

## Review of existing Development Management policies

Core Strategy Policies (July 2014)	Proposed Approach in the Local Plan	SA Scoping Assessment
<b>Sustainability Principles</b>		
<b>SD1</b> Presumption in favour of Sustainable Development	The presumption in favour of sustainable development remains central to national planning policy and an important consideration in determining planning applications. No amendments currently proposed - policy remains relevant and fit for purpose.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>Responding to Climate Change</b>		
<b>CP1</b> Retrofitting Existing Buildings	Policy CP1 sets out the approach to retrofitting for all existing buildings, including historic buildings. No amendments currently proposed - policy remains relevant and fit for purpose.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>CP2</b> Sustainable Construction	It is proposed that Policy CP2 is reframed and tightened by removing reference to elements of the policy which are covered by other policies (e.g. renewable energy: SCR1 and conserving water resources: SCR5) and aligned with the forthcoming Sustainable Construction SPD to ensure that the headline requirements are explicit in the policy, including the thresholds. This will also include reference to overheating and the cooling hierarchy and strengthening the approach to recycling construction, demolition and excavation waste. Consideration is being also given to requiring the applicant to demonstrate that embodied carbon dioxide emissions will be minimised by undertaking an embodied carbon assessment in line with a nationally recognised methodology for schemes	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.

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	over a certain size (to be determined). This is in line with the approach the London Plan is considering.	
<b>CP3</b> Renewable Energy	It is proposed that the existing electricity and heat targets are rolled forward and dates extended to 2036 as these are still valid. It is also proposed that the policy should make reference to on-site battery storage as a means of increasing on-site renewable energy consumption, providing in-situ energy demand management which can reduce pressure on the national grid during peak time, and increase the efficiency of energy supply. This is in line with the approach the London Borough of Merton is pursuing in particular, linking battery use to the installation of solar PV.	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>CP4</b> District Heating	Policy CP4 seeks to encourage the use of combined heat and power (CHP), and/or combined cooling, heat and power (CCHP) and district heating. Consideration is being given to a more criteria-based approach for a heat network e.g. use, type and density and a review of the heat hierarchy that expects the use of renewable heat sources and discourages fossil fuelled heating and non-renewable electric heating.	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>CP5</b> Flood Risk Management	The approach to flood risk management as set out in Policy CP5 is consistent with national policy. No amendments currently proposed - policy remains relevant and fit for purpose. The supporting text will be updated to align with the revised NPPF.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>Environmental Quality</b>		
<b>CP6</b> Environmental Quality	Consideration is being given to amending or disaggregating Policy CP6, a high level policy, to	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to

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	ensure it is suitably aligned with the related Placemaking Plan policies (design, historic environment, landscape and nature conservation) for the purposes of clarity.	the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>CP7</b> Green infrastructure	It is proposed to combine Policies CP7 and NE1 into one policy and amend, as necessary, to reflect guidance in the emerging West of England Green Infrastructure Plan This work will also inform any revisions to diagrams and to the Policies Map. Reference will also be made to the River Avon Park and how best to ensure new development proposals relate to and complement this asset.	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>CP8</b> Green Belt	Policy CP8 ensures that openness of the Green Belt will be protected from inappropriate development in accordance with national planning policy. It is proposed to amend the policy wording to also refer to the protecting the permanence of the Green Belt and the purposes of including land within it. This will help ensure greater clarity and consistency with national policy.	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>CP8a</b> Minerals	Policy CP8A sets out the strategic approach to minerals in the District and seeks to ensure that mineral resources within the District continue to be safeguarded. No amendments currently proposed - policy remains relevant and fit for purpose.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>Affordable Housing, Mix of Housing, Gypsies and Travellers</b>		
<b>CP9</b> Affordable Housing	Policy CP9 will be amended to ensure alignment with Policy 3 (Affordable Housing) in the West of England Joint Spatial Plan. Within this context other amendments will be made to reflect the changes to the affordable housing elements of the	This policy was subject to the SA through the Placemaking Plan. Whilst it is proposed to align Policy CP9 with Policy 3 in the emerging JSP which was subject to the SA. As the JSP is currently at Examination and Policy has been challenged and therefore potentially

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	revised NPPF. Consideration will be given to whether the policy should include the Council's approach to Vacant Building Credit and making the section on sub-division and phasing clearer.	subject to change. It is considered not necessary to reappraise at this stage.
<b>CP10</b> Housing mix	Policy CP10 is aimed at ensuring that new residential development provides for a range of housing types and needs. Policy CP10 will be reviewed in the light of the Strategic Housing Market Assessment (SHMA) Part 2. Guided by the SHMA and local needs assessments, consideration will be given to whether the policy could be more specific with regard types of housing mix needed for different geographical areas.	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>CP11</b> Gypsies, travellers & travelling showpeople	Policy CP11 represents a comprehensive framework for considering the merits of traveller site proposals. No amendments currently proposed - policy remains relevant and fit for purpose.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>A Prosperous Economy</b>		
<b>CP12</b> Centres and Retailing	Consideration is being given to amending/ strengthening wording of Policy CP12 to address the potential for mixed-use / higher density development; securing a high quality environment; sustainable access; embedding the Healthy Streets approach; local identity and sense of place; barrier-free and inclusive environments; maximising footfall; safety and security. It is proposed to review the list local centres to ensure list is up to date.	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>Infrastructure</b>		
<b>CP13</b> Infrastructure provision	Policy CP13 also requires that new development is supported by the timely delivery of physical infrastructure necessary to support that	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at

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	development. No amendments currently proposed - policy remains relevant and fit for purpose.	this stage.
<b>Rural Areas</b>		
<b>RA3</b> Community Facilities	Policy RA3 supports the development of community facilities within and adjoining all villages consistent with national policy. However, consideration will be given to absorbing this policy into Policy LCR2 as both policies cover proposals for the development of community facilities.	This policy was subject to the SA through the Placemaking Plan. See also Policy LCR2 below.

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<b>Responding to Climate Change</b>		
<b>SCR2</b> Roof-Mounted/Building-Integrated Scale Solar PV	Policy SCR2 sets out guidance for roof-mounted solar photovoltaic (PV) panels in cases where planning permission is required. No amendments currently proposed - policy remains relevant and fit for purpose.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>SCR3</b> Ground Mounted Solar Arrays	Policy SCR3 provides guidance for planning applications for ground-mounted solar arrays (solar farms/solar fields) can make a significant contribution to our renewable energy target (Policy CP3). It is proposed to amend clause (a) to make it clear that proposals should avoid the best and most versatile agricultural land and to consider whether it is necessary to make reference to pre-application engagement in the policy.	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>SCR4</b> Community Renewable Energy Schemes	Policy SCR4 aims to support the delivery of community renewable energy schemes and the broader community involvement that they bring in line with the approach set out in the Department of	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.

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	Energy & Climate Change's Community Energy Strategy. No amendments currently proposed - policy remains relevant and fit for purpose.	
<b>SCR5</b> Water Efficiency	Policy SCR5 sets out the requirements in respect of water efficiency in dwellings. It is proposed, for the purposes of clarity, that policy is amended to confirm that all <u>new</u> dwellings will be <u>required</u> to meet the optional standard of 110 litres. The supporting text will also be amended to make it clear that this requirement will be implemented via a planning condition and the imposition of such a condition is the means by which the Building Regulations are applied.	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>SU1</b> Sustainable Drainage	Consideration is being given to amending Policy SU1 to provide greater clarity on the type of SUDS infrastructure required. To ensure consistency with the revised NPPF (para 165) the policy also needs to make it clear that major development should incorporate SUDs unless there is clear evidence it would be inappropriate.	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>Environmental Quality</b>		
<b>High Quality Design</b>		
<b>D1</b> General Urban Design Principles	Policy D1 sets out the general urban design principles that will be applied at a high level. These are particularly relevant for large development sites or Masterplans, but apply equally to all development scales. Consideration is being given to amending the policy to recommend that Masterplans and Design Codes are developed for major schemes to ensure delivery of high quality design and place making. Reference can also be made to the following in the supporting text: - Design scrutiny – covering Design and Access	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.

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	<p>Statements and Design Review.</p> <ul style="list-style-type: none"> <li>- Maintaining Design Quality – to ensure the design quality of development is retained through permission to completion.</li> </ul> <p>Consideration will also be given to making it clear (either in the policy or supporting text) that applicants will be expected to demonstrate that they have undertaken early, proactive and effective engagement with the community that will be affected by their proposals and show that their views have been taken into account in evolving designs.</p>	
<b>D2</b> Local Character and Distinctiveness	<p>Consideration is being given to amending Policy D2 to give greater detail on maximising densities; potential restrictions such as excessive building heights (in particular, referencing the Building Heights Strategy which is likely to be absorbed into an emerging Design SPD) and to cross refer to the green infrastructure policies and local food growing/allotment policies.</p>	<p>This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.</p>
<b>D3</b> Urban Fabric	<p>Consideration is being given to amending Policy D3 to refer to the importance (in design terms) of providing a range/mix of housing typologies and tenures on development sites; minimum space standards for residential development; dual aspect versus single aspect dwellings; cross-referring to Policy CP4 and the ‘thermal masterplanning approach’.</p>	<p>This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.</p>
<b>D4</b> Streets and Spaces	<p>Consideration is being given to amending Policy D4 by renaming the policy ‘Healthy Streets and Spaces’ and reflects the Healthy Streets approach; requiring form and layout should facilitate efficient servicing and maintenance of buildings and public realm; emphasising the importance of delivering the</p>	<p>This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.</p>

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	highest standards of accessible and inclusive design.	
<b>D5</b> Building Design	Consideration is being given to whether Policy D5 needs amending to refer to fire safety considerations within buildings or whether this is sufficiently covered by Building Regulations (e.g. post Grenfell). See also D4 above.	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>D6</b> Amenity	Consideration is being given to amending Policy D6 (or alternatively Policy PCS2) to introduce an 'Agent of Change' requirement whereby existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established as per the revised NPPF, para 182. The Council's Waste Services have encountered operational issues associated with providing refuse and recycling collection for new developments in the district. It is therefore proposed that the policy text is amended to make more explicit reference to developments being required to address these issues. Consideration will also be given to updating the policy to refer to access arrangements for waste collection, appropriate highways design, developer responsibility for provision of waste facilities on new development and operational arrangements for waste collections during the construction phase for larger developments. The policy could be accompanied by updated Waste Planning Guidance currently being produced.	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>D7</b> Infill and Backland Development	Policy D7 relates specifically to infill and backland development. It applies to all parts of the district both urban and rural, and emphasises the importance of an approach based on a sound understanding of character and context. No	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.

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	amendments currently proposed - policy remains relevant and fit for purpose.	
<b>D8</b> Lighting	A minor amendment will be proposed to Policy D8 to reflect guidance in the 'Water Space Design Guidance - Protecting bats in waterside development (June 2018)'	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>D9</b> Advertisements & Outdoor Street Furniture	It is proposed that Policy D9 will amended to apply to all advertisements requiring consent rather than just commercial premises to align with national planning practice guidance on advertisements.	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>D10</b> Public Realm	Consideration is being given to amending Policy D10 to give more detail on public realm considerations / requirements and whether this policy should refer to designing out risks to public realm, such as deterring terrorism.	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>Historic Environment</b>		
<b>HE1</b> Historic Environment	Policy HE1 sets out the circumstances in which development proposals affecting the historic environment will be considered. It reflects national policy and guidance and supports the Core Strategy's strategic policies for the historic environment and its positive approach to the conservation of the District's heritage assets. Consideration will be given to including reference to settings of historic assets in the policy especially in respect of the World Heritage Site.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>HE2</b> Somersetshire Coal Canal and the Wansdyke	Policy HE2 seeks to protect the physical remains of the Somersetshire Coal Canal and the Wansdyke and their settings from the adverse effects of development proposals within the context of Policy	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.

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	H1. No amendments currently proposed - policy remains relevant and fit for purpose.	
<b>Landscape</b>		
<b>NE2</b> Conserving and Enhancing the Landscape and Landscape Character	<p>It is proposed to amend Policy NE2 so that it also relates to Areas of Outstanding Beauty and consideration will be given to whether it is necessary to include the reference to the Landscape and Visual Impact Assessment as a requirement in the policy as this is already covered in the supporting text and is a matter for the Local Validation Checklist.</p> <p>Consideration is also being given to the requirement for landscape sensitivity assessments for certain development proposals pending publication of Natural England's Landscape Sensitivity Assessment guidance and for photomontages to be required in accordance with the forthcoming Landscape Institute guidance.</p> <p>Table 6 (Key Factors which Contribute to the District's Distinct Character) will be amended to make reference to other assets including the AONBs and the WHS attributes.</p> <p>Supporting text to be updated to include reference to 'Bathscape Landscape Character Assessment'.</p> <p>Given the increasing concerns over the cumulative impact of development on the landscape setting of Bath and the World Heritage Site and its setting consideration will be given to making reference to addressing this through the relevant policies in the Local Plan, such as NE2, NE2A and B4.</p>	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>NE2A</b> Landscapes setting of settlements	Policy NE2A seeks to protect, conserve and enhance the landscape setting of settlements as defined on the Policies Map. No amendments	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at

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	currently proposed - policy remains relevant and fit for purpose.	this stage.
<b>NE2B</b> Extension of residential curtilages In the countryside	Policy NE2B provides specific control over the enlargement of residential gardens in the countryside. No amendments currently proposed - policy remains relevant and fit for purpose.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>Nature Conservation</b>		
<b>NE3</b> Sites, Species and Habitats	<p>Consideration is being given to moving Policy NE5 to follow Policy NE3. Other minor amendments to Policy NE3 may be necessary for the purposes of clarity, in particular, to make it clear in clause 4. (d) (ii) that 'provision is made for the management of <u>and reporting of</u> retained and created habitat features.</p> <p>Within the context of the emerging Wests of England Green Infrastructure Plan it will necessary for the Local Plan to respond to recommendations and guidance on how to address the impacts from increased recreational pressures and habitat fragmentation resulting from new housing provision on ecological sites, in particular on European sites. Strategic mitigation solutions are being developed and will need to be addressed through the Local Plan.</p> <p>In view of the changes to the NPPF regarding strengthening the protection of irreplaceable habitats it will be necessary to review the precise wording of NE3 and consider amending clause 1 to add "and irreplaceable habitats" after "their habitats". It may also be necessary to review the development capacity of existing site allocations where irreplaceable habitat is known to occur.</p>	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>NE4</b> Ecosystem Services	Consideration is being given to reframing Policy	This policy was subject to the SA through the

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	NE4 so that it clearer what is meant by Ecosystem Services and what would be required in order to deliver Ecosystem Services in an effective way.	Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>NE5</b> Ecological Networks	See NE3 above.	See NE3 above
<b>NE6</b> Trees and woodland conservation	Policy NE6 seeks to protect trees and woodland from the adverse impact of development by setting out criteria against which proposals will be assessed. No amendments currently proposed - policy remains relevant and fit for purpose.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>Green Infrastructure</b>		
<b>NE1</b> Development and Green Infrastructure	See CP7 and NE3 above.	See CP7 and NE3 above.
<b>Green Belt</b>		
<b>GB1</b> Visual Amenities of the Green Belt	It is proposed to delete Policy GB1 on the basis that visual amenities of the Green Belt are protected by other policies (NE2, D1, D2, HE1, etc.).	It is proposed to delete Policy GB1 on the basis that visual amenities of the Green Belt are protected by other policies which were subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>GB3</b> Extensions and Alterations to Buildings in the Green Belt	Policy GB3 will only allow the extension or alteration of a building in the Green Belt provided that it does not result in disproportionate additions over and above the size of the original building. The justification for this approach is the significant number of householder applications in the Green Belt in B&NES. Where planning permission is required to extend buildings a balance should be taken between the accommodation needs of householders and business against the desire to avoid the gradual erosion of the countryside and identity and character of settlements, contrary to the purposes of the Green Belt.	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.

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	Consideration will be given to reframing the policy to provide greater clarification regarding matters such as percentage above which extensions are deemed disproportionate additions, and how to deal with detached outbuildings.	
<b>Pollution, contamination and safety</b>		
<b>PCS1</b> Pollution and nuisance	This suite of policies is consistent with the NPPF in seeking to prevent new and existing development from contributing to or being put at unacceptable risk from, or adversely affected by unacceptable levels of soil, air, water or noise pollution. No amendments currently proposed (other than in respect of Policy PCS2, see D6 above and a minor amendment to Policy PCS1 to insert 'and/or' between clauses 1 and 2 for clarification purposes) - these policies remain relevant and fit for purpose.  The supporting text to Policy PCS6 will be updated to make greater reference to the issue of landslip and development.	These policies were subject to the SA through the Placemaking Plan. The amendments now proposed to Policies PCS1 and PCS2 are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>PCS2</b> Noise and vibration		
<b>PCS3</b> Air quality		
<b>PCS4</b> Hazardous substances		
<b>PCS5</b> Contamination		
<b>PCS6</b> Unstable land		
<b>PCS7</b> Water Source Protection Zones		
<b>PCS7A</b> Foul sewage infrastructure		
<b>PCS8</b> Bath Hot Springs		
<b>Building Strong and Vibrant Communities</b>		
<b>Meeting Housing Needs</b>		
<b>H2</b> Houses in Multiple Occupation	Houses in Multiple Occupation (HMO) given the large student population. Policy H2 sets out criteria for determining applications for the change of use from residential to a HMO and will be aligned with adopted SPD. Consideration is being given whether policy should apply to new HMOs or extensions to existing HMOs.	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>H3</b> Residential Uses in Existing Buildings	Policy H3 sets out the circumstances in which the sub-division of existing residential properties will be acceptable. It is proposed to update clause 1) to refer to the proposal not having unacceptable	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to

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	impact on highways safety or a severe impact upon residual cumulative impact on the road network instead of referring to a severe transport impact to bring the policy into line with the NPPF.	reappraise at this stage.
<b>H5</b> Retention of Existing Housing Stock	Given the high demand for housing in B&NES, Policy H5 seeks to protect existing housing stock from change of use, where possible. However, it is proposed to provide clarification in the policy as to what is meant by 'residential accommodation' in the context of this policy i.e. the loss residential dwellings.	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>H6</b> Moorings	Policy H6 guides proposals for new and additional moorings to the most sustainable locations where there is easy access to necessary services and facilities. No amendments currently proposed - policy remains relevant and fit for purpose.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>Meeting Local Community &amp; Recreational Needs</b>		
<b>LCR1</b> Safeguarding Local Community Facilities	Policy LCR1 seeks to safeguard against the loss of valued community facilities. No amendments currently proposed - policy remains relevant and fit for purpose.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>LCR1A</b> Public houses	Policy LCR1A sets out the circumstances in which the loss of a public house to another use might be considered acceptable. Within the context of national policy consideration will be given to whether the policy should apply to all pubs rather than just pubs which are 'valued community facilities' and whether the policy should also be extended to cover developments which directly threaten the viability of a public house.	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>LCR2</b> New or Replacement Community Facilities	Consideration is being given to amending Policies LCR2 and LCR6 to make clear that new facilities	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to

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	<p>should be easily accessible by public transport, cycling and walking. Policy LCR2 will also be reviewed in the context of the revised NPPF, para 84 in considering sites beyond existing settlements, and in locations that are not well served by public transport. However, consideration will also be given to absorbing Policy RA4 into Policy LCR2 as both policies cover proposals for the development of community facilities.</p>	<p>the policy are minor in scope and are for the purposes of clarification. The proposal to absorb Policy RA4 into Policy LCR2 will not affect the scope or thrust of either policy as they both cover proposals for the development of community facilities. Therefore it is considered not necessary to reappraise at this stage.</p>
<p><b>LCR3</b> Land Safeguarded for Primary School Use</p>	<p>It is proposed that Policy LCR3 is updated to ensure the list of sites safeguarded for primary school purposes is correct at the time the Draft Local Plan is published.</p>	<p>This policy was subject to the SA through the Placemaking Plan. The review of the list of sites safeguarded for primary school purposes has yet to take place. Therefore it is considered not necessary to reappraise at this stage.</p>
<p><b>LCR3A</b> Primary School Capacity</p>	<p>It is proposed that the approach to determining proposals for residential development as set out in Policy LCR3A will be reviewed once the spatial strategy for non-strategic development is established.</p>	<p>This policy was subject to the SA through the Placemaking Plan. The spatial strategy for non-strategic development is yet to be established. Therefore it is considered not necessary to reappraise at this stage.</p>
<p><b>LCR4</b> Allocation of land for cemeteries</p>	<p>Policy LCR4 safeguards land for the extension of cemeteries at Haycombe Cemetery and the cemetery at Eckweek Lane to ensure future needs are met. No amendments currently proposed - policy remains relevant and fit for purpose.</p>	<p>This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.</p>
<p><b>LCR5</b> Safeguarding Existing Sport &amp; Recreational Facilities</p>	<p>Policy LCR5 safeguards against the loss of recreational space, land and buildings used for sport and recreation as shown on the Policies Map. No amendments currently proposed to the policy wording which remains relevant and fit for purpose. However, consideration will be given to restricting what's shown on the Policies Map to just those areas subject to the standards set out in the Green Space Strategy used for assessing needs and</p>	<p>This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.</p>

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	deficiencies.	
<b>LCR6</b> New and Replacement Sports and Recreational Facilities	It is proposed to amend Policy LCR6 to ensure reference to natural open space is added to link with the standards in the Green Space Strategy. Add title before final paragraph to ensure developers are clear when contributions are required. See also LCR2 above.	This policy was subject to the SA through the Placemaking Plan. The amendment proposed to the policy is minor in scope and is for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>LCR6A</b> Local Green Spaces	Consistent with the NPPF, Policy LCR6A provides special protection to qualifying Local Green Spaces as shown on the Policies Map. No amendments currently proposed - policy remains relevant and fit for purpose. However, there is an opportunity for communities to submit further green spaces that are demonstrably special to the local community to be designated as LGS.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>LCR7</b> Recreational development proposals affecting waterways	Policy LCR7 sets out the circumstances in which recreational development affecting waterways would be acceptable. Recreational development proposals should be carefully controlled to avoid the gradual erosion of the inherent character of the River, Canal and Lakes and their immediate environment and are either within the Green Belt and/or the AONBs. No amendments currently proposed - policy remains relevant and fit for purpose.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>LCR7A</b> Telecommunications development	Consideration is being given to amending Policy LCR7A to cover 5G infrastructure. It is also proposed that the policy and/or supporting text is updated to reflect the revised NPPF, para 115.	This policy was subject to the SA through the Placemaking Plan. The amendment proposed to the policy is minor in scope and is for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>LCR7B</b> Broadband	The purpose of Policy LCR7B is to ensure that the suitable broadband infrastructure is incorporated at the design stage of a proposal so that it is fully	This policy was subject to the SA through the Placemaking Plan. The amendment proposed to the policy is minor in scope and is for the purposes of

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	<p>integrated alongside other service provision. This will not only ensure that the development is able to accept and adopt future technological improvements but also obviate the need to upgrade at a later date. Compliance with <u>Part R of the Building Regulations</u>, on the other hand, will ensure that a new building (or major renovation works to a building) is equipped with a high-speed- ready <u>in-building</u> physical infrastructure (from the service provider's access point to the occupier's network termination point) up to a network termination point for high-speed electronic communications networks.</p> <p>It is proposed to amend the policy to provide greater clarity of what is required of developers. Consideration is also being given to whether a guidance note is needed.</p>	<p>clarification. Therefore it is considered not necessary to reappraise at this stage.</p>
<b>LCR7C</b> Commercial riding establishments	<p>Policy LCR7C sets out the requirements for considering proposals for commercial riding establishment whilst seeking to prevent to ensure that equestrian activities do not have an adverse impact on the appearance of the countryside. No amendments currently proposed - policy remains relevant and fit for purpose.</p>	<p>This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.</p>
<b>LCR8</b> Protecting allotments	<p>Policy LCR3 seeks to protect against the loss of allotment land. No amendments currently proposed - policy remains relevant and fit for purpose.</p>	<p>This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.</p>
<b>LCR9</b> Increasing the Provision of Local Food Growing	<p>Policy LCR9 will be amended to remove references to the B&amp;NES Allotment Design Guide and consideration will be given to providing high level design requirements/ guidance within the policy to reflect best practice. Consideration will also be given to making simplifying clause 3 less</p>	<p>This policy was subject to the SA through the Placemaking Plan. The amendment proposed to the policy is minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.</p>

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	prescriptive by replacing 'will be expected to incorporate...' with 'should provide opportunities for informal food growing, wherever possible'.	
<b>A Prosperous Economy</b>		
<b>Economic Development</b>		
<b>ED1A</b> Office Development	Policy ED1A will allow office development proposals within city and town centre boundaries, or on sites allocated for this use in principle. No amendments currently proposed - policy remains relevant and fit for purpose.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>ED1C</b> Change of Use and Redevelopment of B1(a) Office Use to Other Town Centre Use	Policy ED1C allows the change of use of office space to A1, A2 and A3 uses subject to the terms of Policy ED1B but resists the change of use or redevelopment of office space to other town centre. Policy ED1C will be amended to reflect any changes to Policy ED1B.	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>Sustaining a buoyant rural economy</b>		
<b>RE1</b> Employment Uses in the Countryside	It is proposed that Policy RE1 is amended to ensure make it clear that it also covers the conversion of existing buildings in the countryside and to ensure consistency with the revised NPPF, para 84. This may include a review of Policy RE6 to avoid any ambiguity.	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>RE2</b> Agricultural development	Policy RE2 sets out the local circumstances within which proposals for agricultural development would be acceptable. No amendments currently proposed - policy remains relevant and fit for purpose.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>RE3</b> Farm diversification	Policy RE3 sets out the circumstances within which proposals for farm diversification would be acceptable. It seeks to prohibit activities that lead to the fragmentation or severance of a farm holding or	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.

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	compromise agricultural function. No amendments currently proposed - policy remains relevant and fit for purpose.	
<b>RE4</b> Essential dwellings for rural workers	Policy RE4 provides the parameters within which Essential Dwellings for Rural Workers will be allowed in line with the NPPF. The policy will be amended to reflect the revised NPPF, in particular, to make reference to those taking majority control of a farm business. Consideration will also be given to whether it is necessary to provide clarity on how successors taking over from retiring farmers will be dealt with.	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>RE5</b> Agricultural land	Policy RE5 exists to protect the best and most versatile agricultural land as well as supporting development that enhances local food production and processing. No amendments currently proposed - policy remains relevant and fit for purpose.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>RE6</b> Re-use of Rural Buildings	See RE1 above. Policy RE6 applies to proposals for the reuse of rural buildings that require planning permission. It is proposed that clarify definition of a rural building (location or use).	This policy was subject to the SA through the Placemaking Plan. The amendment proposed to the policy is minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>RE7</b> Visitor Accommodation	Consideration is being given to clarify whether the change of use from a dwelling to visitor accommodation relates to the sub-division of a dwelling to create visitor accommodation.	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>Centres and Retailing</b>		
<b>CR1</b> Sequential Test	Policy CR1 reflects the requirements for Local Plan to apply the Sequential Test for retail developments outside centres. It is proposed to amend the policy	This policy was subject to the SA through the Placemaking Plan. The amendment proposed to the policy is minor in scope and are for the purposes of

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	to reflect changes in the revised NPPF to make it clear that 'availability' in terms of the sequential test is now based on a 'reasonable period' of time.	clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>CR2</b> Impact Assessments	Policy CR2 is compliant with the NPPF by requiring an impact assessment for development over a proportionate, locally set floorspace threshold when assessing applications for retail, leisure and office development outside of town centres. No amendments currently proposed - policy remains relevant and fit for purpose.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>CR3</b> Primary Shopping Areas and Primary Shopping Frontages	Policy CR3 introduces a flexible approach in relation to Primary Shopping Frontages by allowing the Local Planning Authority to maintain a primary shopping function in the defined frontages whilst allowing other Class A uses which can also add to the attractiveness of, and vitality within, a town centre. Policy CR3 applies to all centres within the hierarchy identified in Policy CP12.  Consideration will be given to whether there is sufficient justification to continue defining primary frontages.	This policy was subject to the SA through the Placemaking Plan. It is yet to be determined whether there is sufficient justification to continue defining primary frontages. Therefore it is considered not necessary to reappraise at this stage.
<b>CR4</b> Dispersed Local Shops	Policy CR4 supports proposals for appropriately located small-scale local needs shops and prevents the change of use of an existing local shop unless it can be justified. It is proposed that this policy is amended so that it only relates to small-scale local shops (A1 Use Class).	This policy was subject to the SA through the Placemaking Plan. The amendment proposed to the policy is minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>Promoting Sustainable Transport</b>		
<b>ST1</b> Promoting Sustainable Travel	Consideration is being given to updating Policy ST1 to reflect the Healthy Streets Approach as adopted by Transport for London. This puts people, and their health, at the heart of decision making and results in a healthier, more inclusive city where	This policy was subject to the SA through the Placemaking Plan. The amendments now proposed to the policy are minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to

Placemaking Plan Policies (July 2017)	Proposed Approach in the Local Plan	SA Scoping Assessment
	people choose to walk, cycle and use public transport.	reappraise at this stage.
<b>ST2</b> Sustainable Transport Routes	<p>Policy ST2 seeks to prevent development which prejudices the use of routes for sustainable transport purposes as shown on the Policies Map. It will also be clarified that the term 'prejudices' in this context will also include enabling/facilitating the delivery of routes.</p> <p>Consideration is also being given to removing specific reference to former railway land as this is only one type of route. This could be replaced by referring to routes suitable for sustainable transport purposes to align with the definition of Sustainable Transport in the Glossary which refers to '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'. Other key routes such as Kennet &amp; Canal towpath and Bath River Line are also likely to be safeguarded under this policy.</p>	This policy was subject to the SA through the Placemaking Plan. The amendment now proposed to the policy is minor in scope and are for the purposes of clarification. Therefore it is considered not necessary to reappraise at this stage.
<b>ST2A</b> Recreational Routes	Policy ST2A seeks to ensure that any publicly accessible routes are not adversely affected by development proposals. No amendments currently proposed - policy remains relevant and fit for purpose.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>ST3</b> Transport infrastructure	Policy ST3 seeks to ensure that transport infrastructure is designed to the highest standards possible. No amendments currently proposed - policy remains relevant and fit for purpose.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>ST4</b> Rail freight facility	Policy ST4 safeguards land at Westmoreland Station Road, Bath as a rail freight facility and interchange consistent with the NPPF. No	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at

Placemaking Plan Policies (July 2017)	Proposed Approach in the Local Plan	SA Scoping Assessment
	amendments currently proposed - policy remains relevant and fit for purpose.	this stage.
<b>ST5</b> Traffic Management Proposals	Policy ST5 provides specific guidance for traffic management proposals and sets the high level principles within which more tailored traffic management schemes may be devised. No amendments currently proposed - policy remains relevant and fit for purpose.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>ST6</b> Park and Ride	Policy ST6 will be used to assess any future Park and Ride schemes, both extensions to existing sites and new schemes. No amendments currently proposed - policy remains relevant and fit for purpose.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>ST8</b> Airport and Aerodrome Safeguarding Areas	Policy ST8 will not allow development that would prejudice air safety or the optimum use of the facility within the airport/ aerodrome safeguarding areas as defined by the Civil Aviation Authority (CAA). No amendments currently proposed - policy remains relevant and fit for purpose.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>Minerals</b>		
<b>M1</b> Mineral Safeguarding Areas	Policy M1 clarifies how applications for non-mineral development within Mineral Safeguarding Areas will be considered as required by the NPPF. No amendments currently proposed - policy remains relevant and fit for purpose.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>M2</b> Minerals Allocations	Policy M2 allocated sites for mineral extraction and sets out the approach for mineral proposals outside these areas and their respective areas of search. No amendments currently proposed - policy remains relevant and fit for purpose.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>M3</b> Aggregate Recycling Facilities	Policy M3 clarifies the policy approach to considering proposals for aggregate recycling	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed

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	facilities. No amendments currently proposed - policy remains relevant and fit for purpose.	therefore it is considered not necessary to reappraise at this stage.
<b>M4</b> Winning and working of minerals	Policy M4 sets out the framework for considering proposals for the winning and working of minerals and ancillary minerals development. No amendments currently proposed - policy remains relevant and fit for purpose.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>M5</b> Conventional and unconventional Hydrocarbons	Policy M5 employs the precautionary principle in setting out a stringent framework within which Development involving the exploration and/or appraisal of oil and gas resources will be considered. No amendments currently proposed - policy remains relevant and fit for purpose.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
Saved Local Plan Policies (2007)		
<b>GDS.1</b> Site requirements	Policy GDS.1 is the parent policy for the site allocations listed. It is proposed that this policy is retained to support the delivery of the sites listed below.	This policy was subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>Site K2.</b> South West Keynsham	An element(s) of these schemes are still to be completed. These site allocations will be retained until such time they are competed to ensure the remaining development of the site takes place in accordance with the site requirements.	These policies were subject to the SA through the Placemaking Plan. No amendments are proposed therefore it is considered not necessary to reappraise at this stage.
<b>Site NR2.</b> Radstock Railway Land, Norton-Radstock		
<b>Site V3.</b> Paulton Printing Factory		
<b>Site V8.</b> Former Radford Retail System's Site, Chew Stoke	This scheme is now complete and therefore it is proposed to delete the allocation in the Draft Local Plan.	Scheme competed so site will not be included in the Draft Local Plan. Not necessary to reappraise.