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**CORE STRATEGY & PLACEMAKING PLAN: BATH**

**<https://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Placemaking-Plan/cs_pmp_vol_2_bath.pdf>**

**POLICY B1: Bath Spatial Strategy**

***1. Natural and Built Environment***

Sustain and enhance the significance of the city’s heritage assets and green infrastructure, including:

1. The Outstanding Universal Value of the City of Bath World Heritage Site and its setting.
2. Listed buildings, the Bath conservation area and their settings.
3. Archaeology, scheduled ancient monuments, and historic parks and gardens.
4. Non-designated heritage assets of local interest and value.
5. Giving great weight to conserving landscape and scenic beauty in the Cotswolds Area of Outstanding Natural Beauty
6. The network of green spaces and wildlife corridors including the River Avon and Kennet and Avon Canal, Local Nature Reserves, formal and informal parks and recreational areas, trees and woodlands.
7. The biodiversity resource including species and habitats of European importance.

***2. Economic Development***

1. Plan for an overall net increase in jobs of 7,000, rising from 60,200 in 2011 to 67,200 in 2029, with significant gains in business services tempered by losses in defence and manufacturing.
2. Plan for the expansion of knowledge intensive and creative employment sectors by enabling the stock of office premises to increase from about 173,000m2 in 2011 to about 213,000m2 in 2029.
3. Achieve the net additional increase to the stock of office premises of 40,000 m2 (GIA) by enabling the development of 60,000m2 (GIA) of new space, linked to a release of 20,000m2 of that which is qualitatively least suitable for continued occupation, or which has been changed as a result of the introduction of permitted development rights.
4. Focus new office development within and adjoining the city centre and enable appropriate levels of business space in mixed use out-of-centre development sites.
5. Plan for a contraction in the demand of industrial floor space from about 167,000m2 in 2011 to about 127,000m2 in 2029 but sustain a mixed economy to support Bath’s multi-skilled workforce and multi-faceted economic base by retaining a presumption of favour of industrial land in the Newbridge Riverside area.

***3. Housing***

1. Enable the development of about 7,020 new homes, increasing the overall stock of housing from about 40,000 to 47,000. The following distribution of housing will be planned for:

• Large sites in the Central Area and Enterprise Zone – 3,300

[…]

***4. The Relationship between Population, Labour Supply and Employment***

1. At the margin of delivery, achieve a better balance between the overall number of jobs in the city and the resident workforce. A sufficient increase in housing delivery and the associated growth of the labour force will reduce the need for labour to be imported from neighbouring locations. Economic diversification will reduce the need for a significant minority of resident workers to out-commute to other areas.
2. Reduce the proportion of the resident workforce who out commute and enable a shift in the level of self-containment from 70% to nearer 80%.

***5. Previously developed land***

Regenerate and repair a number of areas within the Central Area and Enterprise Zone to create new areas of attractive and productive townscape and a much improved relationship between the city and its river.

[…]

***6. Shopping***

1. Ensure that the primary shopping area successfully absorbs Southgate into the trading patterns and character of the city centre by not making provision for a further large scale comparison retail project
2. Enable small to medium sized comparison retail development that improves the shopping offer and enhances the reputation of the city centre.

[…]

1. Focus additional convenience retail floorspace (beyond existing commitments) within and on the edge of existing centres before considering out-of-centre sites that might improve the spatial pattern of provision across the city.

[…]

***7. Higher Education***

1. Enable provision of additional on-campus student bed spaces at the University of Bath and at Bath Spa University, and new off-campus student accommodation subject to policy B5, thereby facilitating growth in the overall number of students whilst avoiding growth of the student lettings market.

[…]

***8. Tourism, Culture and Sport***

1. Manage the provision of 500-750 new hotel bedrooms to widen the accommodation offer for the city, increase overnight stays and the competitiveness of Bath as a visitor and business destination.
2. At the Recreation Ground, and subject to the resolution of any unique legal issues and constraints, enable the development of a sporting, cultural and leisure stadium.

[…]

1. Enable the provision for a new cultural/ performance/arts venue within the Central Area.

[…]

***11. Energy conservation and sustainable energy generation***

1. Enable renewable energy generation including the development of district heating networks.
2. Improve the energy efficiency of the built environment.

**POLICY B4: The World Heritage Site and its Setting**

There is a strong presumption against development that would result in harm to the Outstanding Universal Value of the World Heritage Site, its authenticity or integrity. This presumption applies equally to development within the setting of the World Heritage Site. Where development has a demonstrable public benefit, including mitigating and adapting to climate change, this benefit will be weighed against the level of harm to the Outstanding Universal Value of the World Heritage Site.

**POLICY BD1: Bath Design Policy**

All significant or sensitive development proposals within Bath are required to incorporate in their Design and Access Statement:

1. How the Bath design values and the relevant evidence base, have informed the chosen urban design, architectural and landscape approach, in terms of the pattern of development, aesthetics, building form, use, materials and detailing.

2. How the height and scale of proposed development has respected, responded and positively contributed to the character of Bath, its heritage and the values associated with it, and important views.

3. How the proposals maintain the significance, integrity and authenticity of the World Heritage Site

4. How the proposals preserve or enhance the character or appearance of that part of the conservation area. Proposals that fail to adequately address these issues will not be supported.

**POLICY B2: Central Area Strategic Policy**

[…]

***2. Placemaking Principles***

Change within the Central Area should reinforce and contribute to the City’s unique character and identity.

***Assets of the Central Area***

The following characteristics combine to provide an exceptional urban environment. Development proposals must demonstrate that they have been inspired and shaped by these characteristics. The Placemaking Plan will set out how the redevelopment of specific sites can respond to these characteristics:

[…]

1. There is a strong visual relationship between the built environment and its landscape setting providing many glimpses and views, out of, within and into the Central Area.
2. The Central Area enjoys good proximity and connectivity to high quality urban parks and waterways for recreation. These also make walking and cycling to and from the Central Area an attractive option.
3. The River Avon and its banks are of nature conservation value and provide important bat foraging corridors and opportunities to connect people to the natural environment.

[…]

**Risks to the Central Area**

The following issues are identified as key risks to enhancing the function and appearance of the Central Area. Development proposals must, where possible, address these issues:

1. There are areas of poor quality post war development which have disrupted and fractured the urban grain. A number of these result in underutilised and poorly connected areas of riverside, within or having a relationship with, the Central Area.

[…]

1. The poor quality of much of the public realm has a negative impact on the experience of the city centre, the World Heritage Site and Bath’s external image.
2. The volume of traffic harms the environmental quality of a number of streets and spaces and impedes the movement of pedestrian and cyclists. It therefore acts as a barrier to the expansion of a walkable city centre.

[…]

1. There is limited capacity on the highway network to absorb increased motorised travel.
2. Congestion reduces the reliability of public transport to and from the Central Area.
3. Parts of the Central Area fall within flood zones 2 and 3a (See ‘Infrastructure and Delivery’) and this affects a number of key development opportunities (see B1.3)

[…]

**POLICY SB2: Development Requirements and Design Principles**

***Riverside West (Parade Gardens, Terrace Walk, Orange Grove, Grand Parade)***

[…]

3. Improving access to the river edge from Parade Gardens, enhancing the view corridor to Pulteney Bridge and reinforcing the biodiversity value of the river edge.

[…]

***The River***

1. Working with key stakeholders, delivering the removal of the radial gate and facilitating the creation of a high quality public space that enhances the setting of Pulteney Bridge, improves safety for users of the riverside path, and improves the ecological value and function of the river.

2. Development proposals will be expected to protect existing and provide for improved habitats, along the river edge.

3. Lighting at this location must be designed to safeguard the important ecological function of the river corridor, to include the retention of a dark corridor for bats

4. Improving the experience for pedestrians and cyclists along the riverside, ensuring that access is safe, comfortable and enjoyable.

**Riverside East (The Rec, including Bath Rugby Club, Bath Sports and Leisure Centre, the Pavilion, and other associated areas)**

1. The preparation of a Development Brief, in conjunction with stakeholders, the local community and statutory consultees, will provide the detailed framework which will enable the development of a permanent sporting, cultural and leisure stadium, in accordance with Core Strategy policy B1(8) b.

2. The design will respond appropriately and creatively to its sensitive context within the World Heritage Site, including the importance of open views for example from Grand Parade, Orange Grove and Terrace Walk to the hillsides beyond, and the iconic view from North Parade Bridge to Pulteney Bridge and Weir. The range of views is to be agreed through the Development Brief and Landscape and Visual Impact Assessment process.

3. Development proposals will enhance and intensify the leisure offer with more variety and year round use.

4. The safety and convenience of access to and from the Rec will be improved.

5. Ensuring landscape, tree planting and public realm enhancements along the river corridor contribute positively to its character, and that development alongside the riverside provides a positive relationship to it.

6. Where practicable, introduce measures that enhance Green Infrastructure including the biodiversity and character of the river, and the provision of habitats for important species. It is a requirement for a biodiversity study to be commissioned to inform the development of a new stadium, and this should consider the impact of lighting, particularly in relation to bats.

7. Providing the opportunity for the leisure centre to be refurbished and improved.

8. In discussion with landowners explore options for parking in this area or on adjacent sites.

9. Ensure no net loss of floodplain storage.

10. Undertake a detailed historic environment assessment, and where necessary evaluation, in order to identify and implement appropriate mitigation

**CORE STRATEGY & PLACEMAKING PLAN: DISTRICT**

**<https://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Placemaking-Plan/cs_pmp_vol_1_district-wide.pdf>**

**POLICY DW1: District-wide Spatial Strategy**

The overarching strategy for B&NES is to promote sustainable development by:

1. focussing new housing, jobs and community facilities in Bath, Keynsham, and the Somer Valley particularly ensuring:

1. there is the necessary modern office space in Bath within or adjoining the city centre to enable diversification of the economy whilst maintaining the unique heritage of the City

[…]

2. making provision to accommodate:

• a net increase of 10,300 jobs;

• an increase in the supply of housing by around 13,000 homes.

3. prioritising the use of brownfield opportunities for new development in order to limit the need for development on greenfield sites

[…]

5. requiring development to be designed in a way that is resilient to the impacts of climate change

6. Protecting, conserving and enhancing the District’s nationally and locally important cultural and heritage assets

7. protecting and enhancing the District’s biodiversity resource including sites, habitats and species of European importance 8 ensuring infrastructure is aligned with new development

[…]

**POLICY SD1: Presumption in Favour of Sustainable Development**

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Core Strategy (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

• Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

• Specific policies in that Framework indicate that development should be restricted.

[…]

**POLICY CP2: Sustainable Construction**

Sustainable design and construction will be integral to new development in Bath & North East Somerset. All planning applications should include evidence that the standards below will be addressed:

• Maximising energy efficiency and integrating the use of renewable and low-carbon energy (i.e. in the form of an energy strategy with reference to Policy CP4 as necessary);

• Minimisation of waste and maximising of recycling of any waste generated during construction and in operation;

• Conserving water resources and minimising vulnerability to flooding;

• Efficiency in materials use, including the type, life cycle and source of materials to be used;

• Flexibility and adaptability, allowing future modification of use or layout, facilitating future refurbishment and retrofitting;

• Consideration of climate change adaptation.

Applications for all development will need to be accompanied by a B&NES Sustainable Construction Checklist.

**POLICY CP3: Renewable Energy**

Development should contribute to achieving the following minimum level of Renewable Electricity and Heat generation by 2029.

Electricity: 110MWe (Megawatt Electricity)

Heat 165MWth (Megawatt Thermal)

[…]

**POLICY SCR1: On-site Renewable Energy Requirement**

**POLICY SCR2: Roof-mounted/ Building-integrated Scale Solar PV**

**POLICY SCR3: Ground-mounted Solar Arrays**

[…]

**POLICY CP5: Flood Risk Management**

Development in the District will follow a sequential approach to flood risk management, avoiding inappropriate development in areas at risk of flooding and directing development away from areas at highest risk in line with Government policy NPPF). Any development in areas at risk of flooding will be expected to be made safe throughout its lifetime, by incorporating mitigation measures, which may take the form of on-site flood defence works and/or a contribution towards or a commitment to undertake such offsite measures as may be necessary. All development will be expected to incorporate sustainable drainage systems to reduce surface water run-off and minimise its contribution to flood risks elsewhere. All development should be informed by the information and recommendations of the B&NES Strategic Flood Risk Assessments and Flood Risk Management Strategy.

***Delivery***

Delivery will be through the Development Management process. Also crucial to effective delivery will be working in partnership with key stakeholders such as the Environment Agency.

[…]

**POLICY CP6: Environmental Quality**

***1. High Quality Design***

The distinctive quality, character and diversity of Bath and North East Somerset’s environmental assets will be promoted, protected, conserved or enhanced through:

1. high quality and inclusive design of schemes, including transport infrastructure, which reinforces and contributes to its specific local context, creating attractive, inspiring and safe place.
2. assessing all major development schemes with a residential component using the Building for Life 12 design assessment tool (or equivalent methodology). As a guide development should seek to achieve a score of no ‘reds’, design out all ‘ambers’ and achieve a majority of ‘greens’. A Building for Life 12 Assessment should be included within the Design and Access Statement.

***2. Historic Environment***

The sensitive management of Bath & North East Somerset’s outstanding cultural and historic environment is a key component in the delivery of sustainable development. The Council will protect, conserve and seek opportunities to enhance the historic environment including the character and setting of designated and other heritage assets.

The sensitive reuse and adaptation of historic buildings and spaces will be supported, and in areas where regeneration is required the imaginative integration of new development with the historic environment will be promoted.

Where development has a demonstrable public benefit, including mitigating and adapting to climate change, this benefit will be weighed against any harm to the significance of the heritage asset.

The Council will continue to develop strategies and guidance which ensure the historic environment and its significance is understood, recorded, promoted and enjoyed, and is sensitively and proactively managed, including those heritage assets most under threat. A positive and proactive conservation strategy will be promoted through the Placemaking Plan.

***3. Landscape***

The distinctive character and quality of Bath and North East Somerset’s landscapes will be conserved or enhanced.

***4. Nature Conservation***

The quality, extent and robustness of protected sites and valued habitats will be enhanced, and networks of valued habitat will be restored or created, by measures which:

1. Improve the quality and/or increase the size of current sites and valued habitat.
2. Enhance connections between, or join up, sites and valued habitats.
3. Create new sites and valued habitats.
4. Reduce the pressures on wildlife by improving the wider environment.

New Development will protect and enhance international, national and local sites and existing networks of valued habitats; facilitate migration and dispersal though the natural and built environment; and seek to reduce fragmentation of existing habitats.

The Council will promote the management, conservation, enhancement or restoration of environmental assets. Sustainable opportunities for improved access to and enjoyment of these assets will be promoted where it does not compromise the integrity of the asset.

***Delivery:***

***High Quality Design***

Delivery will be principally through the Development Management process. This will include working in partnership with property owners, landlords and agents, tenants and occupiers, Parish Councils, Residents, amenity groups and through awareness raising events, community forum for ideas to improve their neighbourhoods and the facilitation of neighbourhood scale projects such as whole street public realm refurbishment. The Council is committed to the comprehensive integration of its strategies and programmes, partnership working and effective community involvement. Pre-application planning discussions and review of Building for Life assessments can be facilitated through the development management process, as they are currently. Also important will be the implementation of the Placemaking Plan that will provide detail for specific site allocations, development management policies and local designations.

***Historic Environment***

Delivery will be through the Development Management process and conservation area appraisals and other supplementary planning documents and guidance will be prepared and used to guide decisions on development proposals that affect the historic environment. Working in partnership with bodies such as English Heritage, Mendip Hills and Cotswolds AONB Services and local groups; and with conservation, archaeology and landscape experts will also be necessary to ensure effective delivery of the policy. The preparation of management plans and other positive and proactive strategies will be developed to support policy delivery.

[…]

**POLICY D1: General Urban Design Principles**

The following general design principles will be applied, particularly for large scale development proposals or Masterplans:

1. Places should be designed for people – to be safe, comfortable, varied and attractive. They should offer opportunities for interaction and delight.
2. Development should enrich the character and qualities of places and should contribute positively to local distinctiveness, identity and history.
3. Development should make connections – by foot, cycle, public transport and by car – in that order. Streets and Spaces must be legible and easy to move around.
4. Development should work with the landscape structure and should contribute positively to the characteristics of the settlement
5. Places should be mixed use and should respond to context
6. Buildings and spaces must be flexible and adaptable
7. Buildings and spaces should be designed to be energy efficient (e.g. consider natural light and passive heating and cooling) Developments that reflect these general urban design principles will be supported.

**POLICY D2: Local Character and Distinctiveness**

Development proposals will be supported where they contribute positively to and do not harm local character and distinctiveness. In considering whether development proposals meet this requirement they will be assessed against the following criteria:

1. The development has positively responded to the site context, in particular the local character, including uses, landmarks, layout, streets and spaces, siting, spacing, set-back, building lines, roofscapes, materials, building forms and features
2. The development scheme improves areas of poor design
3. The design responds appropriately to urban morphology, including consideration of historic grain – routes, block and plot patterns; mix of uses, building heights, massing and scale and local vernacular
4. The design enhances and responds to natural features, including landscape, green infrastructure, skylines, topography and landform and views
5. The development contributes towards the local social context in a positive way, providing safe, functional and attractive streets and spaces
6. The development should, where appropriate, respect locally characteristic architectural styles, patterns, rhythms and themes which reflect local proportions
7. The development reflects materials, colours, textures, landscape and boundary treatments that are appropriate to the area

[…]

**POLICY D3: Urban Fabric**

Development proposals must contribute positively to the urban fabric, in particular development should:

1. Be designed for ease of walking and cycling and provide safe and high quality routes, ideally providing new green infrastructure;
2. Be permeable, by offering a choice of routes through a site, and connecting with the existing route networks in and through adjoining areas;
3. Deliver perimeter block layouts wherever possible;
4. Be of an appropriate grain, reflecting local character;
5. Be mixed use particularly at public transport nodes, and at local, district, city and town centres;
6. Be designed to maximise natural surveillance of the public realm;
7. Be designed with careful consideration of “edges” avoiding blank and inactive frontages. Active internal uses and habitable rooms are required at ground floor level;
8. Ensure where ground floor uses are residential, frontages also allow for privacy for example incorporating level changes, boundary treatment while maintaining natural surveillance;
9. Ensure development forms with inactive or blank frontages are carefully located, so that they can be wrapped by smaller buildings/active frontages or be placed in locations where at least one edge requires no active frontage. Horizontal mixing with other uses will also be encouraged;
10. Give careful consideration to the design of corner plots, which should incorporate two active frontages;
11. Create positive micro-climate effects (e.g. avoid pockets of cold, areas of overheating, heat, dazzle, wind or shade);
12. Be designed to provide continuity of street frontage and for development to relate positively to the street. There should be a clear distinction between backs and fronts of buildings;
13. Be designed in a way that does not adversely prejudice existing/future development or compromise adjoining sites.

**POLICY D4: Streets and Spaces**

Development proposals must be well connected, in particular:

1. New development must respect and contribute towards a clear hierarchy of streets and spaces. The transport user hierarchy should be applied within all aspects of street design, considering the needs of pedestrians first, then cyclists, then public transport users, and finally vehicles.
2. The impact of parking provision on connectivity needs to be resolved to avoid poor quality routes and poorly defined streets. Parking arrangements should be integrated into the street scene and large areas of surface parking should be avoided.
3. Car parking and highways design should not dominate the design of the development or the public realm.
4. Shared surfaces must be legible and safe for all users.
5. Designed to enhance and contribute towards the public realm in line with Policy D10
6. Signage, lighting and street furniture must avoid street clutter and be respond to the local context, in line with Policy D10
7. Open spaces should be defined positively with clear definition of public and private, appropriate enclosure
8. Street trees and green spaces should contribute to a network of Green Infrastructure and should be adequately sited to promote connectivity for people and wildlife.

**POLICY D5: Building Design**

Development proposals must be well detailed, in particular:

1. Building facades, reveals and entrances must be well designed, all elevations must be well articulated and an appropriate building line and/or boundary treatment should be maintained
2. Building frontages should face and relate to the public realm, and should define the street
3. Extensions must complement and enhance the host building
4. Good modern, innovative design is supported. Historical styles are likely to be considered appropriate where the development is re-unifying lost compositions
5. Buildings and spaces should be designed to provide new or improved wildlife habitats and features (e.g. spaces for swifts and swallows; bat bricks; new hedgerows and other green infrastructure)

[…]

**POLICY D8: Lighting**

1. Proposals for artificial lighting will only be permitted where:

1. they would not give rise to an unacceptable level of illumination into the sky, open countryside, urban areas or villages;
2. it can be demonstrated that additional lighting on site will have no detrimental impact on visual and residential amenity, the historic environment or local ecology;
3. any adverse impact of lighting proposals in all new development, including light spill and energy use, is minimised through design or technological solutions (including the use of SMART lighting techniques) or by controlling the hours of use;
4. safety is not compromised in low lit or dark public area.

2. Development will be expected to reduce or at best maintain existing light levels to protect or improve the darkness of rivers, watercourse or other ecological corridors in particular to protect or provide a functional dark route for European protected species. New lighting facilities with light spill to these features must be dimmable.

3. Lighting in public areas should be designed to a suitable level of illumination in accordance with BS 5489-1 2013 and where appropriate, ensure consistency with Bath Lighting Strategy and other relevant guidance and where necessary the hours of operation will be controlled by the use of conditions.

[…]

**POLICY D10: Public Realm**

Development proposals must be designed to enhance the public realm and should contribute towards achieving public realm infrastructure improvements, in line with the Planning Obligations SPD, and successor documents.

[…]

**POLICY HE1: Historic Environment**

***Safeguarding Heritage Assets***

1. Within the scope of Core Strategy Policies B4 and CP6, development that has an impact upon a heritage asset, whether designated or non-designated, will be expected to enhance or better reveal its significance and/or setting, and make a positive contribution to its character and appearance.

2. The District’s historic environment shall be sustained and enhanced. This includes all heritage assets including the Bath World Heritage Site, historic buildings, conservation areas, historic parks and gardens, landscape, archaeology and townscapes of importance.

3. Applications affecting the significance of any heritage asset will be required to provide sufficient information to demonstrate how the proposals would contribute to the asset’s conservation.

4. The Historic Environment Record, including Conservation Area Character Appraisals and Management Plans will be used to inform the consideration of future development including potential conservation and enhancement measures.

5. Great weight will be given to the conservation of the District’s heritage assets. Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals will be weighed against the public benefits of the proposal; whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.

6. If such harm can be fully justified, where relevant the Council will require archaeological excavation and/or historic building recording as appropriate, followed by analysis and publication of the results.

7. In addition, the following will apply to specific asset types as listed below:

1. City of Bath World Heritage Site

Development within the City of Bath World Heritage Site will be expected to comply with Policy B4 of the Core Strategy and all other relevant supplementary information and guidance; and help support the delivery of the World Heritage Site Management Plan.

1. Listed Buildings

The significance of listed buildings is required to be sustained and enhanced. Appropriate repair and reuse of listed buildings will be encouraged. Alterations, extensions or changes of use, or development in their vicinity, will be expected to have no adverse impact on those elements which contribute to their special architectural or historic interest, including their settings.

1. Conservation Areas

Development, including any proposed demolition, within or affecting the setting of a conservation area will only be permitted where it will preserve or enhance those elements which contribute to the special character or appearance of the conservation area. The Council will look for opportunities from new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance.

1. Archaeology

Scheduled monuments and other non-designated archaeological sites of equivalent significance should be preserved in situ. In those cases where this is not justifiable or feasible provision should be made for their excavation and recording. The appropriate publication and curation of the finds/archive will be required.

1. Registered Historic Parks and Gardens

Development will be expected to respect the design, character, appearance and settings of registered historic parks and gardens and to safeguard those features which contribute to their significance and are integral to their character and appearance.

[…]

1. Non-designated Heritage Assets

Proposals affecting non-designated heritage assets, including unscheduled archaeology, unlisted buildings and local parks and gardens, should ensure they are conserved having regard to their significance.

Where development viability assessments are required developers should demonstrate that the policy requirements, including to sustain and enhance the District’s historic environment, have been considered and reflected in the land or site value.

[…]

**POLICY NE2: Conserving and Enhancing the Landscape and Landscape Character**

1. Development will be permitted where it:

1. conserves or enhances local landscape character, landscape features and local distinctiveness
2. incorporates green space within the scheme that positively contributes to creating a high quality environment by enhancing landscape character and biodiversity and providing sustainable public access and other landscape benefits
3. is demonstrated that the whole scheme, including hard landscape and planting proposals, will contribute positively to the local area including reference to relevant existing landscape assessments supplemented by any additional assessments
4. conserves or enhances important views particularly those to significant landmarks and features and take opportunities to create new local views and vistas.

2. Development should seek to avoid or adequately mitigate any adverse impact on landscape.

3. Proposals with potential to impact on the landscape/townscape character of an area or on views should be accompanied by a Landscape and Visual Impact Assessment undertaken by a qualified practitioner to inform the design and location of any new development.

**POLICY NE2A: Landscape Setting of Settlements**

Any development should seek to conserve and enhance the landscape setting of settlements and their landscape character, views and features. Development that would result in adverse impact to the landscape setting of settlements that cannot be adequately mitigated will not be permitted.

[…]

**POLICY NE3: Sites, Species and Habitats**

1. Development that would adversely affect, directly or indirectly, internationally or nationally protected species and/or their habitats will not be permitted.

2. Development that would adversely affect, directly or indirectly, Internationally Important Sites will not be permitted except in exceptional circumstances where:

1. there is no alternative solution; and,
2. there are imperative reasons of overriding public interest for the development; and
3. mitigation measures can be secured to prevent any significant adverse effect on the site.

3. Development which would adversely affect, directly or indirectly other, species, habitats or features of biodiversity/ geodiversity importance or value will only be permitted in the following cases:

1. for Sites of Special Scientific Interest, where the benefits of the development, at this site, 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;
2. for Sites of Nature Conservation Importance; Local Nature Reserves, Regionally Important Geological/ Geomorphological Sites and other sites of equivalent nature conservation value, where material considerations are sufficient to outweigh the local biological geological / geomorphological and community/amenity value of the site;
3. for UK Priority Species and UK Priority Habitats, where the importance of the development and its need for that particular location is sufficient to override the value of the species or habitat;
4. for locally important species and habitats, where the importance of the development and its need for that particular location is sufficient to override the value of the species or habitat;
5. for features of the landscape such as trees, copses, woodlands, grasslands, batches, ponds, roadside verges, veteran trees, hedgerows, walls, orchards, and watercourses and their corridors if they are of amenity, wildlife, or landscape value, or if they contribute to a wider network of habitats, where such features are retained and enhanced unless the loss of such features is unavoidable and material considerations outweigh the need to retain the features.

4. In all cases:

1. Firstly, any harm to the nature conservation value of the site is minimised; and
2. secondly, compensatory provision of at least equal nature conservation value is made for any outstanding harm, and
3. Thirdly, ecological enhancements are made.
4. Then, as appropriate:

i Measures for the protection and recovery of priority species are made.

ii Provision is made for the management of retained and created habitat features.

iii Site lighting details are designed to avoid harm to nature conservation interests; including habitat connectivity and function as part of an ecological corridor.

**POLICY NE4: Ecosystem Services**

1. Development will be permitted where ecosystem services are protected and enhanced in order that their benefits and function are optimised with a particular focus on supporting, provisioning, regulatory and cultural services.

2. Ecosystem measures proposed should be described in the Design and Access Statement and can be included within Green Infrastructure provision.

**POLICY NE5: Ecological Networks**

Development proposals will be expected to demonstrate what contribution will be made to ecological networks as shown on the Policies Map through habitat creation, protection, enhancement, restoration and/or management.

**POLICY NE6: Trees and Woodland Conservation**

**POLICY CP7: Green infrastructure**

The integrity, multi-functionality, quality and connectivity of the strategic Green Infrastructure (GI) network will be protected, enhanced and managed. Opportunities will be taken to connect with, improve and extend the network. Existing and new GI must be planned, delivered and managed as an integral part of creating sustainable communities.

***Delivery***

The Council has a central role in the provision, delivery and planning of GI through its role as local planning authority and direct provider of significant areas of open spaces. It will also work in partnership with key public and private bodies, local communities and the voluntary sector to protect and enhance the GI network and ensure a strategic approach is taken. The impact of new development on GI will be assessed through the Development Management process. The Council’s adopted GI Strategy sets out further guidance as to how GI principles should be applied to development proposals including provision of major infrastructure improvements. Deliver will also be through the planning process by integrating green infrastructure principles into the Placemaking Plan and other Local Plan documents.

**POLICY NE1: Development and Green Infrastructure**

1. Within the context of Policy CP7 development will be permitted provided:

1. it can be demonstrated that opportunities have been maximised to design Green Infrastructure (GI) into the proposed development;
2. it does not adversely affect the integrity and value of strategic GI corridors;
3. the scheme makes a positive contribution to the GI network through the creation, enhancement and management of new, and existing GI assets; and

2. Proposals for major developments should also be accompanied by:

1. a plan of the existing green infrastructure assets within and around the development site; and
2. a GI “proposal” demonstrating how GI has been incorporated into the scheme in order to increase function and improve connectivity of GI assets including links to existing the local and strategic networks.

3 Developers will be required to address GI in any submitted site Masterplan which as a minimum fulfils the requirements of clauses 1) and 2) above.

[…]

**POLICY CP9: Affordable Housing**

[…]

**POLICY CP10: Housing Mix**

[…]

**POLICY H7: Housing Accessibility**

[…]

**POLICY LCR1: Safeguarding Local Community Facilities**

Development involving the loss of land and/or building(s) valued as a community facility will only be permitted provided:

1. there is adequate existing local provision of facilities of equivalent community value; or

2. alternative facilities of equivalent local community value will be provided in the locality; or

3. the proposed loss is an integral part of changes by a public service provider which will improve the overall quality or accessibility of public services in the locality.

[…]

**POLICY LCR2: New or Replacement Community Facilities**

1. Outside the scope Policy RA3 and Policy CR4, development of new or replacement community facilities will be permitted provided the proposal is within or well related to the settlement, or in the case of existing facilities outside such settlements, they are well related to existing buildings and accessible by sustainable transport modes.

2. Where the existing local provision of community facilities is inadequate to meet projected needs arising from new development additional provision will be sought to meet any identified shortfall. This provision may be in the form of on-site provision or the enhancement/ improved access to existing facilities.

[…]

**POLICY LCR5: Safeguarding Existing Sport & Recreational Facilities**

Development involving the loss of open space (amenity green space, parks and recreation grounds, outdoor sports space, outdoor sports space, play space for children and youth, accessible natural green space), land and buildings of value for sports and recreation as shown on the Policies Map, will only be permitted provided it can be demonstrated:

1. is a surplus of similar facilities in the area and that the loss would not adversely affect the existing and potential recreational needs of the local population, making allowance for the likely demand generated by allocations in this area; or

2. the proposed development only affects land which is incapable of being used for sport and recreation; or

3. suitable replacement facilities of at least equivalent quality, quantity and community value are provided in locations accessible by sustainable transport modes; or

4. the proposed development is for an indoor or outdoor sports facility with at least equal benefit to the development of sport and community access to sport to outweigh the loss of the existing or former recreational use, and

5. in the case of open space, it is not critical component of eco/ green infrastructure network and any redevelopment improves habitat connectivity

**POLICY LCR6: New and Replacement Sports and Recreational Facilities**

1. New or replacement sport and recreational facilities, or improvements and extensions to existing facilities, will be permitted within or adjoining a town or settlement, provided:

1. it complements the existing pattern of recreational facilities
2. it is accessible by sustainable transport modes

2. New or replacement sport or recreational facilities elsewhere will only be permitted where:

1. the proposal, either by itself or together with other existing and/or proposed recreational facilities, does not have an unacceptable impact on landscape character or areas of ecological interest; and
2. the re-use or adaptation of existing buildings is not practical or viable, and they are of a scale appropriate to the location and recreational use; and
3. if an ancillary facility is proposed, it is well-related to the attraction it serves.

3. In all cases:

1. the proposal would not give rise to significant adverse environmental conditions including the impact of air, noise, water quality and light pollution and be detrimental to public safety and the amenities of local residents; and
2. vehicle access and on-site vehicle parking would be provided to an appropriate standard; and
3. adequate access to and between the facilities would be provided for people with disabilities.

Where new development generates a need for additional recreational open space and facilities which cannot be met on-site or by existing provision, the developer will be required to either provide for, or to contribute to the provision of accessible sport and recreational open space and/or facilities to meet the need arising from the new development in accordance with the standards set out in the Green Space Strategy, and Planning Obligations SPD or successor documents

[…]

**POLICY LCR7: Recreational Development Proposals Affecting Waterways**

Development proposals for the recreational use of waterways and water areas will be permitted provided:

1 there is an overriding need for a waterside location

2 they are compatible with established recreational activities

3 they would not have an unacceptable impact on landscape character, nature conservation interests, amenity value of the area, safety or the highway interests

[…]

**POLICY ED1A: Office Development**

[…]

**POLICY CP12: Centres and Retailing**

**POLICY CR1: Sequential Test**

**POLICY CR2: Impact Assessments**

[…]

**POLICY ST1: Promoting Sustainable Travel**

In order to ensure delivery of well-connected places accessible by sustainable means of transport, planning permission will be permitted provided the following principles are addressed:

1. reduce the growth and the overall level of traffic and congestion by measures which encourage movement by public transport, bicycle and on foot, including traffic management and assisting the integration of all forms of transport;

2. reduce dependency on the private car;

3. give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;

4. provide and enhance facilities for pedestrians, cyclists and the mobility impaired including segregated provision that is fit for purpose;

5. safeguard, enhance and extend the network of public rights of way and cycle routes;

6. reduce the adverse impact of all forms of travel on the natural and built environment;

7. ensure development does not prejudice the efficient functioning and acceptable development of the railway network;

8. promote the use of car clubs and electric cars;

9. ensure access to high quality public transport facilities is achieved by improving existing and providing new public transport facilities which would increase the proportion of journeys made by public transport;

10. support and promote measures which reduce the levels of traffic pollution in the interests of improving health and quality of life and reducing harmful impacts on the built and natural environment; and

11. schemes should safeguard affected heritage assets and the historic environment.

[…]

**POLICY ST2A: Recreational Routes**

1. Development which adversely affects the recreational and amenity value of, or access to, public rights of way and other publicly accessible routes for walking, cycling and riding will not be permitted, unless any harm can be successfully mitigated.

2. A development proposal affecting a publicly accessible recreational route will be expected to maintain and/or incorporate the route within the scheme and, depending on the location, the Council will seek to negotiate the provision of additional linkages between urban areas and the wider countryside, open spaces and the River or Canal.

3. Development that adversely impacts on the established cycle routes shown on the Policies Map will not be permitted, unless any harm can be successfully mitigated.

**POLICY ST3: Transport Infrastructure**

Within the context of Core Strategy Policy CP6(1) the development of transport infrastructure will only be permitted provided that the following requirements have been met:

1. There is no unacceptable impact on heritage and environmental assets and amenity including the World Heritage Site and its setting, Areas of Outstanding Natural Beauty and Natura 2000 sites (SACs/SPA);

2. The visual and functional impact of the scheme and any associated surface treatment, street furniture, signing, road markings, roadside verges and lighting upon the character of the area is minimised;

3. The impact of noise and other forms of pollution on surrounding land uses from traffic likely to be generated by the proposal is minimised;

4. The needs of pedestrians including those with impaired mobility, cyclists and horseriders are met;

5. The need for provision in appropriate cases of street furniture which aids security of premises without adversely affecting pedestrian circulation;

6. The environmental benefits to be secured through implementation of the scheme and any additional traffic management or calming measures needed to maximise those benefits should be clearly articulated;

[…]

**POLICY ST7: Transport Requirements for Managing Development**

1. Development will be permitted providing the following provisions are met:

1. highway safety is not prejudiced;
2. safe and convenient access to and within the site for pedestrians, cyclists and those with a mobility impairment is provided or enhanced;
3. suitable vehicular access;
4. no introduction of traffic of excessive volume, size or weight onto an unsuitable road system or into an environmentally sensitive area;
5. no traffic mitigation measures are required that would harm the historic or natural environment;
6. provision made for any improvements to the transport system required to render the development proposal acceptable;
7. secure and accessible cycle storage facilities.

 […]

***4. Parking***

1. An appropriate level of on-site servicing and vehicle parking and cycle parking should be provided in accordance with the parking standards as set out in Schedule 2 – Parking Standards and in Schedule 1 – Parking for Disabled people.
2. There should be no increase in on-street parking in the vicinity of the site which would affect highway safety and/or residential amenity.
3. To ensure that parking standards are applied using a flexible approach departures from the prescribed minimum and maximum parking standards are able to be sought where specific circumstances can be demonstrated. Any reduction in minimum residential parking standards will require the completion of an accessibility assessment which will form the basis for any discount from the prescribed standard.