

Appendix A

Table A1: Land Designations & Applicable Policies

Theme	Designation Coverage	Site/ Designation/ Land	Designated by / Policies outlined in Relevant Document	Relevant part of text	Source
Land in General	England	Best and most versatile agricultural land (Grades 1, 2, 3a)	NPPF	Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality	Para 112
			BathNES Local Plan	Development which would result in the loss of the best and most versatile agricultural land will not be permitted unless sustainability considerations are sufficient to override the protection afforded to the agricultural value of the land. Development should be directed towards the lowest grade agricultural land except where sustainability considerations indicate otherwise.	Policy NE.16
	England	Green Belt	NPPF	For decision taking this means...where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless...specific policies in this Framework [For example, those policies relating to... land designated as Green Belt...] indicate development should be restricted.	Para 14
				The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.	Para 79
				Green Belt serves five purposes: <ul style="list-style-type: none"> to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns 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	Para 80
				As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.	Para 87
				When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.	Para 88
				A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: <ul style="list-style-type: none"> buildings for agriculture and forestry; provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it; the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; the replacement of a building, provided the new building is in the same use and not 	Para 89

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				<p>materially larger than the one it replaces;</p> <ul style="list-style-type: none"> limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. 	
				<p>Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:</p> <ul style="list-style-type: none"> mineral extraction; engineering operations; local transport infrastructure which can demonstrate a requirement for a Green Belt location; the re-use of buildings provided that the buildings are of permanent and substantial construction; and development brought forward under a Community Right to Build Order 	Para 90
				<p>When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.</p>	Para 91
				<p>Community Forests offer valuable opportunities for improving the environment around towns, by upgrading the landscape and providing for recreation and wildlife. An approved Community Forest plan may be a material consideration in preparing development plans and in deciding planning applications. Any development proposals within Community Forests in the Green Belt should be subject to the normal policies controlling development in Green Belts.</p>	Para 92
	Local	Green Belt	BathNES Local Plan	<p>Within the Green Belt, as shown on the Proposals Map, permission will not be given, except in very special circumstances, for development other than... iv) Park and Ride development in accordance with Policy GB.1A.</p>	Policy GB.1
				<p>Park and Ride development in the Green Belt will only be permitted where: (a) there are not any more suitable or more sustainable alternative sites; (b) the scheme will not seriously compromise the purposes of the Green Belt; (c) the proposal is contained within the Local Transport Plan and based on a thorough assessment of travel impacts; and (d) any new or re-used buildings are included only where they are essential facilities associated with the operation of the park and ride scheme</p>	Policy GB.1A
				<p>Permission will not be granted for development within or visible from the Green Belt which would be visually detrimental to the Green Belt by reason of its siting, design or materials used for its construction.</p>	Policy GB.2
	Western Wiltshire Green Belt	North Wiltshire Local Plan	<p>In the Green Belt, outside the village of Box, approval will not be given, for the construction of new buildings, other than:</p>	Policy NEI	

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				<ul style="list-style-type: none"> i) For agriculture and forestry; ii) Essential facilities for outdoor sport and recreation, for cemeteries and for other uses of land which preserve the openness of the Green Belt and do not conflict with the purpose of including land within that designation; iii) The limited extension, alteration or replacement of existing dwellings or existing employment buildings. <p>The re-use of buildings will be approved providing:</p> <ul style="list-style-type: none"> (a) it will not have a materially greater impact than the present use upon the openness of the Green Belt and the purposes of including land within that designation; (b) strict control is exercised over the extension of re-used buildings, and over any associated uses of land surrounding the building which might conflict with the openness of the Green Belt and the purpose of including land within that designation; and (c) the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction. <p>Approval will not be given for development, which would not preserve the openness of the Green Belt, nor would conflict with the purpose of including land within that designation.</p>	
	England	Local Green Space	NPPF	<p>For decision taking this means...where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless...specific policies in this Framework [For example, those policies relating to... land designated as Local Green Space...] indicate development should be restricted.</p> <p>By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.</p> <p>Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.</p>	<p>Para 14</p> <p>Para 76</p> <p>Para 78</p>
Biodiversity	International	Ramsar Sites	1971 Convention on Wetlands of International Importance	Article 3(1) of the Ramsar Convention requires the contracting parties [including the UK government] to 'formulate and implement their planning so as to promote the conservation of the wetlands included in the List, and, as far as possible, the wise use of wetlands in their territory'	Article 3 (1)
			ODPM Circular 06/2005 / Defra Circular 01/2005	Article 3(1) of the Ramsar Convention requires Contracting Parties to 'formulate and implement their planning so as to promote the conservation of the wetlands included in the List, and, as far as possible, the wise use of wetlands in their territory'.	p19 Para 53
			NPPF	the following wildlife sites should be given the same protection as European sites: —listed or proposed Ramsar sites	Para 118
	European	Special Protection Area (SPA)	EU Birds Directive 1979 as transposed into UK law through <i>Conservation of Habitats & Species Regulations 2010</i>	A competent authority, before deciding to...give permission for...a plan or project which <ul style="list-style-type: none"> a) is likely to have a significant effect on a European site ... (either alone or in combination with other plans or projects), and b) is not directly connected with or necessary to the management of the site, must make an appropriate assessment of the implications for that site in view of the site's conservation objectives	

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			NPPF	For decision taking this means...where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless...specific policies in this Framework [For example, those policies relating to sites protected under the Birds and Habitats Directives (see paragraph 119)...] indicate development should be restricted.	Para 14
				The presumption in favour of sustainable development (paragraph 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.	Para 119
	European	Special Area of Conservation (SAC) and Candidate SACs (cSACs)	EU Habitats Directive 1992 as transposed into UK law through <i>Conservation of Habitats & Species Regulations 2010</i>	A competent authority, before deciding to...give permission for...a plan or project which a) is likely to have a significant effect on a European site ... (either alone or in combination with other plans or projects), and b) is not directly connected with or necessary to the management of the site, must make an appropriate assessment of the implications for that site in view of the site's conservation objectives	
			NPPF	For decision taking this means...where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless...specific policies in this Framework [For example, those policies relating to sites protected under the Birds and Habitats Directives (see paragraph 119)...] indicate development should be restricted.	Para 14
				The presumption in favour of sustainable development (paragraph 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.	Para 119
	England	National Nature Reserves (NNRs)	Wildlife & Countryside Act 1981	(1) In this Part, "nature reserve" means— (a) land managed solely for a conservation purpose, or (b) land managed not only for a conservation purpose but also for a recreational purpose, if the management of the land for the recreational purpose does not compromise its management for the conservation purpose. (2) Land is managed for a conservation purpose if it is managed for the purpose of— (a) providing, under suitable conditions and control, special opportunities for the study of, and research into, matters relating to the fauna and flora of Great Britain and the physical conditions in which they live, and for the study of geological and physiographical features of special interest in the area, or (b) preserving flora, fauna or geological or physiographical features of special interest in the area, or for both those purposes. (3) Land is managed for a recreational purpose if it is managed for the purpose of providing opportunities for the enjoyment of nature or for open-air recreation.	s15
	England	Site of Special Scientific Interest (SSSI)	NPPF	When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles... proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site,	Para 118

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				clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;	
			BathNES Local Plan	Development which would adversely affect SSSIs, either directly or indirectly, will not be permitted unless; i. there are imperative reasons of national importance for the development; and ii. any harm to the nature conservation value of the site is minimised; and iii. compensatory provision of at least equal nature conservation value is made.	Policy NE.8
	Local	Locally Important Species and their Habitats	BathNES Local Plan	Development which would adversely affect a species of importance to Bath & North East Somerset or the habitat of such species, directly or indirectly, will not be permitted unless: (i) the importance of the development and its need for that particular location is sufficient to override the local value of the species; and (ii) any harm to the species and their habitats is minimised; and (iii) compensatory provision of at least equivalent nature conservation value is made.	Policy NE.11
	England	Nature Improvement Areas	Defra press release, 27-02-2012, following Natural Environment White Paper	The option set out in NEWP for local authorities to recognise an NIA in their local plan is a continuation of current planning policy, not an extension of it. It is not the intention for NIAs to stifle sustainable development. It is a matter for local authorities to decide what weight they wish to give to NIAs in their local plans. 12 chosen from 76 bids	n/a
	England	Ancient Woodland and veteran trees	NPPF	planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss; and	Para 118
	Local	Sites of Nature Conservation Interest (SNCIs) / Local Nature Reserves (LNRs) / Regionally Important Geological & Geomorphological Sites (RIGS)	BathNES Local Plan	Development which would adversely affect, either directly or indirectly the nature conservation value of, Sites of Nature Conservation Importance, Local Nature Reserves or Regionally Important Geological and Geomorphological Sites, as shown on the Proposals Map, or any other sites of equivalent nature conservation value, will not be permitted unless: <ul style="list-style-type: none"> i. material factors are sufficient to override the local biological geological / geomorphological and community/amenity value of the site; and ii. any harm to the nature conservation value of the site is minimised; and iii. compensatory provision of at least equal nature conservation value is made. 	Policy NE.9
		Sites of Nature Conservation Interest (SNCIs) / Local Nature Reserves (LNRs) / Regionally Important Geological & Geomorphological Sites (RIGS)	North Wiltshire Local Plan	Development likely to have an adverse effect on a Wildlife Site (including Regionally Important Geological/Geomorphological Sites) or a Local Nature Reserve will not be permitted unless it can be clearly demonstrated that there are reasons for the proposal which outweigh the need to safeguard the substantive nature conservation and/or geological value of the site. Where development is permitted, the authority will impose conditions and/or seek to negotiate planning obligations to provide appropriate mitigation and compensatory measures.	NE7

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Community Infrastructure & Transport	England & Wales	Public Rights of Way	NPPF	Planning policies should protect and enhance public rights of way and access	Para 75
	Local	Protection of playing fields and recreational open space	BathNES Local Plan	Development involving the loss of all or any part of playing fields or other recreational open space, including those shown on the Proposals Map, or land last used for such purposes will not be permitted unless: i) there is no longer a demand or evidence of future need for the recreational use of the site and a deficiency would not be created in the short or long term by the development; or ii) the proposed development only affects land which is incapable of being used for recreation; or iii) suitable replacement facilities of at least equivalent quality, quantity and community benefit are provided in an easily accessible locations well served by a range of transport modes; or v) the proposed development is for an indoor or outdoor sports facility with at least equal benefit to the development of sport to outweigh the loss of the existing or former recreational use.	Policy SR.1A
	Local	National/Local Cycle Routes	BathNES Local Plan	Cycle routes shown on the Proposals Map which form part of the Bath & North East Somerset Strategic Cycling Network will be safeguarded against prejudicial development.	Policy T.7
Cultural Heritage & Built Environment	International (UNESCO)	World Heritage Sites	NPPF	For decision taking this means...where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless...specific policies in this Framework [For example, those policies relating to.... designated heritage assets ...] indicate development should be restricted.	Para 14
				Substantial harm to or loss of designated heritage assets of the highest significance, notably ... World Heritage Sites, should be wholly exceptional.	Para 132
			BathNES Local Plan	Development which would harm the qualities which justified the inscription of Bath as a World Heritage Site or which would harm the setting of the World Heritage Site will not be permitted.	Policy BH.1
	England	Register of Parks and Gardens of Special Historic Interest	NPPF	For decision taking this means...where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless...specific policies in this Framework [For example, those policies relating to.... designated heritage assets ...] indicate development should be restricted.	Para 14
				Substantial harm to or loss of designated heritage assets of the highest significance, notably ... grade I and II* registered parks and gardens ... should be wholly exceptional. Substantial harm to or loss of a grade II listed ... park or garden should be exceptional.	Para 132
			BathNES Local Plan	Development which adversely affects sites on English Heritage's Register of Historic Parks and Gardens or their settings will not be permitted.	Policy BH.9
	England (designated by LPA)	Conservation Areas	Planning (Listed Buildings and Conservation Areas) Act 1990	LPA's should pay special attention to the desirability of preservation or enhancement of the character and appearance of conservation areas	s72
NPPF			For decision taking this means...where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless...specific policies in this Framework indicate development should be restricted [For example, those policies relating to.... designated heritage assets ...]	Para 14	

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			BathNES Local Plan	Development within or affecting a Conservation Area will only be permitted where it preserves or enhances the character or appearance of the area, in terms of size, scale, form, massing, position, suitability of external materials, design and detailing. Particular attention will be given to: i) the retention of buildings, groups of buildings, existing street patterns, historic grain, spaces, building lines and ground surfaces which contribute to the character or appearance of the Conservation Area; ii) the retention of architectural features which contribute to the character of the area, including boundary walls; iii) the impact of the proposed development on the townscape, roofscapes, massing and relative scale and importance of buildings in the area; iv) the relationship of buildings to open space and historic grain; v) the need to protect existing trees and landscape which contribute to the character or appearance of the Conservation Area; and vi) the removal of unsightly and inappropriate features that detract from the character or appearance of the Conservation Area. [see also Policies BH.7, BH.8]	Policy BH.6
England	Buildings of Special Architectural or Historic Interest (Listed Buildings)		Planning (Listed Buildings and Conservation Areas) Act 1990	When considering planning applications, LPAs should have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses	s66
			NPPF	For decision taking this means...where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless...specific policies in this Framework [For example, those policies relating to.... designated heritage assets ...] indicate development should be restricted.	Para 14
				Substantial harm to or loss of designated heritage assets of the highest significance, notably ... grade I and II* listed buildings ... should be wholly exceptional. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional	Para 132
			BathNES Local Plan	Development affecting a listed building or its setting will only be permitted where it would: i) preserve the building's special architectural or historic interest; ii) preserve any feature of special architectural or historic interest which the building may possess; iii) retain the historic form and structural integrity of the building; iv) respect the character of the building in terms of scale, style, design and materials; and v) not adversely affect the building's contribution to the local scene including its role as part of an architectural composition.	Policy BH.2
Local	Locally Important Buildings	BathNES Local Plan	Development which affects a building or structure on the list of Locally Important Buildings will only be permitted where: i) the architectural interest and integrity of the building is conserved or enhanced; ii) the contribution to its context, local interest or historical associations is not adversely affected.	Policy BH.5	
England	Scheduled Monuments & Ancient Monuments		NPPF	Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments ... should be wholly exceptional	Para 132
			BathNES Local Plan	Development which would adversely affect Scheduled Ancient Monuments, or any other sites of national importance, and their settings and does not preserve such sites in situ will not be permitted.	Policy BH.11
England	Register of Historic Battlefields		NPPF	Substantial harm to or loss of designated heritage assets of the highest significance, notably ... protected battlefields ...should be wholly exceptional	Para 132

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			BathNES Local Plan	Development affecting a Registered Historic Battlefield or its setting will only be permitted where: i) the historic character and appearance of the site is not harmed; and ii) the proposed development conserves and enhances the historic character and appearance of the site.	Policy BH.14
	Local	LA Historic Environment Record (HER) / Sites & Monuments Record (SMR)	BathNES Local Plan	Development which would harm important archaeological remains or their settings outside the scope of Policy BH.11 will not be permitted unless the adverse impact of the proposal on the remains can be mitigated.	Policy BH.12
Flooding	England	Flood Zones 2 & 3	NPPF	Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere... Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change,	Para 100
			Technical Guidance to the National Planning Policy Framework	As set out in the [NPPF], inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. For these purposes: <ul style="list-style-type: none"> “areas at risk of flooding” means land within Flood Zones 2 and 3; or land within Flood Zone 1 which has critical drainage problems and which has been notified to the local planning authority by the Environment Agency; “flood risk” means risk from all sources of flooding - including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources. 	Para 2
Landscape	England & Wales	National Parks, Areas of Outstanding Natural Beauty etc	National Parks & Access to Countryside Act 1949 as amended	The provisions of this Part of this Act shall have effect for the purpose— (a) of conserving and enhancing the natural beauty, wildlife and cultural heritage of the areas specified in the next following subsection; and (b) of promoting opportunities for the understanding and enjoyment of the special qualities of those areas by the public.	s5(1)
			Countryside & Rights of Way Act 2000	In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.	s85(1)
			NPPF	For decision-taking this means...where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless...specific policies in this Framework indicate development should be restricted [For example, those policies relating to... land designated as...an Area of Outstanding Natural Beauty...or within a National Park (or the Broads Authority)]...	Para 14
			NPPF	Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.	Paras 115

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				<p>Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:</p> <ul style="list-style-type: none"> • the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; • the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and • any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated. 	Para 116
		AONB	BathNES Local Plan	Development which adversely affects the natural beauty of the landscape of the designated Areas of Outstanding Natural Beauty will not be permitted. Major development within an AONB or outside it which would harm the designated area will be determined on the basis of the advice in PPS7. Minerals development within an AONB will only be permitted where it is in the national interest or meets a local requirement for traditional building materials.	Policy NE.2
			North Wiltshire Local Plan	<p>In Areas of Outstanding Natural Beauty (AONB), priority will be given to then conservation and enhancement of the natural beauty of the landscape. The environmental effects of all development will be a major consideration. Development will be restricted to:</p> <ul style="list-style-type: none"> i) The change of use of existing buildings; and/or ii) That which is appropriate to the economic and social well-being of the area; iii) That which is desirable for the understanding and enjoyment of its amenities; <p>And provided the proposal:</p> <ul style="list-style-type: none"> a) Conserves or enhances, the natural beauty of the landscape, including its open rural character, and any riverside or water features, wildlife sites, trees or woodland; b) Is sited and designed so as to minimise its impact on the natural beauty of the area and, where possible, is located close to and in association with existing buildings; and c) Uses appropriate building materials and landscaping. <p>Other proposals and major developments including of an industrial or commercial nature will not be permitted except in exceptional circumstances. These proposals shall be subject to the most rigorous examination and will be demonstrated to be in the public interest. Consideration of such applications will include an assessment of:</p> <ul style="list-style-type: none"> i) the need for the development, in terms of national considerations, and the impact of permitting it or refusing it upon the local economy; ii) the cost of and scope for developing elsewhere outside the area or meeting the need for it in some other way; iii) any detrimental effect on the environment and the landscape, and the extent to which that should be moderated. <p>Major developments that are permitted will be carried out to high environmental standards through the application of appropriate conditions.</p>	Policy NE4
	Local	Forest of Avon	BathNES Local Plan	Development in the Forest of Avon, as shown on the Proposals Map, will only be permitted where it: i. respects the existing and developing woodland setting; and ii. does not conflict with the objectives of the Forest Plan and has regard to its aims in the layout of development,	Policy NE.4

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				including landscaping.	
	Local	Landscape Areas	BathNES Local Plan	Development which does not either conserve or enhance the character and local distinctiveness of the landscape will not be permitted.	Policy NE.1
	Local	Landscape Character of the Countryside	North Wiltshire Local Plan	The landscape of North Wiltshire and its locally distinctive characteristics shall be conserved and enhanced, development will be permitted if it does not adversely affect the character of an area and features that contribute to local distinctiveness. Development shall take into account: <ul style="list-style-type: none"> i) The setting of, and relationship between, settlement and buildings and the landscape. ii) The pattern of woodland, trees, field boundaries, other vegetation and features. iii) The special qualities of watercourses and water bodies and their surroundings such as river valleys. iv) The topography of the area avoiding sensitive skylines, hills and not detracting from important views. The best and most versatile agricultural land shall be protected from non agricultural development.	Policy NE15
	England	Local Green Space	NPPF	For decision taking this means...where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless...specific policies in this Framework [For example, those policies relating to... land designated as Local Green Space...] indicate development should be restricted.	Para 14
				By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.	Para 76
				Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.	Para 78
Pollution prevention	European	Air Quality Management Areas	NPPF	Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan	Para 124
	Local	Water Source Protection Area	BathNES Local Plan	Development within the groundwater source protection areas shown on the Proposals Map, or any other groundwater catchment area, will not be permitted where it has an adverse impact on the quality of groundwater resource in terms of pollution and derogation of the resource.	Policy NE.13
	Local	Bath Hot Springs Protection Area	BathNES Local Plan	Development within the Bath Hot Springs Protection Area, as shown on the Proposals Map, that has an adverse impact on the quality or yield of the Bath Hot Springs, will not be permitted.	Policy NE.13A

Table A2: Other relevant local policies without designations on Proposals Maps

Theme	Designation coverage	Site/ Designation/ Land	Designated by / Policies outlined in Relevant Document	Relevant part of text	Source
Biodiversity	Local	District's Tree & Woodland Resource	BathNES Local Plan	<p>Development will only be permitted where:</p> <ul style="list-style-type: none"> i) it does not have an adverse impact on trees and woodlands of wildlife, landscape, historic, amenity, productive or cultural value; and ii) it includes the appropriate retention and new planting of trees and woodlands; and iii) it does not have an adverse impact on a veteran tree; <p>In the case of an unavoidably adverse impact on trees and woodlands of wildlife, landscape, amenity, productive or cultural value, compensatory provision is made.</p>	Policy NE.4
Community and transport infrastructure		Railway land		<p>Development will not be permitted which would prejudice:</p> <ul style="list-style-type: none"> 1) the efficient functioning and acceptable development of the railway network; or 2) the use of former railway land shown on the Proposals Map for Sustainable Transport purposes. 	Policy T.9
Cultural Heritage & Built Environment		Archaeology in Bath		Development which adversely affects significant archaeological remains within Bath will not be permitted unless the preservation in situ of these remains can be achieved through a detailed design and construction scheme.	BH.13
Landscape		Visually Important Open Spaces		Development which adversely affects open spaces that make a contribution to the character of the settlement or locality will not be permitted.	BH.15