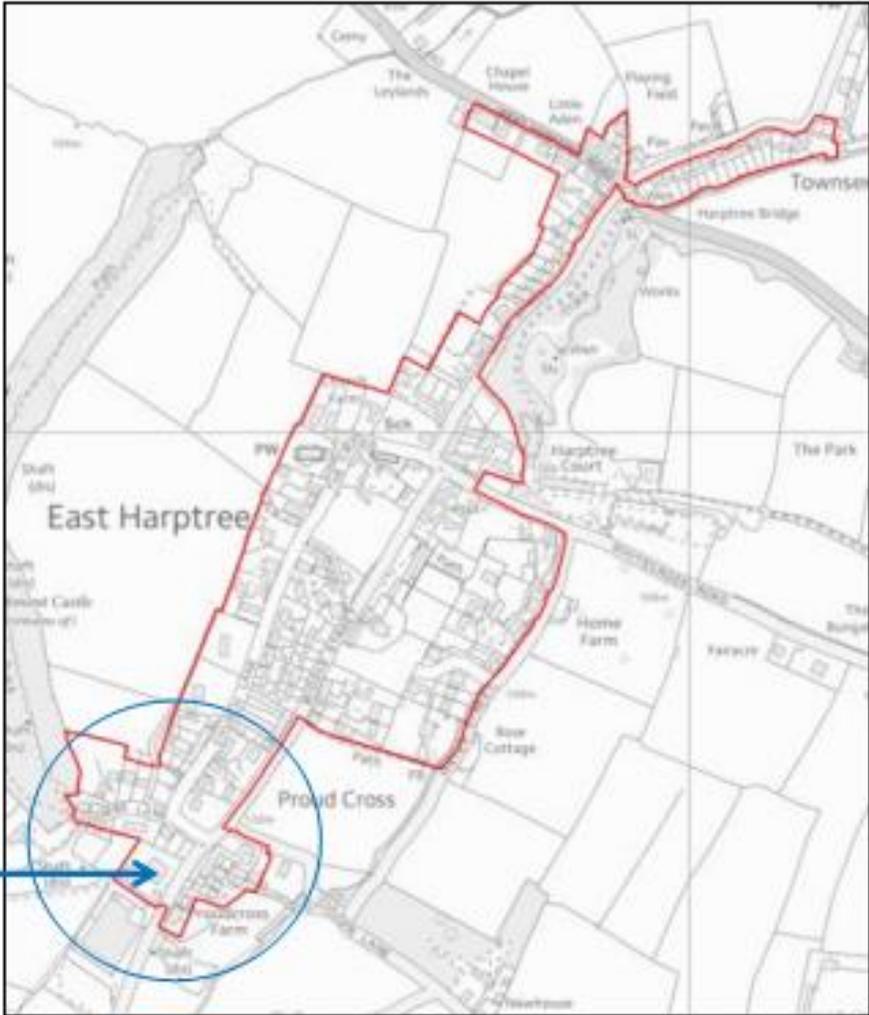
After
(HDB in solid red line)

Appendix 2 - Annex 1: Policy Maps

Add new map to Volume 6 showing amendment to the Housing Development Boundary for East Harptree so that it includes the site allocated at Pinkers Farm (SR5)

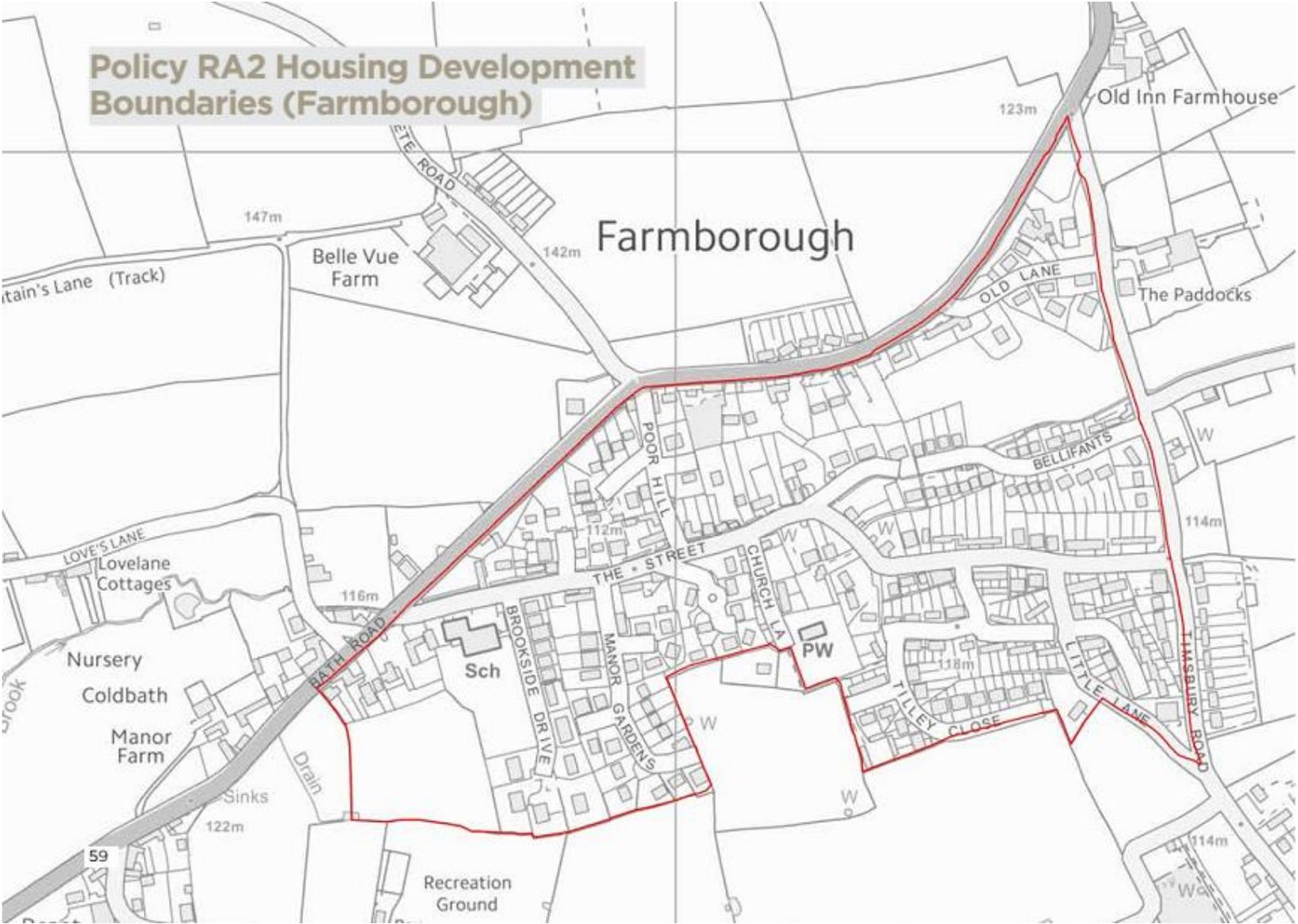


Before
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After
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Appendix 2 - Annex 1: Policy Maps



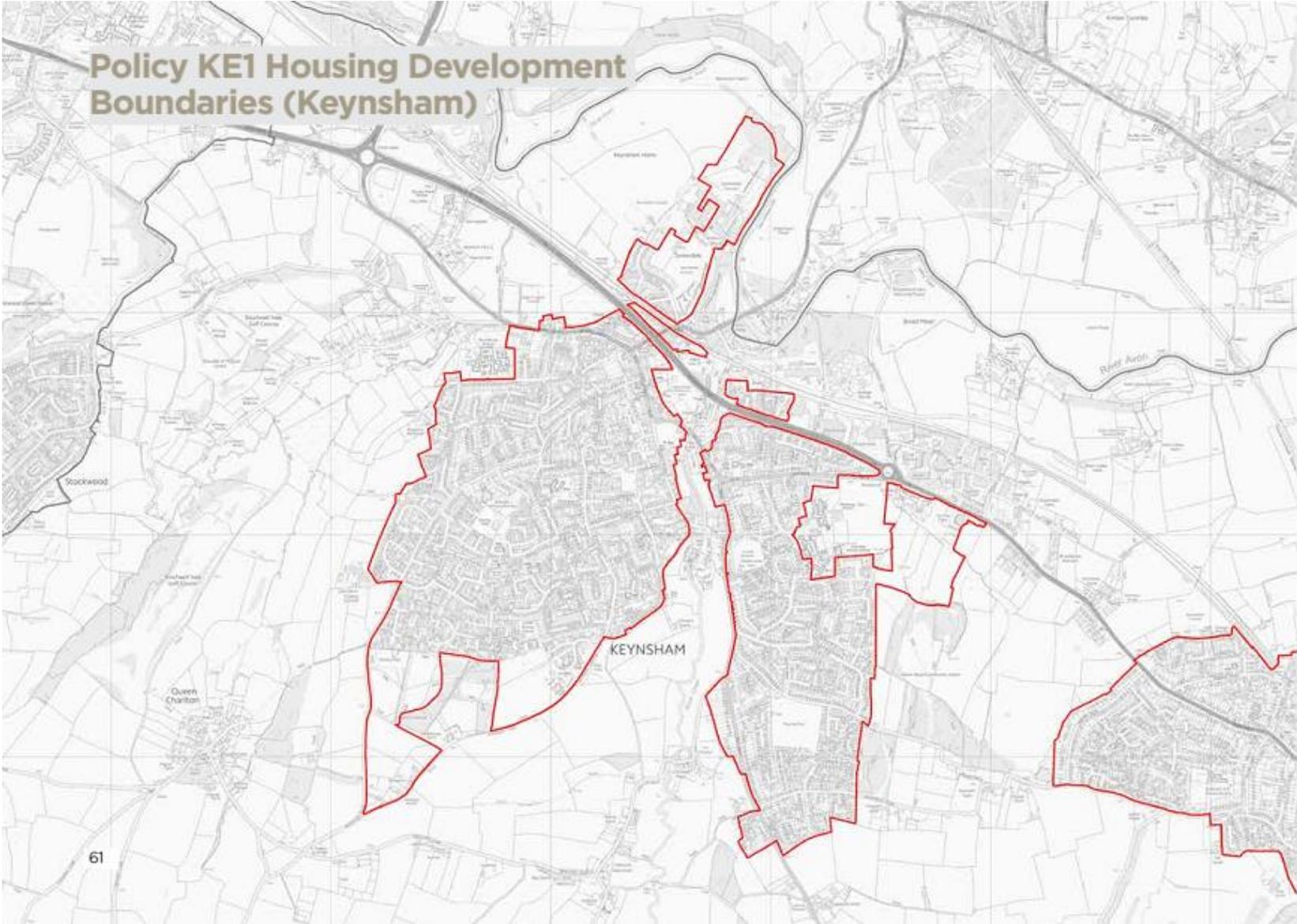
Placemaking Plan as proposed to be adopted - July 2017

Appendix 2 - Annex 1: Policy Maps



Placemaking Plan as proposed to be adopted - July 2017

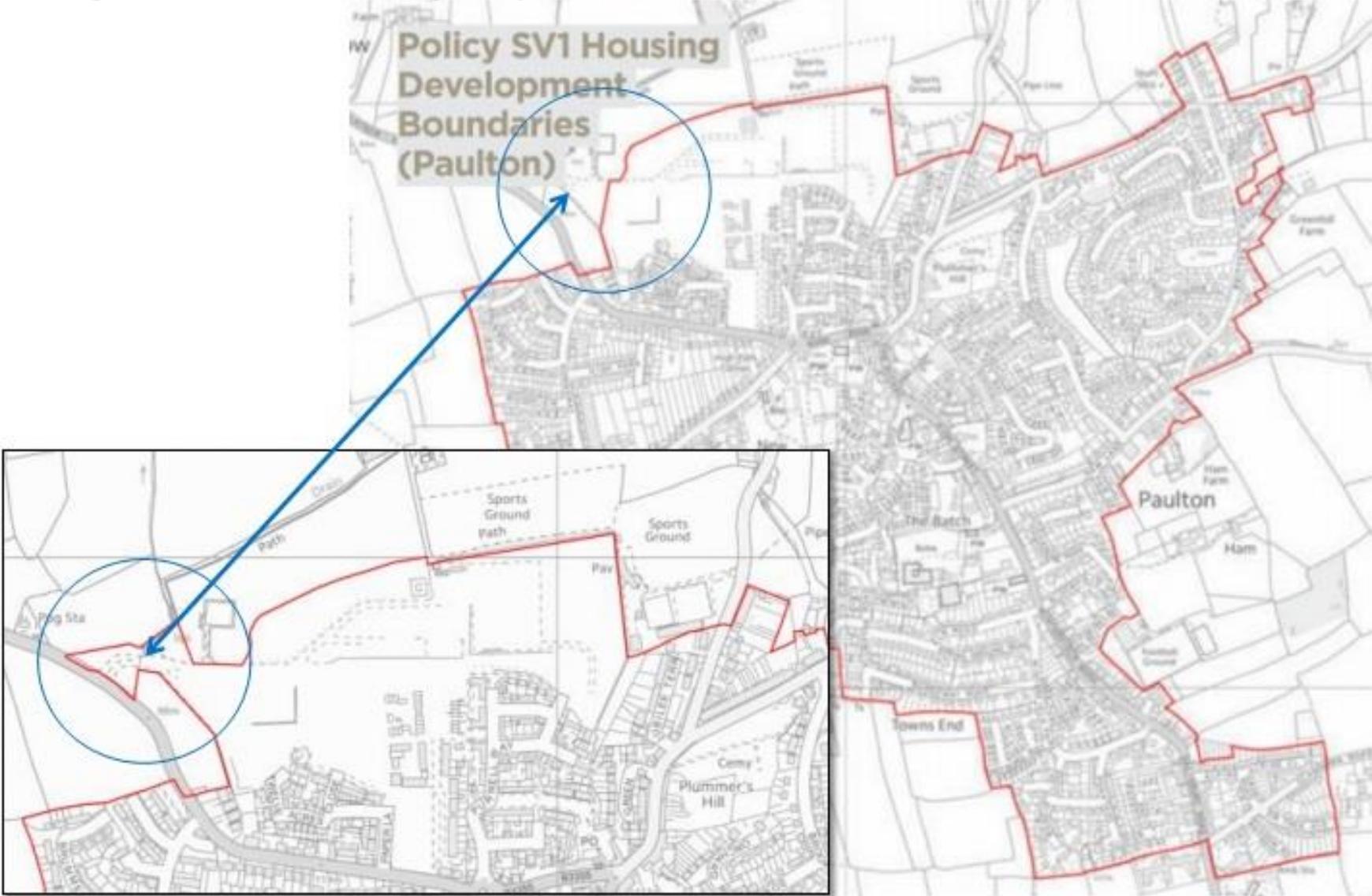
Appendix 2 - Annex 1: Policy Maps



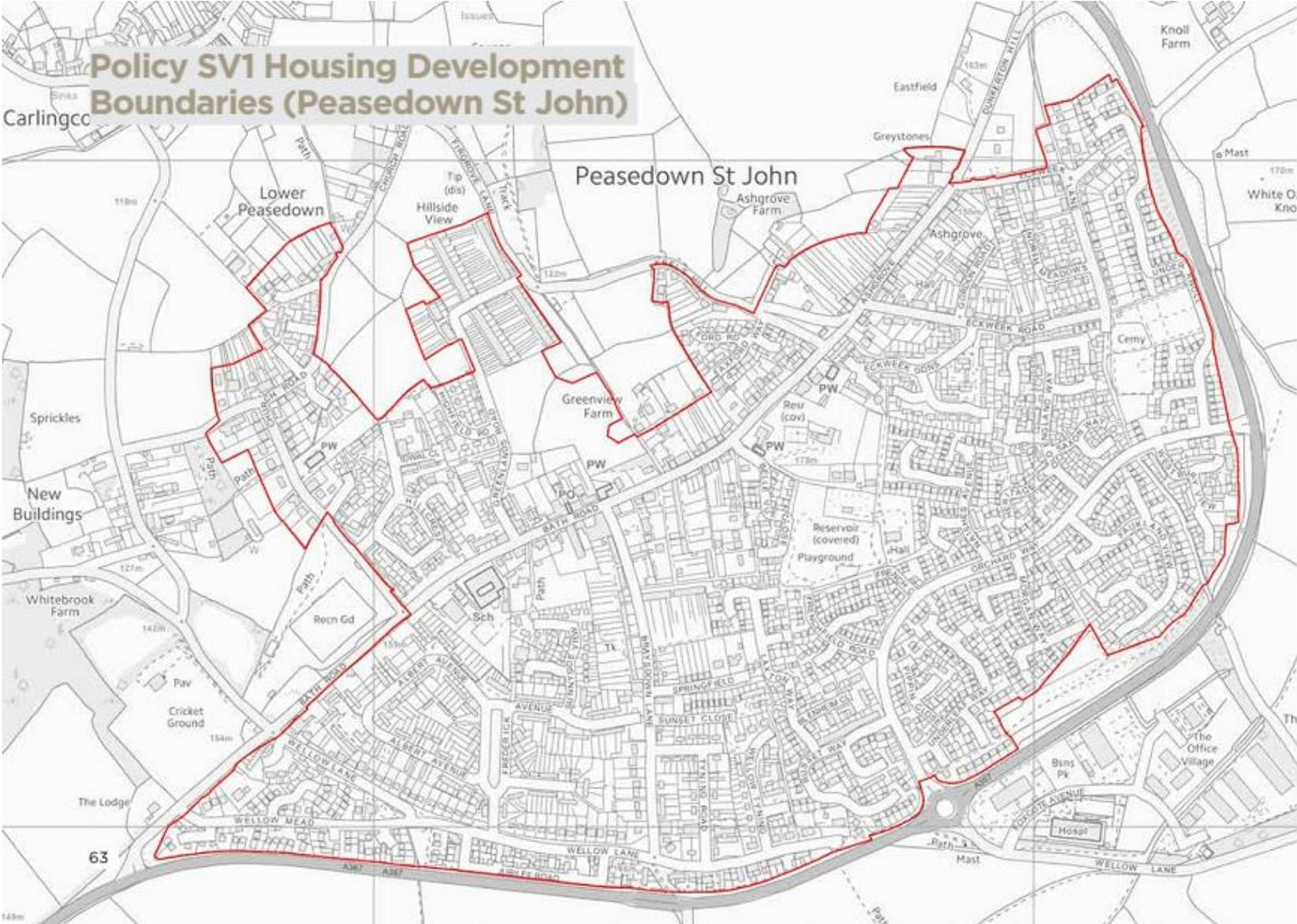
Placemaking Plan as proposed to be adopted - July 2017

Appendix 2 - Annex 1: Policy Maps

Amend the Housing Development Boundary for Paulton to correctly indicate the area of land that has planning permission for housing at the Former Paulton Printing Factory Site

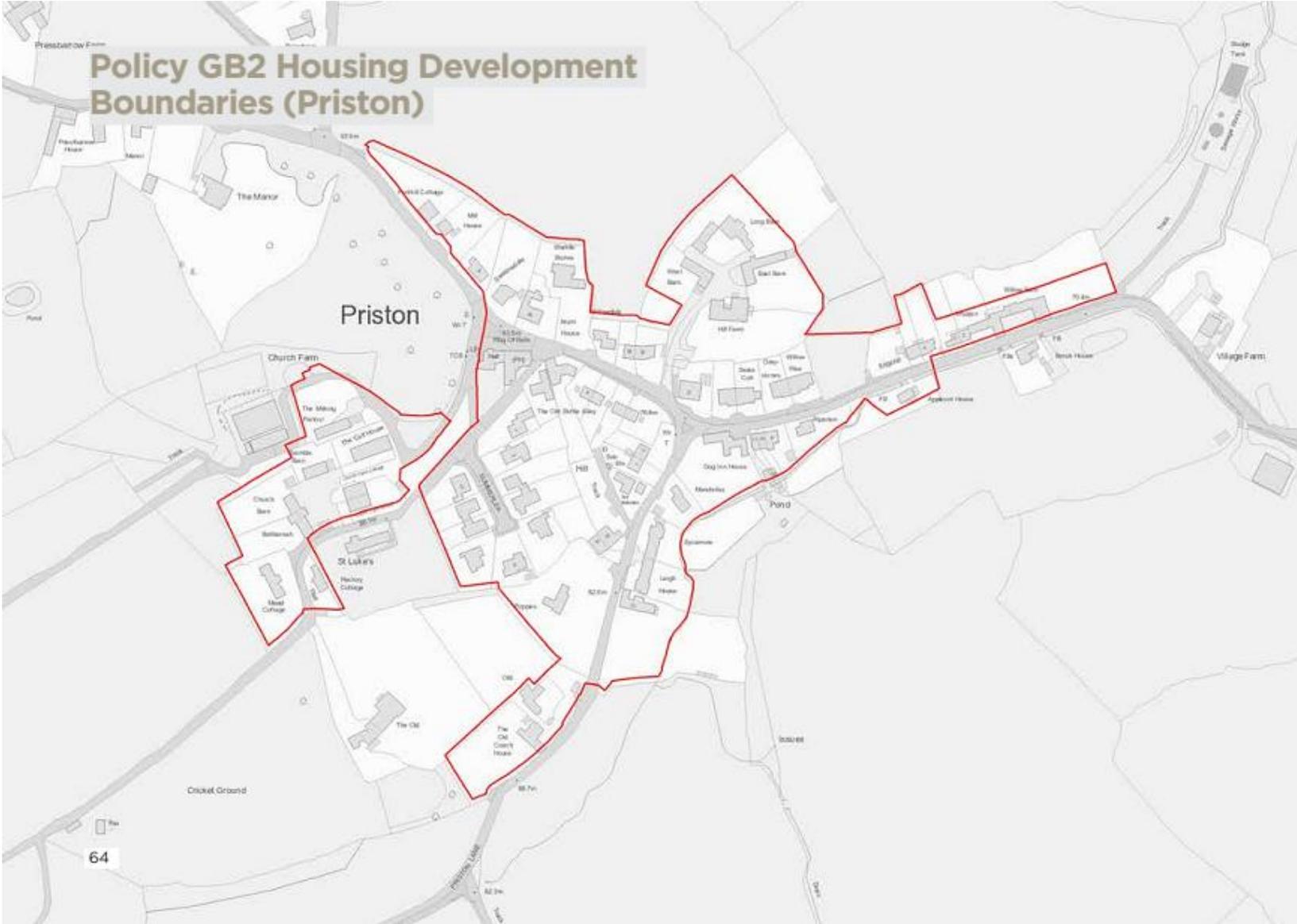


Appendix 2 - Annex 1: Policy Maps



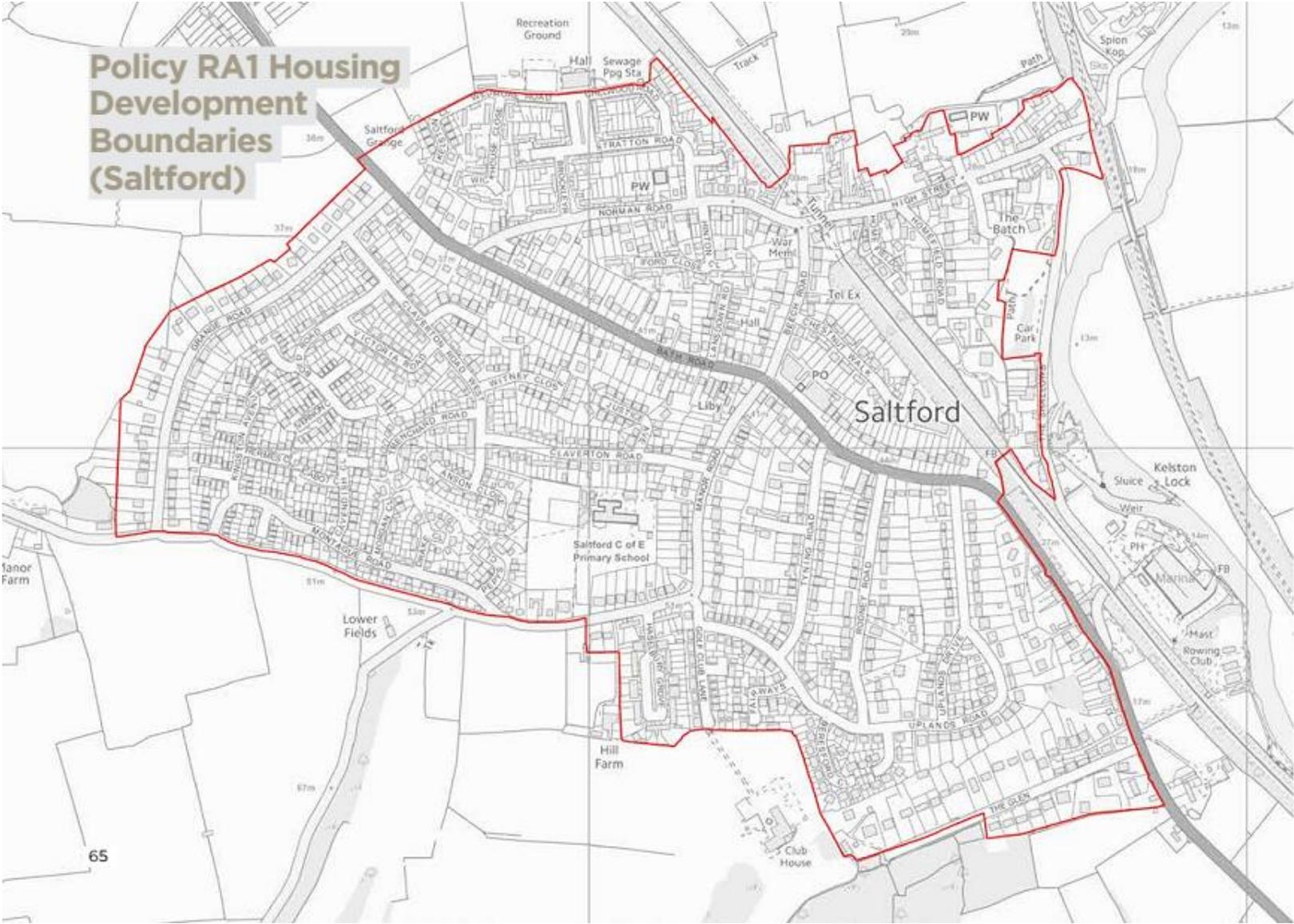
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Appendix 2 - Annex 1: Policy Maps



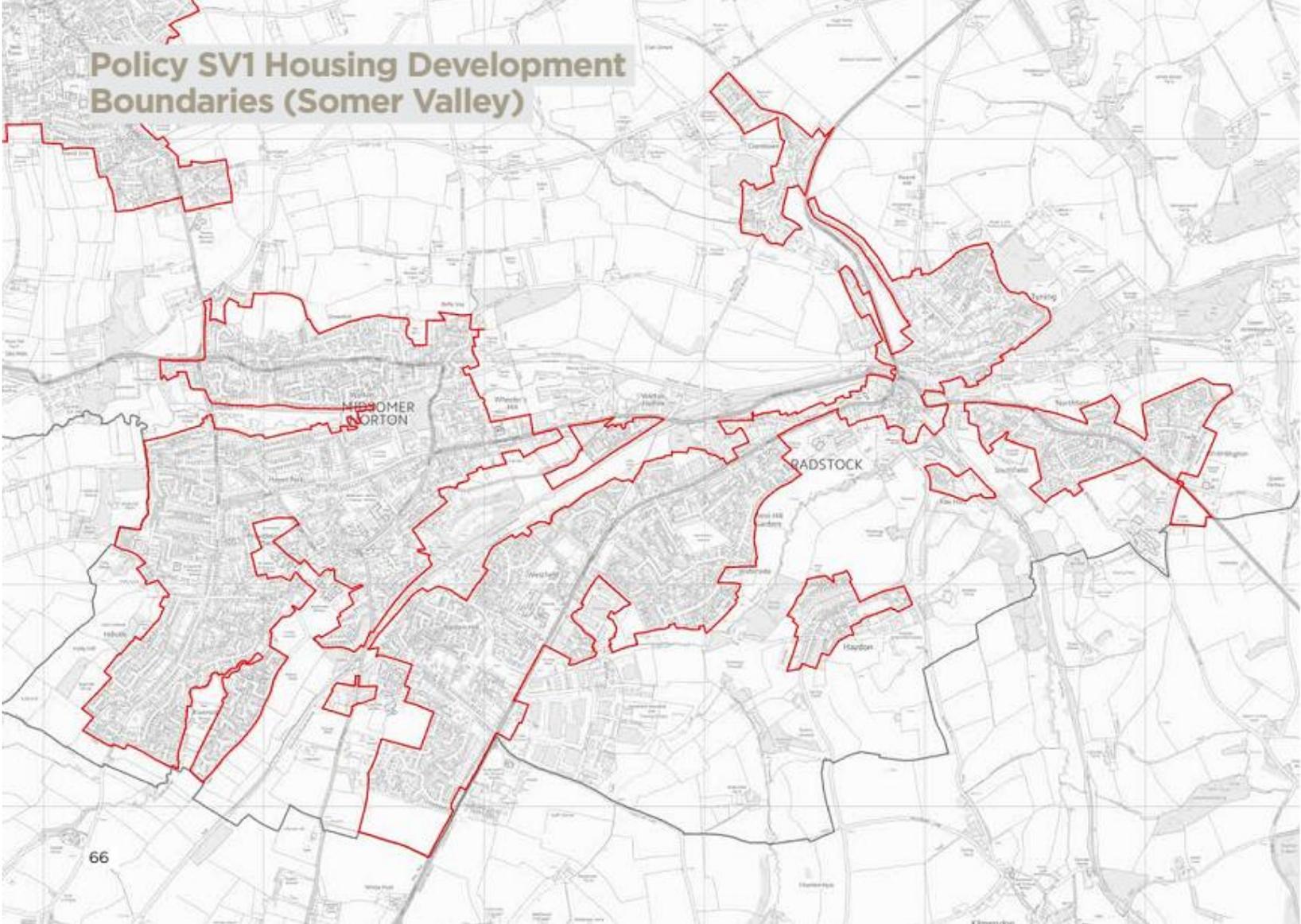
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Appendix 2 - Annex 1: Policy Maps



Placemaking Plan as proposed to be adopted - July 2017

Appendix 2 - Annex 1: Policy Maps



Placemaking Plan as proposed to be adopted - July 2017

Appendix 2 - Annex 1: Policy Maps

Amend the Housing Development Boundary shown for the Somer Valley so that it includes the site allocated at Former St Nicholas Primary School in Radstock (site SSV20).

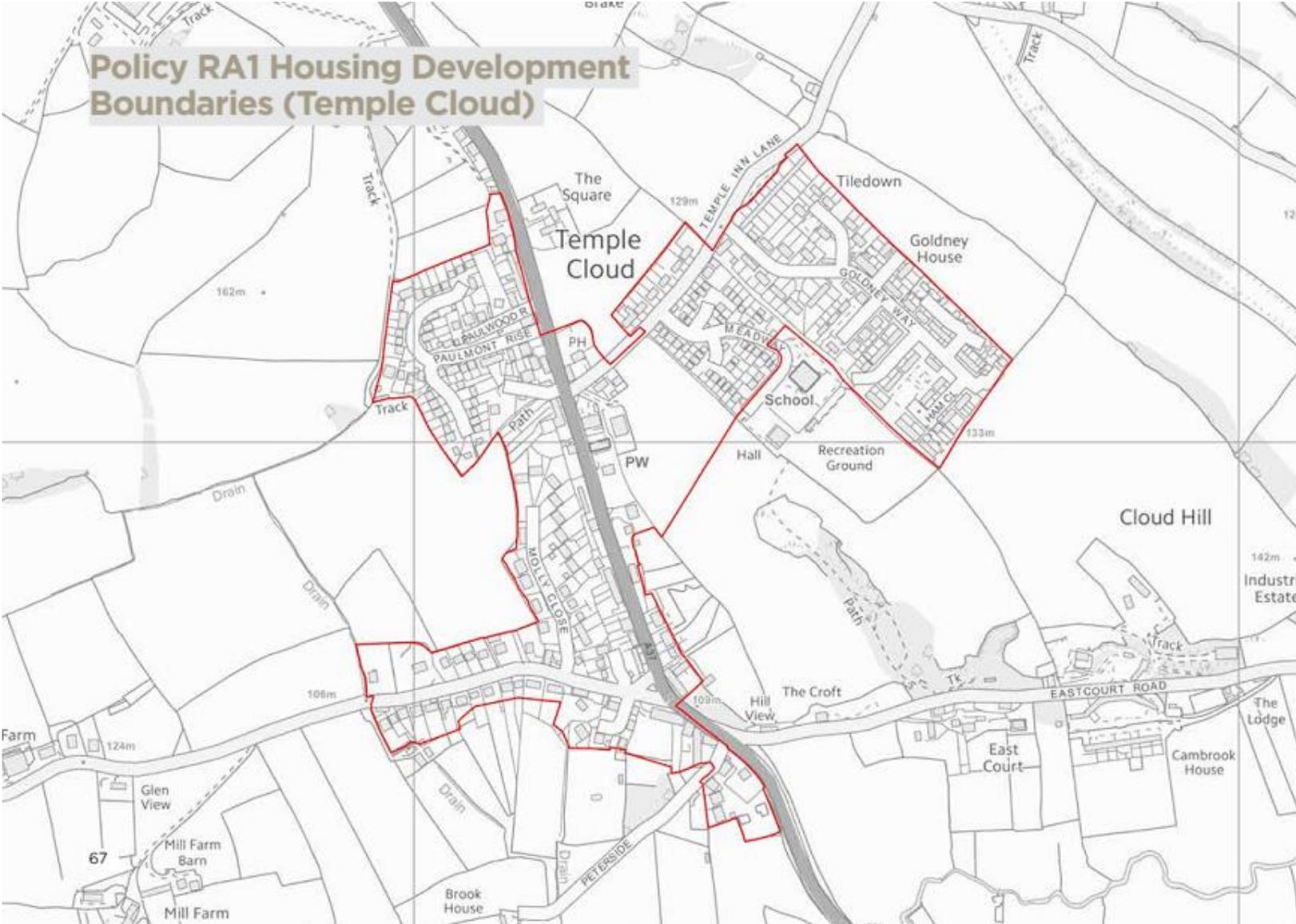


Before
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After
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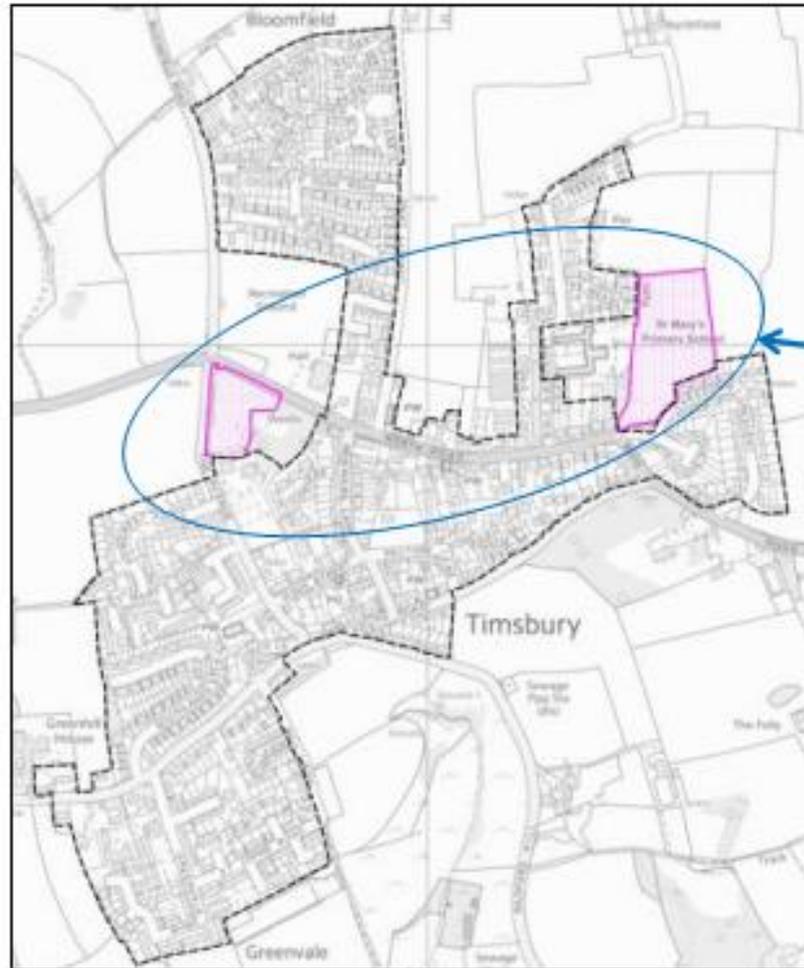
Appendix 2 - Annex 1: Policy Maps



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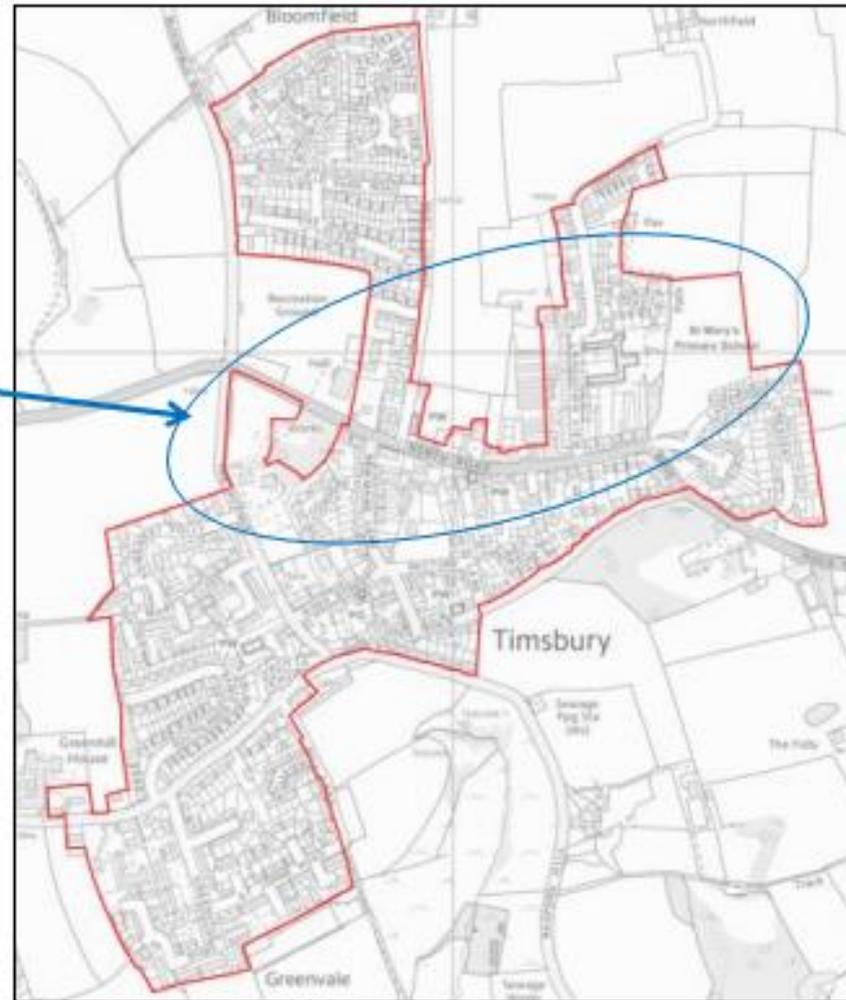
Appendix 2 - Annex 1: Policy Maps

Add new map to Volume 6 showing amendment to the Housing Development Boundary for Timsbury so that it includes the site allocated at Wheelers Manufacturing Block Works (SR14) and Land to east of St Mary's Primary School (site SR15).



Before

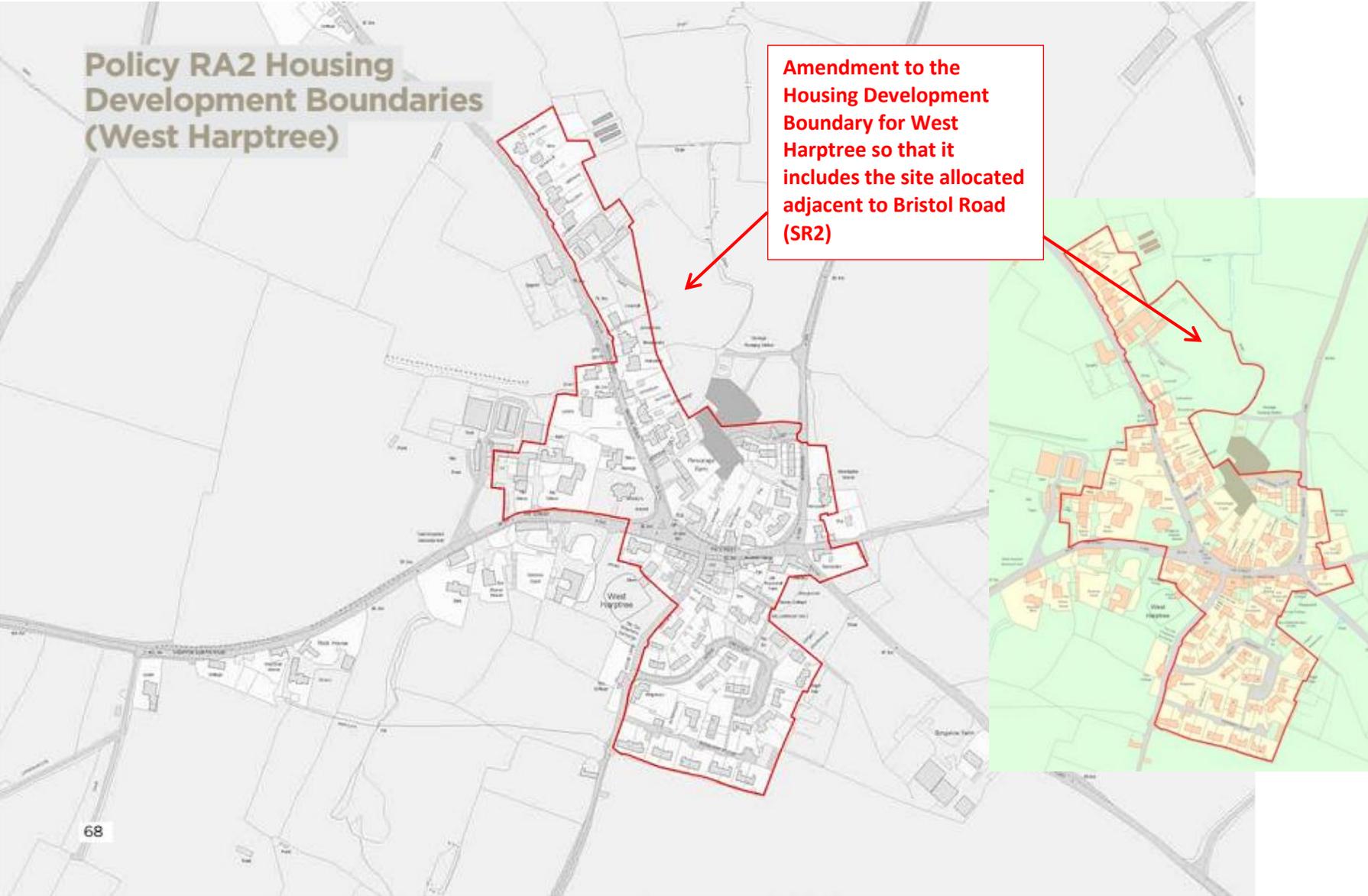
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After

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Appendix 2 - Annex 1: Policy Maps

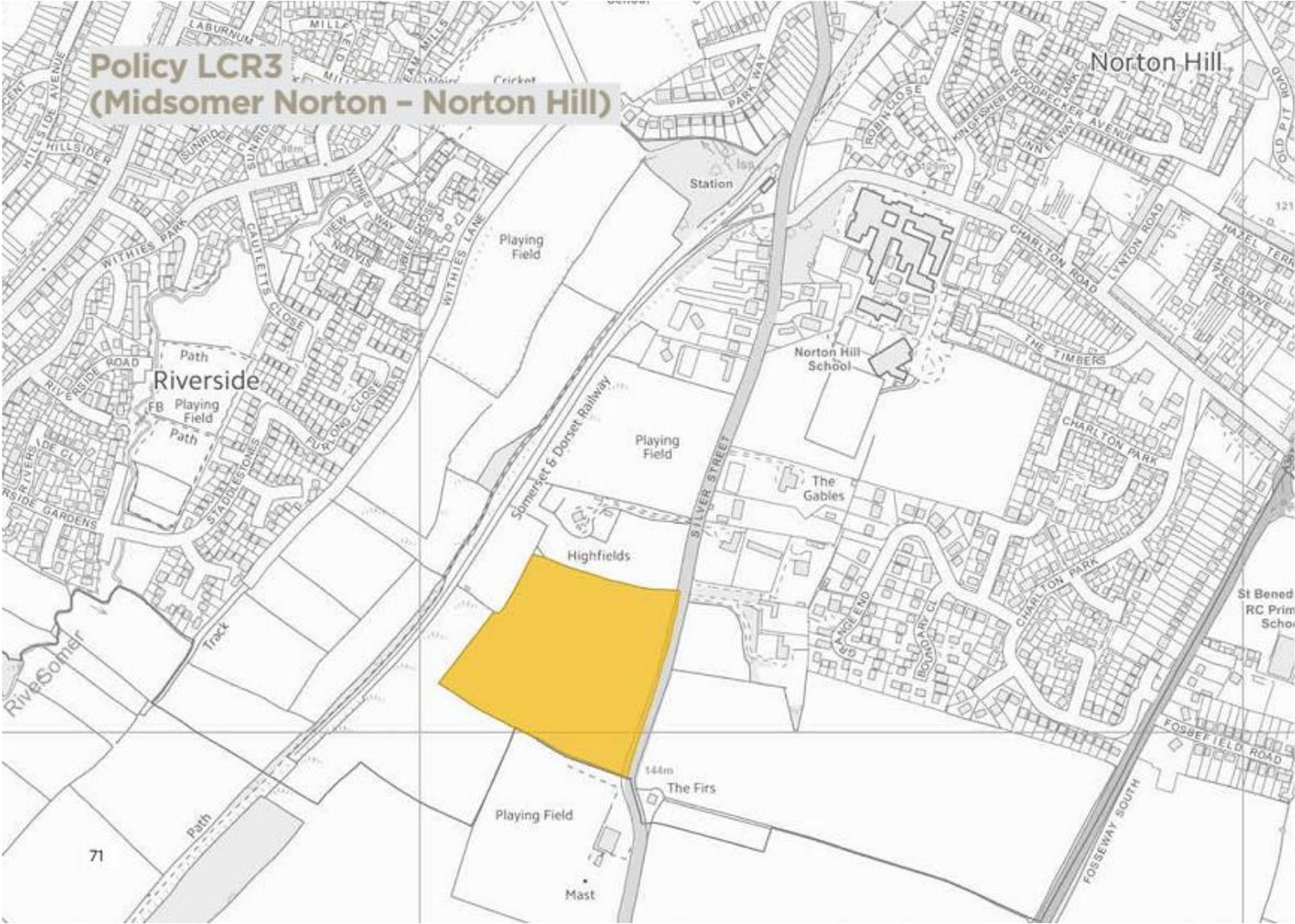


Appendix 2 - Annex 1: Policy Maps



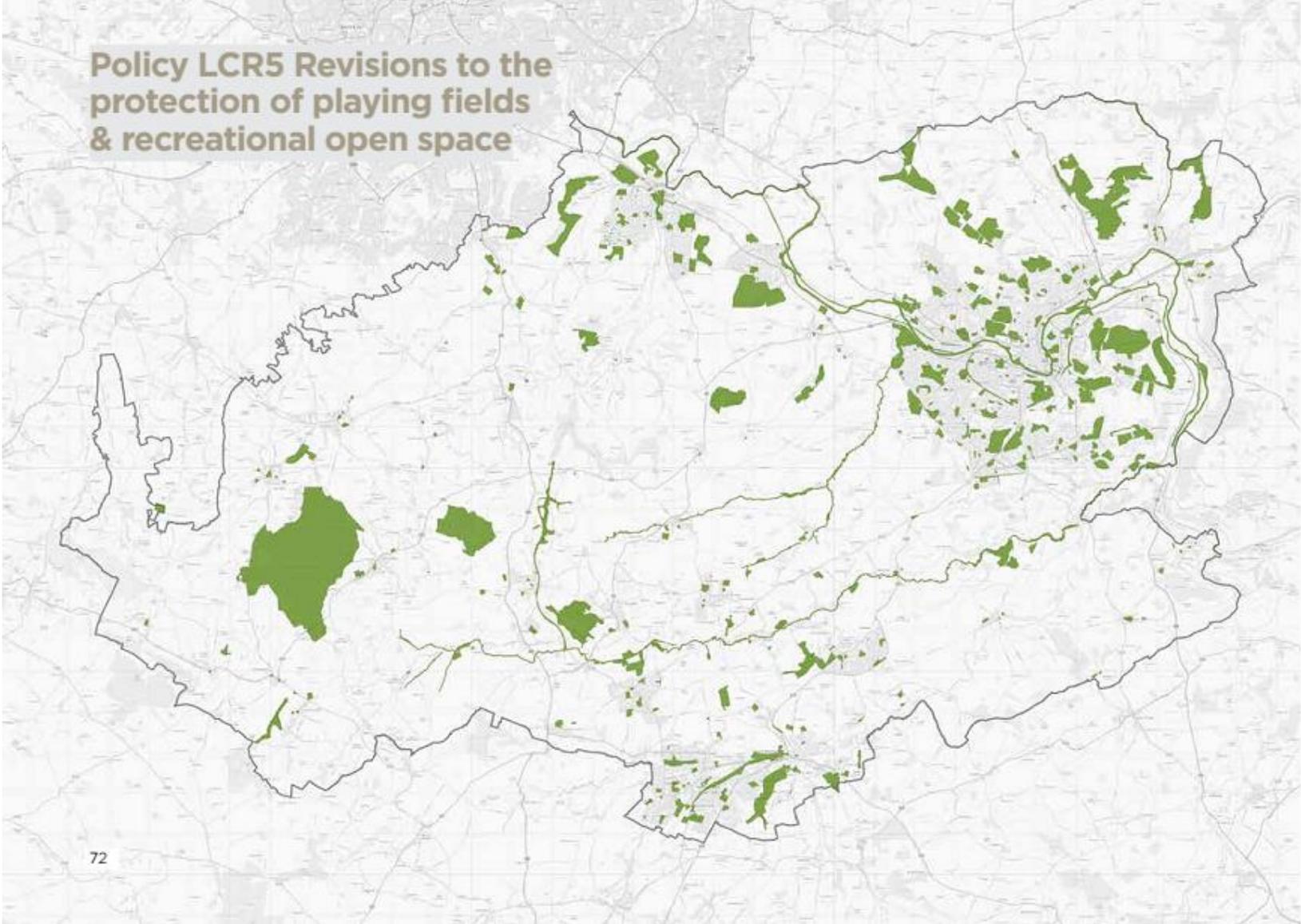
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Appendix 2 - Annex 1: Policy Maps



Placemaking Plan as proposed to be adopted - July 2017

Appendix 2 - Annex 1: Policy Maps



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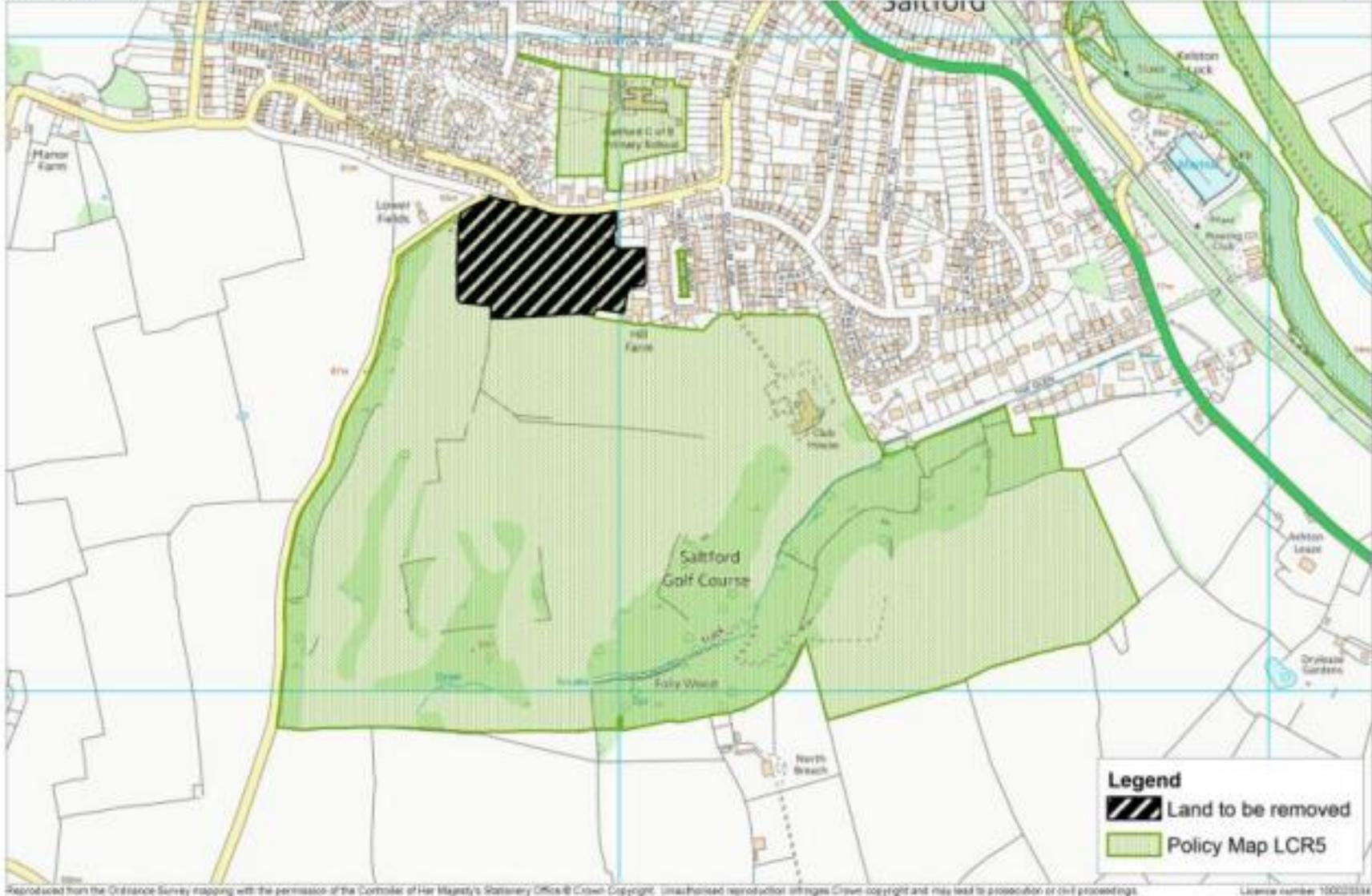
Appendix 2 - Annex 1: Policy Maps

Land to be removed from Policy Map LCR5

Land included in error within LCR5 Protection of Playing Fields & Recreational Open Spaces

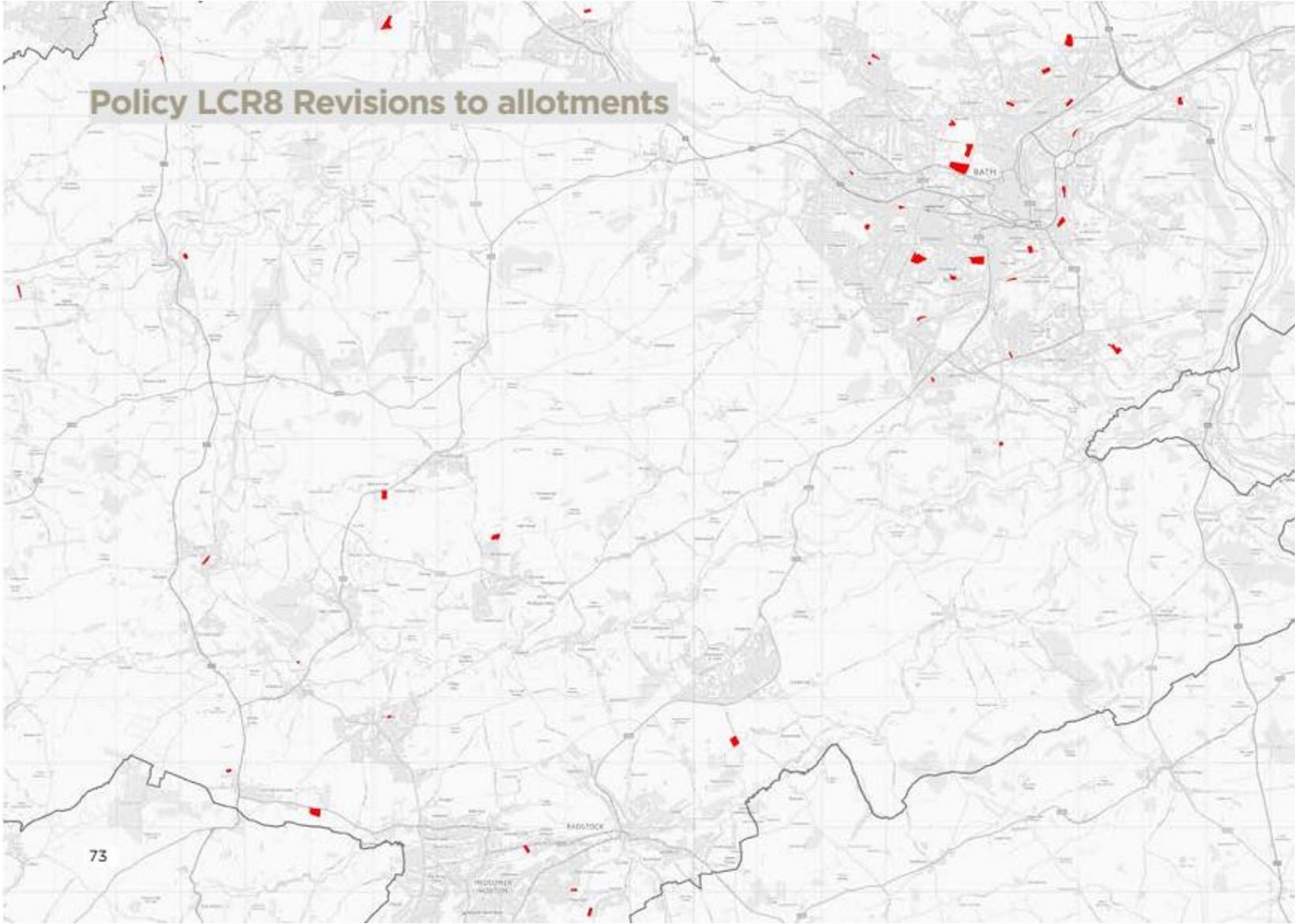
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Date : 15/03/2016
Scale : 1:7,500

Bath & North East
Somerset Council



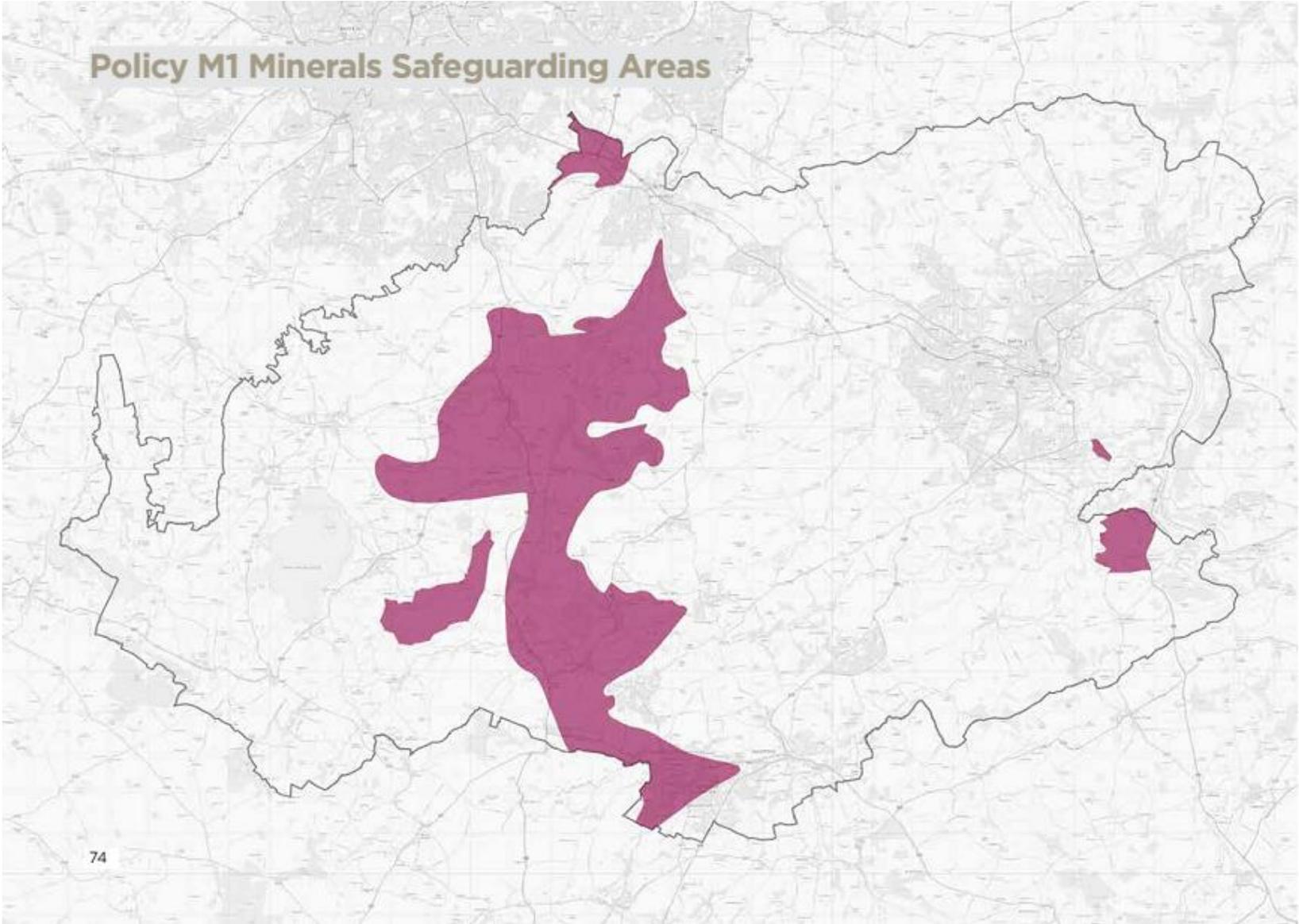
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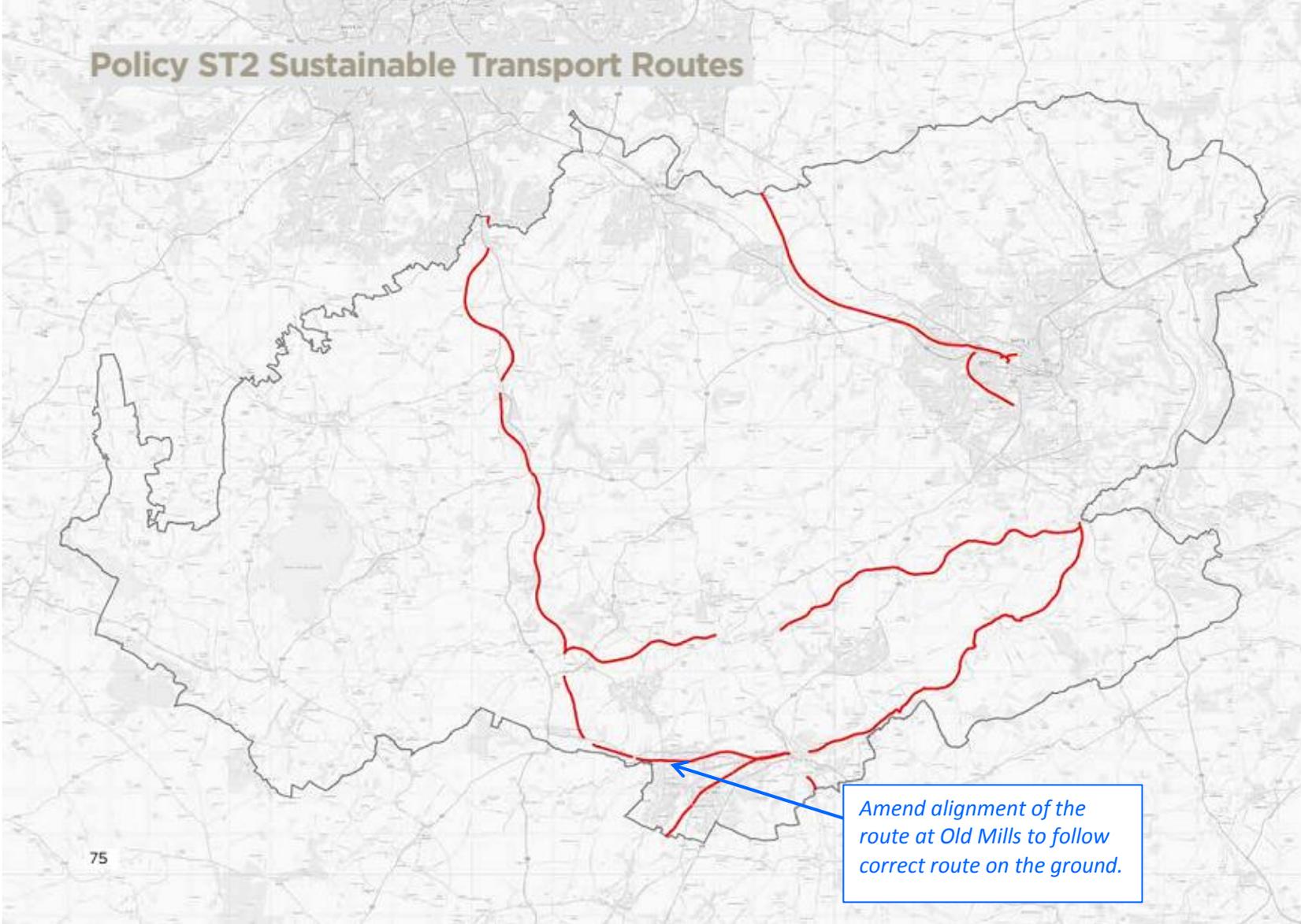


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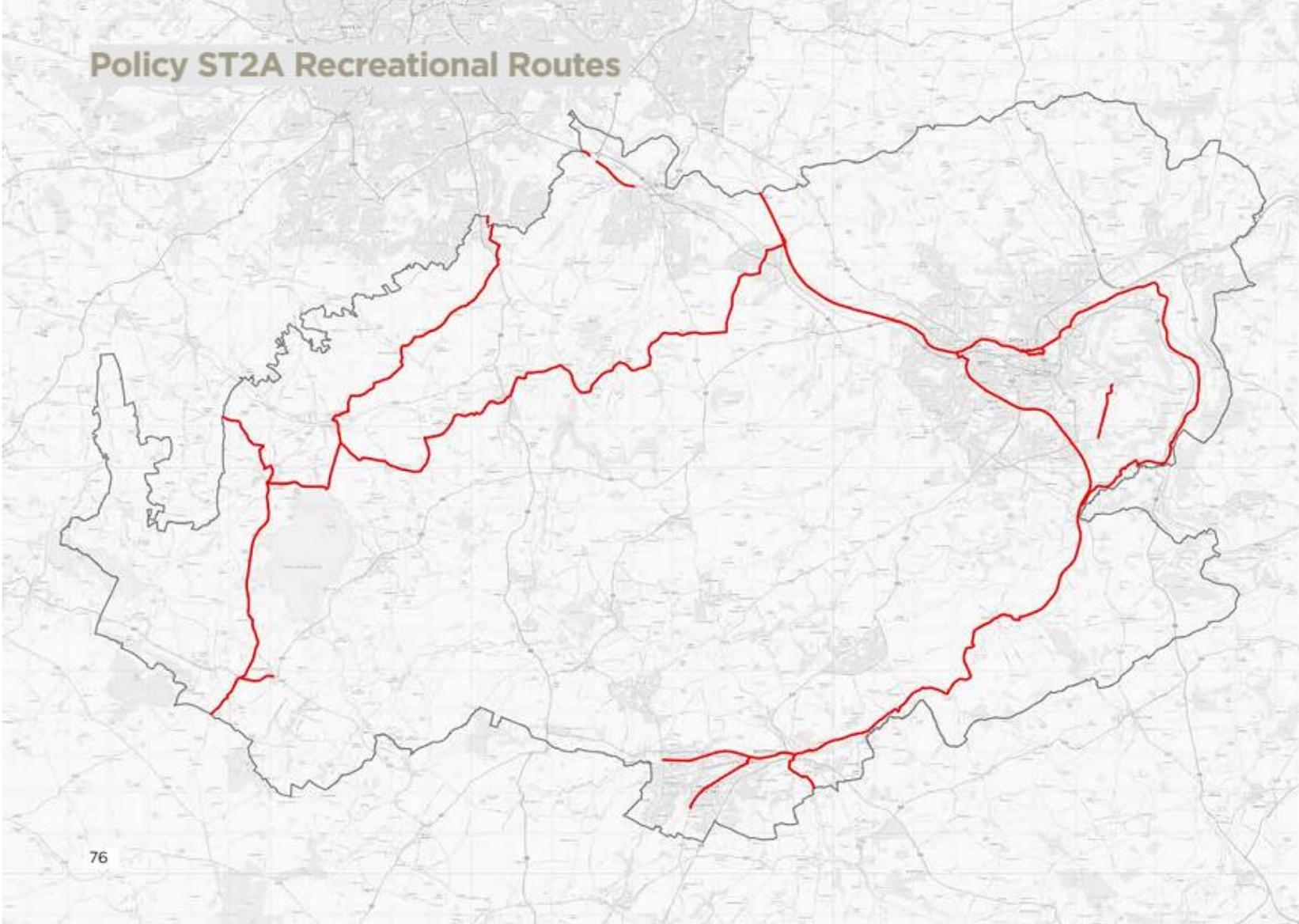
Appendix 2 - Annex 1: Policy Maps



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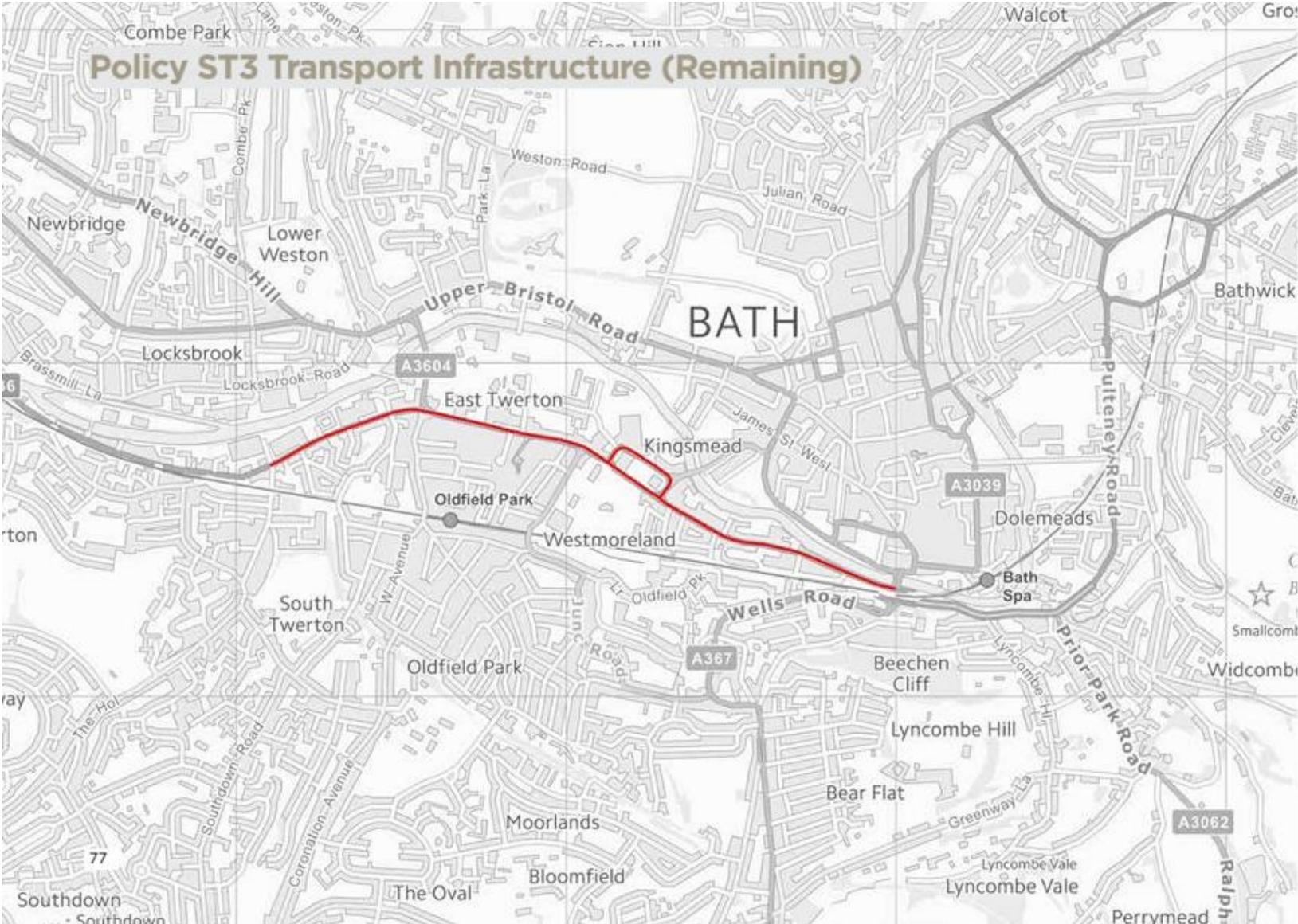


Appendix 2 - Annex 1: Policy Maps



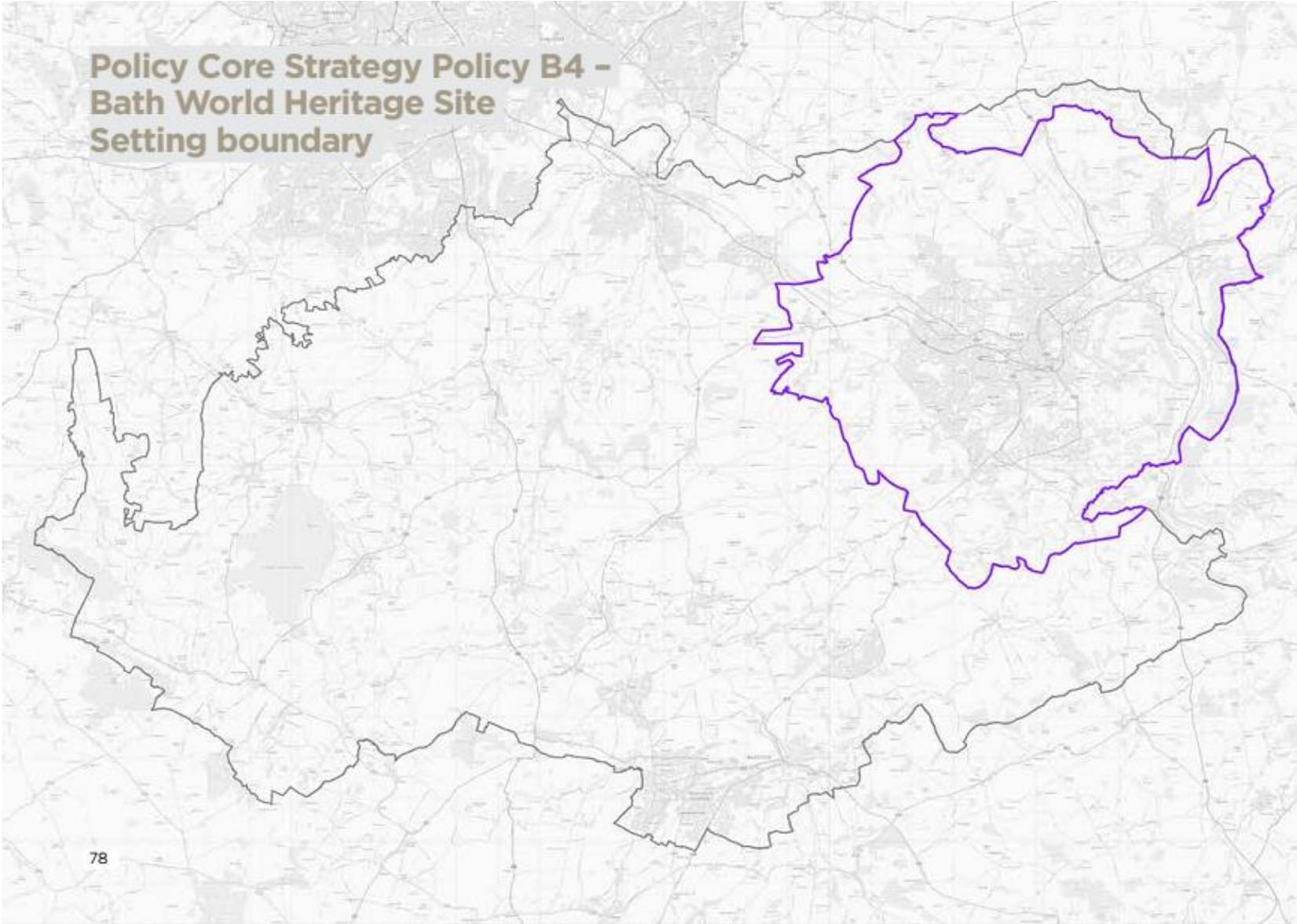
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Appendix 2 - Annex 1: Policy Maps



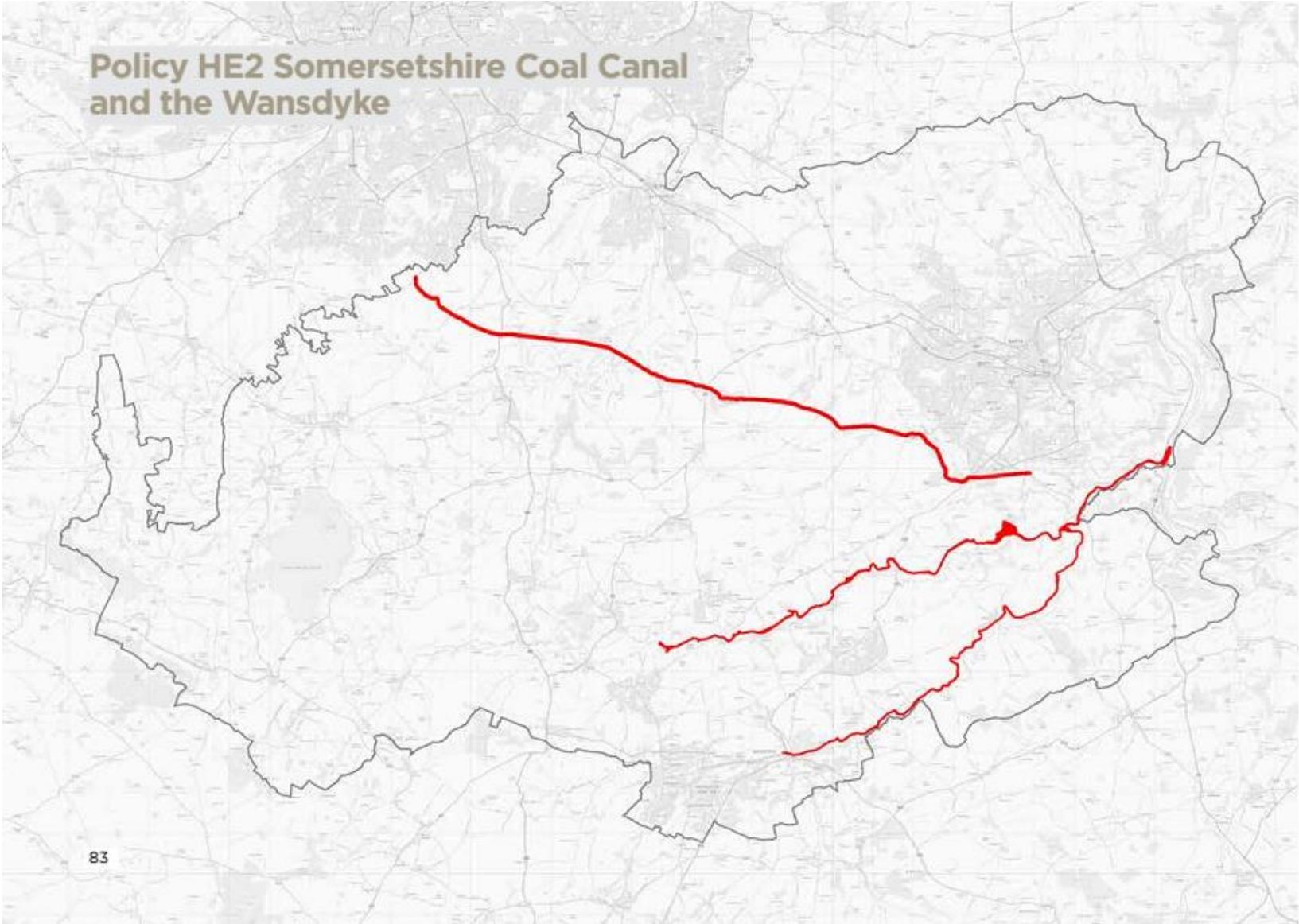
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Appendix 2 - Annex 1: Policy Maps

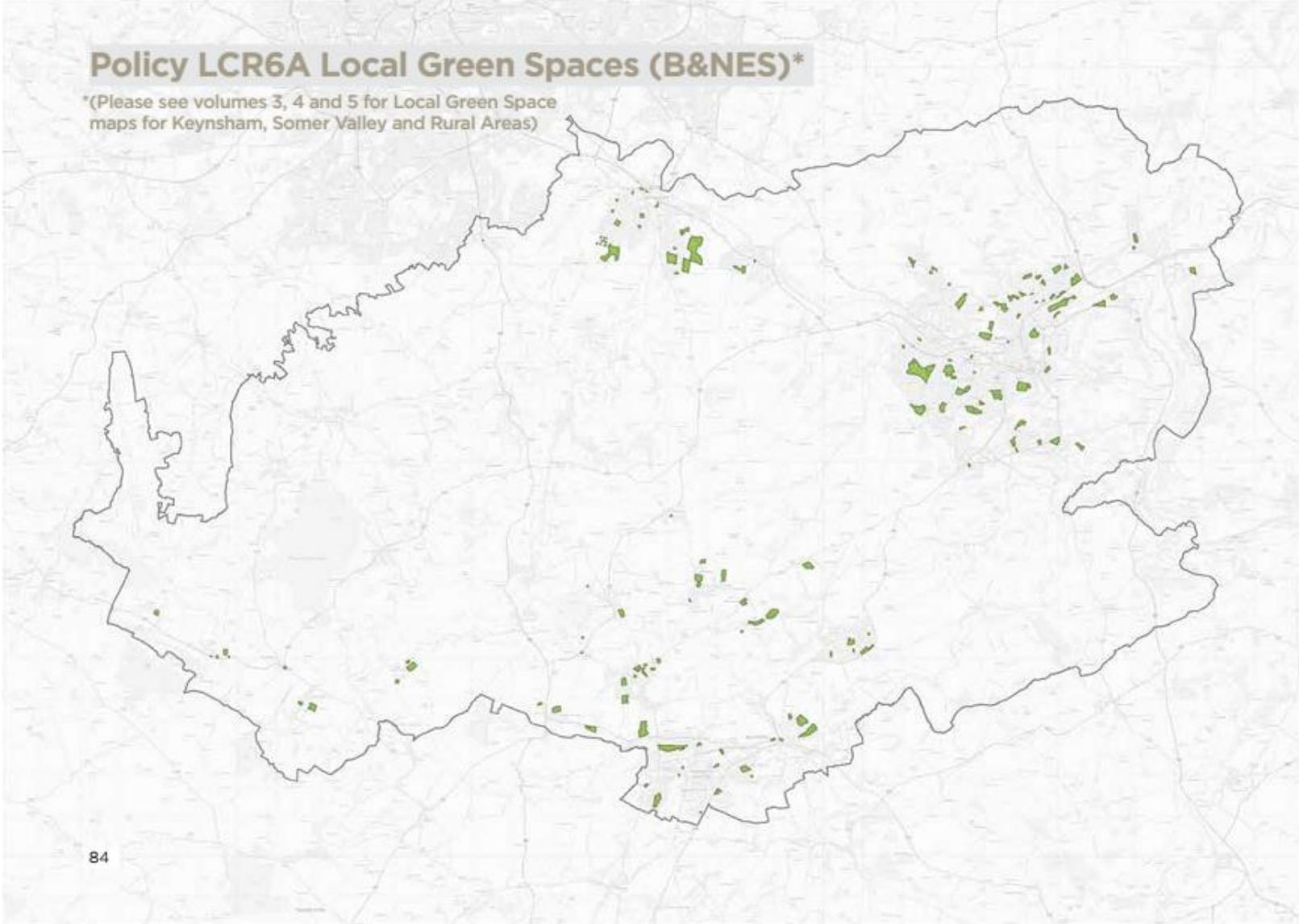


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Appendix 2 - Annex 1: Policy Maps



Appendix 2 - Annex 1: Policy Maps

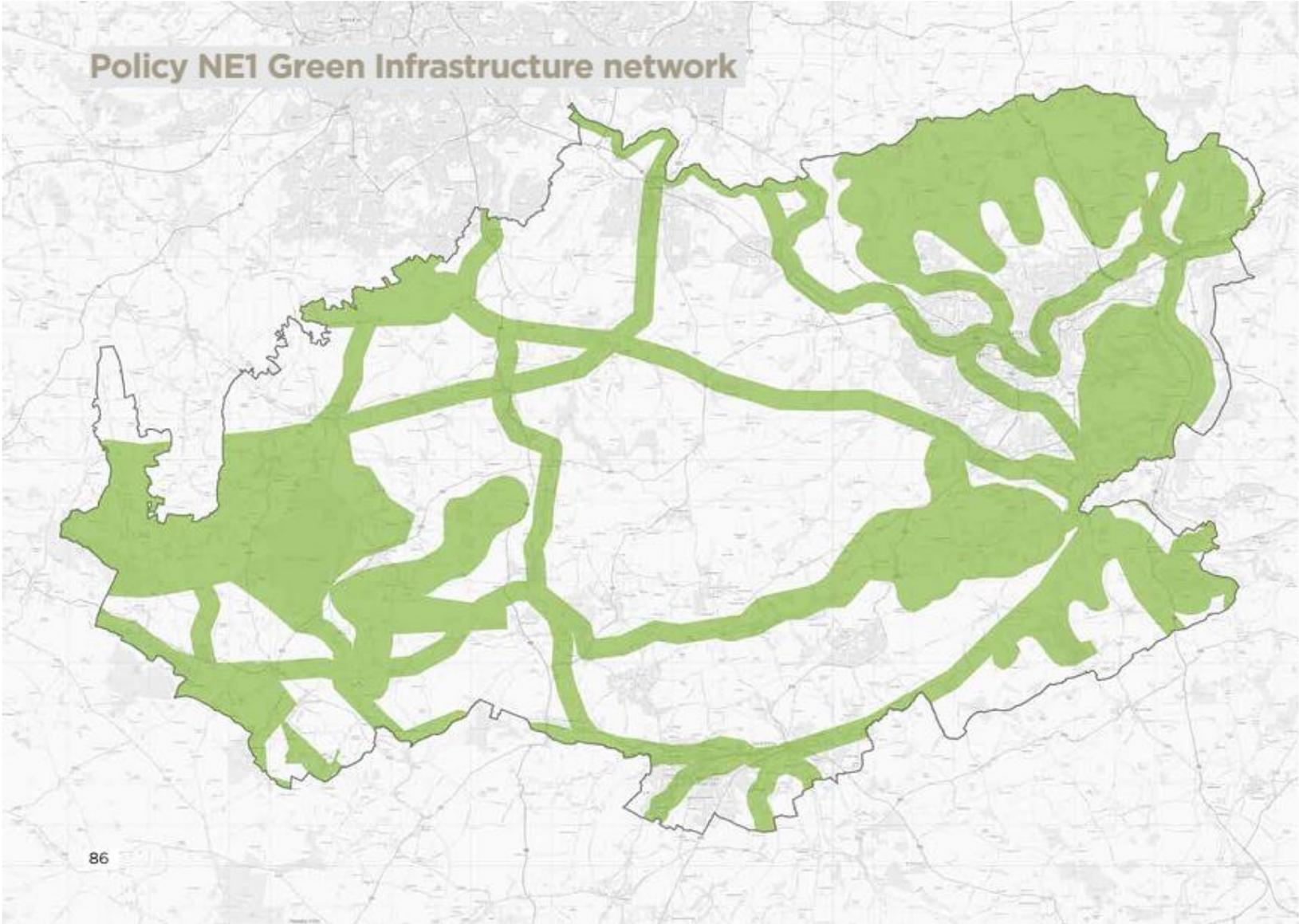


Appendix 2 - Annex 1: Policy Maps



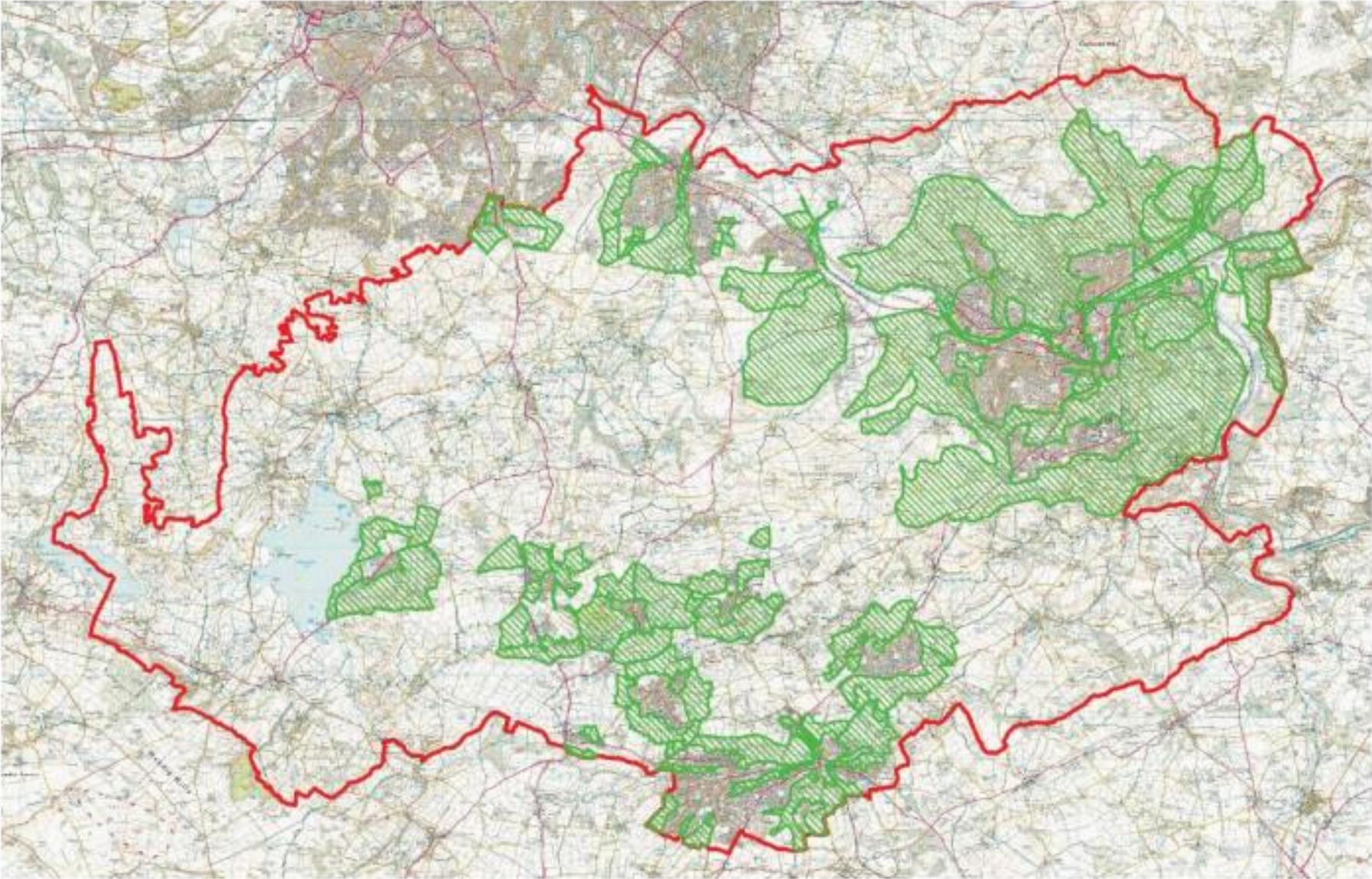
Placemaking Plan as proposed to be adopted - July 2017

Appendix 2 - Annex 1: Policy Maps



Appendix 2 - Annex 1: Policy Maps

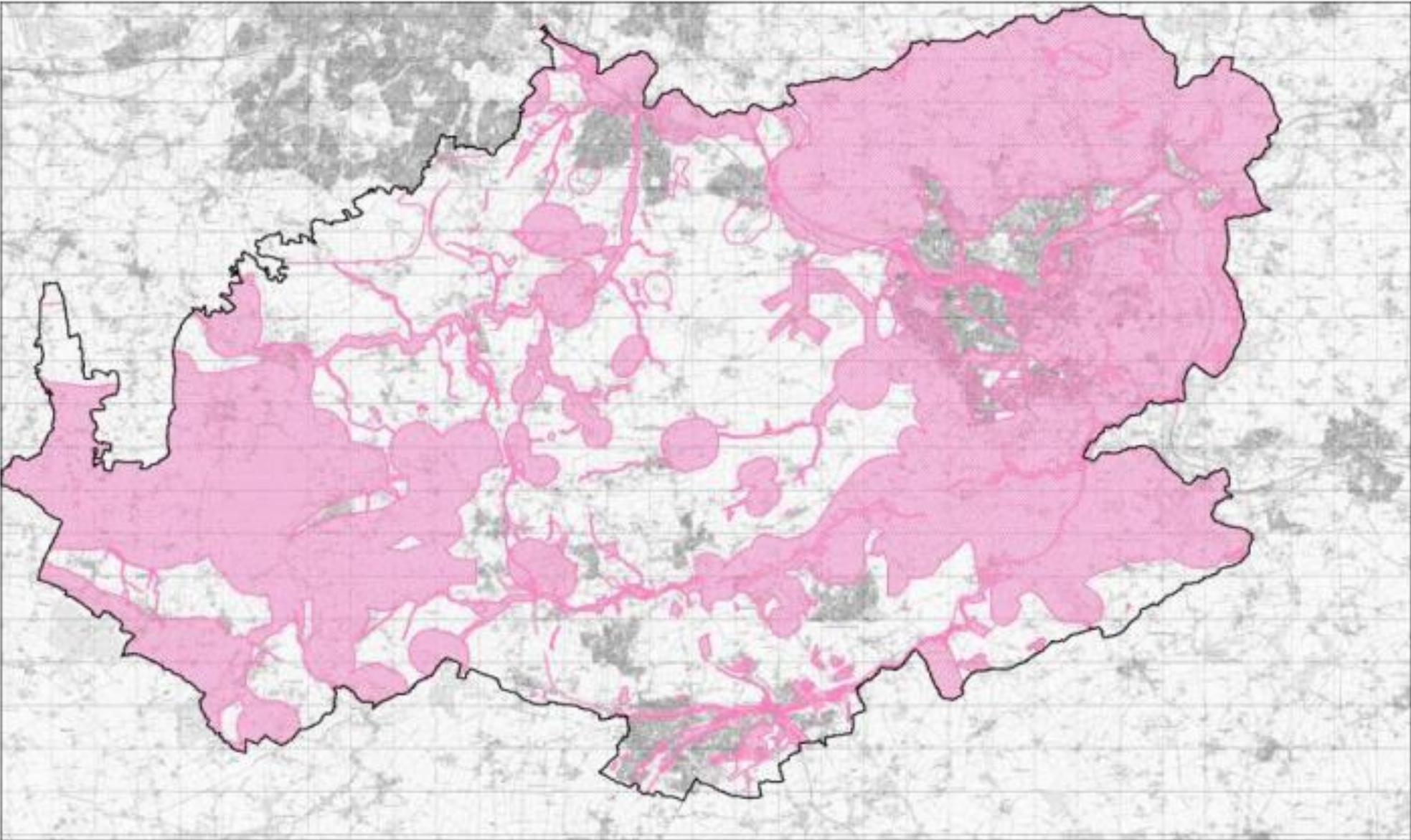
Corrected Map showing Landscape Setting of Settlements (Policy NE2A)



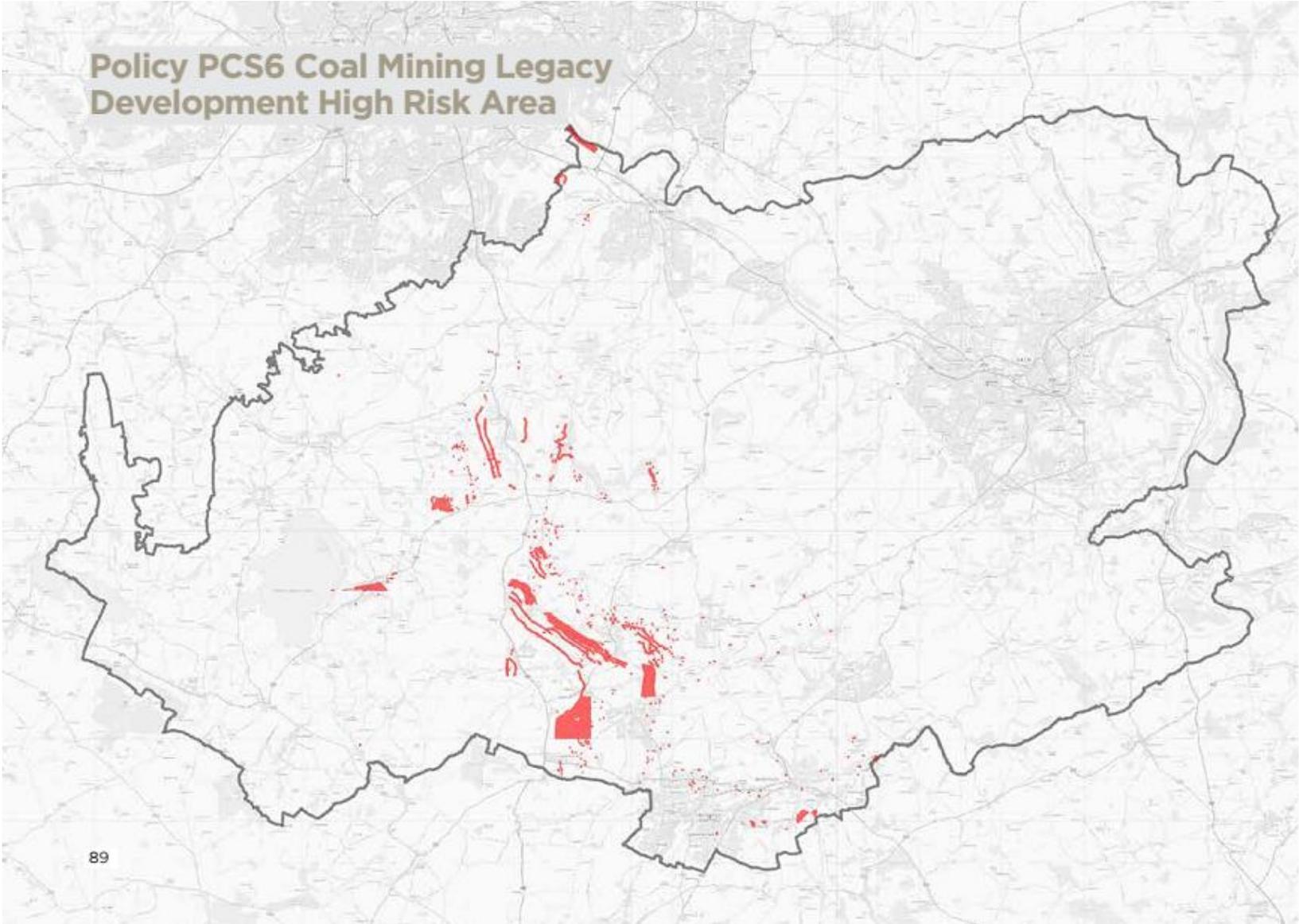
Placemaking Plan as proposed to be adopted - July 2017

Appendix 2 - Annex 1: Policy Maps

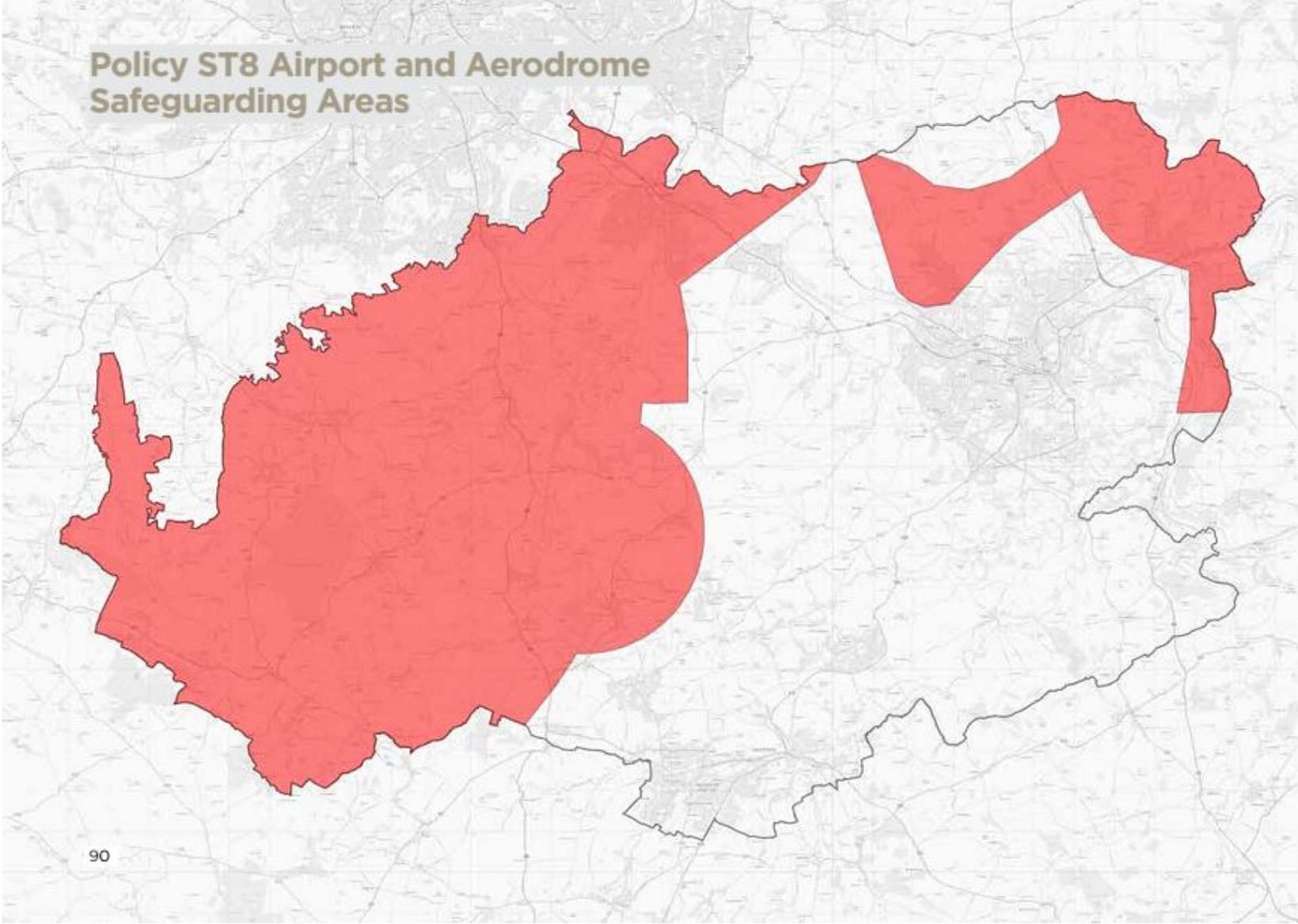
Corrected Map showing Ecological Network (Policy NE5)



Appendix 2 - Annex 1: Policy Maps



Appendix 2 - Annex 1: Policy Maps



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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

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Glossary

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.

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'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

Glossary

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 [\(as identified in the hierarchy in Policy CP12\)](#) 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]