

Appendix 2.

Key Development Plan Policies to which this document is Supplementary Planning Guidance

Joint Replacement Structure Plan (adopted September 2002)

Policy 3

Local Plans will:

- identify areas which exhibit common environmental characteristics or elements, following the characterisation approach supported by the Countryside Agency and English Nature, and identify in each area those characteristics and elements which make a significant contribution to local character or are of importance;
- contain a strategy for the conservation and enhancement of all environmental assets, including landscapes, nature conservation and the built and historic environment, which make a significant contribution to that character and distinctiveness as well as those which are already recognised as of local, national or international importance through prior designation;
- contain an urban renaissance strategy for their urban areas, which sets out an integrated approach towards the application of relevant policies and initiatives.

Policy 17

Within Local Plans, emphasis will be placed on ensuring the continued conservation and enhancement of the character and distinctiveness of the landscape, and where necessary the restoration or regeneration of degraded landscapes. Where development or land use change occurs and significant landscape impact cannot be avoided or mitigated, the creation of new landscape features or elements which contribute to the character of the locality may be considered.

Local Plans will identify landscape character areas using a common characterisation approach and planning authorities should seek to coordinate policy approaches for such areas across administrative boundaries. Within individual landscape character areas, those features and elements of the landscape which make a significant contribution to the character and distinctiveness of the locality should be identified and appropriate strategies applied to guide the continued conservation and enhancement of that particular area.

Within the Cotswolds and Mendip Hills Areas of Outstanding Natural Beauty the priority will be the conservation of their particular landscape character and distinctiveness, with due regard to the continued economic and social well-being of the area. Major industrial or commercial development within an AONB or which would adversely affect it by virtue of proximity, will not be permitted unless an exception is justified by proven national need and a lack of alternative sites.

Bath and North East Somerset Local Plan including minerals and waste policies, Deposit Draft 2002

Policy D.1

Development which does not either maintain or enhance the character of an area will not be permitted.

Policy NE.1

Development which does not either conserve or enhance the character and local distinctiveness of the landscape will not be permitted.

Wansdyke Local Plan, Deposit Draft, November 1995 (as amended September 2000)

Policy GEN.2

In considering proposals for development the District Council will expect the development to:

- (i) achieve a high standard of design, siting and site treatment which fully takes into account local environmental conditions;
- (ii) respect the traditional character, form, relationship and materials of local buildings;
- (iii) respect, conserve and where possible enhance the landscape setting of the proposal and significant views, both long and short distance, which might be affected;
- (iv) retain and where possible enhance existing natural and man-made features of wildlife, landscape, historic and community value;
- (v) incorporate a high standard of landscaping, where such measures are considered appropriate.

Policy LNC.1

Development in the countryside which detracts from the landscape character or quality or conflicts with policies LNC.9A, LNC.9B or LNC.9C, will not be permitted. The District Council will encourage the sympathetic management of features of the landscape which are of major importance for wild flora and fauna.

Bath Local Plan adopted, June 1997

Policy L.20

In preparing proposals for development, consideration should be given to landscape setting and landscape design. This should allow for the appropriate protection and incorporation of existing trees, hedges and shrubs and other natural features on, or adjacent to the site, and for the detailed design of hard and soft landscape areas of the site.

Policy C.2

The City Council will require development to be a high standard of design, and sensitive to and compatible with the scale, height, bulk and character of the surroundings.