

Local Plan Options Document 2025

Appendices and Glossary

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Appendix 1: Policies retained from Local Plan Partial Update, Placemaking Plan and Core Strategy

In the spring 2024 options document we listed in Appendix 1 those adopted policies it was proposed not to update through this Local Plan, primarily because they had been recently amended through the Local Plan partial Update adopted in 2023. However, given changes to national policy (NPPF) in late 2024; associated amendments to Planning Practice Guidance (PPG); potential further updates to national policy, proposed National Development Management Policies and comments received in respect of the spring 2024 options document, all relevant policies within the adopted Local Plan will be reviewed and may need to be amended as we progress towards the submission version of the Local Plan. Therefore, Appendix 1 that was included in the 2024 options document should now be disregarded.

Within the above context the proposed Development Management policy framework will next be set out in the pre-submission Draft Local Plan in 2026.

Appendices 2 – 4:

Previous spring 2024 Appendices 2 (Proposed Safeguarded Strategic and Locally Significant Industrial Sites; 3 (Proposed Changes to District and Local Centre Designations); and 4 (Proposed Local Green Spaces

Appendices 2, 3 and 4 that were presented and consulted upon as part of the spring 2024 options document do not need to be re-presented in this reset Local Plan options document. The comments received as part of the 2024 consultation will be carefully considered, alongside changes to national policy, in preparing the Draft Local Plan.

Appendix 5: Glossary

A comprehensive glossary of planning terms can be viewed here:

<https://www.planningportal.co.uk/services/help/glossary/>

The National Planning Policy Framework (NPPF) also has a glossary listed in Annex 2 and can be found from page 70 here:

https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

Term	Definition
Active Frontage	Making frontages 'active' adds interest, life and vitality to the public realm. This includes frequent doors and windows, with few blank walls, articulation of facades with projections such as bays and porches incorporated, providing a welcoming feel, and on occasion, lively internal uses visible from the outside, or spilling onto the street.
Active Ground Floor Use	Active ground floor uses are generally considered uses that attract pedestrian activity and provide direct access to the public, for example shops, restaurants, cafes, bars, travel agencies, banks are active uses. Residential uses and offices would not normally be considered as active uses for ground floors (but could contribute to the active frontage by having a front door to a residential or office use on upper floors)
Active Travel	Active Travel refers to modes of travel that involve a level of physical activity. The term is often used interchangeably with walking and cycling, or "walking and wheeling", but active travel can also include trips made by wheelchair, mobility scooters, adapted cycles, e-cycles, scooters, cycle sharing schemes and horse riding.
Active Travel Masterplan	A strategic plan outlining measures to promote walking, cycling, and other forms of active travel within a locality.

Term	Definition
Affordable Housing (AH)	<i>Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the definitions set out in the National Planning Policy Framework - Social Rent; Other affordable housing for rent; Discounted market sales housing; or, Other affordable routes to home ownership.</i> See the full definition in the NPPF Glossary linked here.
Agricultural Land Classification (ALC)	There are five grades of agricultural land, with Grade 3 subdivided into 3a and 3b. The best and most versatile land is defined as Grades 1, 2 and 3a. Planning policies and decisions should take account of the economic and other benefits of the best and most versatile agricultural land. (PPG)
Air Quality Management Area (AQMA)	An area where levels of pollution and air quality might not meet national air quality objectives.
Ancient Woodland	Defined in the NPPF as ‘An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS)’.
Article 4 Direction	A direction made under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 which withdraws permitted development rights granted by that Order. Article 4 directions are issued by local planning authorities.
Bath and North East Somerset (B&NES) Council	Bath and North East Somerset (B&NES) Council is the unitary local authority responsible for providing public services for the district.
Bath Riverside Innovation Quarter (BRIQ)	A designated area in Bath focused on regeneration, innovation, and mixed-use development.
Bath’s Journey to Net Zero Plan (JTNZ)	The local authority’s roadmap for achieving net zero carbon emissions, including targets and actions for energy, transport, and development.

Term	Definition
Biodiversity	Biodiversity is the variety of life, which includes mammals, birds, fish, reptiles, amphibians, invertebrates, fungi and plants; and the woodlands, grasslands, rivers and seas on which they all depend, including the underlying geology
Biodiversity Net Gain (BNG)	Biodiversity net gain is an approach to development which means that habitats for wildlife must be left in a measurably better state than they were in before the development occurred.
BREEAM assessment	Evaluates the procurement, design, construction, and operation of a development against a range of targets based on performance benchmarks. It focuses on sustainable value across a range of categories: Energy, Land use and ecology. "BREEAM" stands for "Building Research Establishment Environmental Assessment Methodology." BREEAM accreditation is administered by its parent company, Building Research Establishment (BRE). It is the oldest method of assessing, rating, and certifying a building's environmental sustainability.
Bristol to Bath A4 Corridor	Land located along the A4 road between Bristol and Bath. Also known as the Bristol to Bath Strategic Corridor (BBSC).
Bristol to Bath Strategic Corridor (BBSC)	Land located along the A4 road between Bristol and Bath. Also known as the Bristol to Bath A4 Corridor.
Brownfield sites	Refer to Previously developed land
Build to Rent (BtR)	Purpose built housing that is typically 100% rented out.
Character Assessment	A study that describes the distinctive qualities and features of an area, used to inform planning and design decisions.
City Centre	Refer Town Centres
City Region Sustainable Transport Settlement (CRSTS)	A UK government capital funding program established in 2022, managed by the West of England Mayoral Combined Authority (WECA) to significantly improve public transport, cycling, walking and wheeling infrastructure across the region.

Term	Definition
Clean Air Zone (CAZ)	A city central area where there may be a charge to enter with certain commercial or high emission vehicles
Clean Power 2030 ambition	A UK governments plan to ensure the nation is supplied with 100% clean electricity by 2030.
Climate and Ecological Emergency	The formal declaration by Bath & North East Somerset Council recognising the urgent need to address climate change and ecological decline. This commits the council to accelerated action to achieve net zero carbon emissions by 2030, protect and restore nature, and embed climate and ecological considerations in all council policies and decisions. The declaration underpins the council's Climate Emergency Strategy 2019–2030 and Ecological Emergency Action Plan.
Co-living Schemes	Purpose-built residential schemes, that often comprise studio bedspaces with access to shared communal facilities.
Community facilities	A facility to be used by the community (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship).
Community Infrastructure Levy (CIL)	A levy that B&NES Council charges on new developments in the area. The money is used to support development by funding infrastructure.
Community Led Projects	Initiatives planned, developed, and managed by local communities, often addressing local needs or aspirations.
Compulsory Purchase Order	Compulsory purchase is a legal mechanism by which certain bodies (known as 'acquiring authorities') can acquire land without the consent of the owner. Compulsory purchase powers can support the delivery of a range of development, regeneration and infrastructure projects in the public interest.
Conservation Area	An area designated by a Local Planning Authority for preservation and enhancement due to the special architectural or historic interest of its buildings and their settings.
Convenience Retail	The provision of everyday essential goods that are purchased frequently, including food, newspapers, magazines, confectionary.

Term	Definition
Cultural Infrastructure	The physical places where culture is produced and consumed, including community and heritage assets, open spaces and public realm. It ranges from public squares, theatres, museums, libraries and creative workspaces to mixed use venues, such as community facilities, school halls and public houses.
Custom Build	Properties that meet the definition set out in the Self Build and Custom Housing Act 2015 (as amended). The Housing and Planning Act 2016 inserts the following definition into the Self and Custom Housebuilding Act: (A1) in this Act “self-build and custom housebuilding” means the building or completion by— (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals. (A2) But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.
Demand Responsive Transport (DRT)	Demand Responsive Transport is a flexible service that provides shared transport to communities. In the context of the West of England, this relates to the WESTLink public transport service, which operates within zones and on-demand, rather than on fixed routes with fixed time tables.
Department for Environment, Food & Rural Affairs (DEFRA)	UK government department overseeing environmental protection, food production, and rural affairs.
Department for Transport (DfT)	UK government department responsible for transport policy, infrastructure, and regulation.
Department for Transport’s Connectivity Tool	Tool to help built environment professionals to understand how sustainably located a place is and the transport interventions needed to support it. (Gov website)
Designated Landscapes	Areas given special protection for their natural beauty or cultural significance, e.g., National Parks, National Landscapes (formerly AONBs).

Term	Definition
Development	The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material changes in the use of any building or other land. (Town and Country Planning Act (1990) Part III Section 55).
Development Management	That part of the planning process that deals with planning applications.
Development Plan	Our Development Plan is made up of a series of documents that are the starting point for all local Planning decisions. They comprise B&NES-specific plans (The Core Strategy, Placemaking Plan and Local Plan Partial Update (LPPU)), joint regional plans which cover the West of England region, and more local documents created by individual parishes (Neighbourhood Plans)
District Centre	Refer to Town Centres Generally considered to mean Groups of shops, separate from the town centre, usually containing at least one food supermarket or superstore, and non-retail services such as banks, building societies and restaurants
District Network Operator	a company licensed to own and operate the electricity distribution network in a specific geographical region, delivering power from the high-voltage national grid to homes and businesses via underground cables and overhead power lines.
Domestic Minimum Energy Efficiency Standard (MEES)	MEES Regulations set a minimum energy efficiency level for domestic private rented properties. Requires landlords of private rented domestic properties and buildings to ensure the property has an Energy Performance Certificate rating of E or above.
Doughnut Economics Model	A framework for sustainable development that aims to meet the needs of all people within the means of the planet.
Draft Local Plan	A preliminary version of a local authority's statutory development plan, subject to consultation before adoption.

Term	Definition
Duty-to-Cooperate	A legal requirement on local planning authorities to engage with other relevant authorities and bodies constructively, actively and on an ongoing basis for strategic planning matters.
Early years	the provision of childcare (including education) for a young child, meaning a child from birth to the September after the child turns 5. (NPPF definition)
Economic Development Needs Assessment	A study to determine the demand for employment land, business premises, and economic growth in an area.
Energy Performance Certificate (EPC)	An assessment of how energy efficient a building is.
Environment Act 2021	UK legislation setting out environmental targets, governance, and protections, including biodiversity and air quality.
Extra Care Housing (ECH)	Purpose-built homes, normally groups of flats, for residents who have, or expect in the future to have, care needs. ECH developments normally have a care team and several communal facilities on site
Fuller's Earth	A type of clay historically mined for use in filtering and cleaning, sometimes relevant in land use planning due to mineral extraction.
Future Economic Needs Assessment (FENA)	A forward-looking study assessing future requirements for economic development and employment land.
Great Western Railway (GWR)	A major train operating company providing rail services in the South West of England and Wales.
Green and Blue Infrastructure	A network of multi-functional green and blue spaces and other natural features, urban and rural, which can deliver a wide range of environmental, economic, health and wellbeing benefits for nature, climate, and communities.

Term	Definition
Green Belt	Areas of land where development is particularly tightly controlled. The purposes of Green Belt are to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration by encouraging the recycling of derelict and other urban land.
Green Infrastructure	A network of multi-functional green and blue spaces and other natural features, urban and rural, which can deliver a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity
Green Infrastructure Framework	A strategic approach to planning and managing networks of green spaces and natural features for environmental and community benefit.
Greener Places Green Infrastructure Framework	Guidance or strategy for integrating green infrastructure into new developments and urban areas.
Greenfield Land	Land (or a defined site) usually farmland, that has not previously been developed. This should not be confused with Green Belt, which is a specific designation.
Grey belt	Grey belt is defined in the NPPF as 'land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development'.
Gross External Area (GEA)	The total area of a building measured externally, taking each floor into account and including perimeter wall thickness and external projections.

Term	Definition
Gross Internal Area (GIA)	Broadly speaking the whole enclosed area of a building within the external walls taking each floor into account and excluding the thickness of the external walls.
Growth Zone	An area identified for significant development and investment, often with relaxed planning controls to encourage growth.
Gypsies and Travellers Accommodation Assessment (GTAA)	A study conducted by the council with the main objective of providing a robust assessment of current and future needs for Gypsy, Traveller and Travelling Showpeople accommodation in the district.
Habitats Regulation Assessment (HRA)	A mandatory process, undertaken in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) , which evaluates if a plan or project proposal could significantly harm protected European sites for nature conservation.
Health and Wellbeing Strategy (2023)	A plan to improve public health and wellbeing, setting priorities and actions for the community.
Health Impact Assessment (HIA)	A practical tool which is used to assess the potential health impacts of a policy, programme or project on a population. HIAs are used to maximise positive health effects and minimise and mitigate any possible negative health impacts. A HIA helps decision-makers in local authorities and other stakeholders make choices and actions to prevent ill health, promote good health and reduce health inequalities.
Heat Networks	Systems that distribute heat or cooling from a central source or sources and deliver it to multiple properties in a building or to multiple buildings.
Heritage Action Zone (HAZ)	High Streets Heritage Action Zone programme, which is being delivered by Historic England, will unlock the potential of more than 60 high streets across England, fuelling economic, social and cultural recovery.

Term	Definition
Heritage Assets	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Designated heritage assets include A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation. Also refer to 'non-designated heritage asset'.
Heritage Impact Assessment (HIA)	A document that outlines the historic or archaeological significance of a building or landscape within its wider setting. It includes an outline of any proposed works, an assessment of their impact on the building or landscape and a mitigation strategy.
House in multiple occupation (HMO)	A house in multiple occupation (HMO) is a property rented out by at least 3 people who are not from 1 'household' (for example a family) but share facilities like the bathroom and kitchen. It's sometimes called a 'house share'.
Housing and Economic Land Availability Assessment (HELAA)	The HELAA is a technical document that helps to identify a supply of potentially suitable sites for housing or economic use and is used to inform planning policies. It is not a decision-making document and the inclusion of sites in a HELAA should not be seen as an intention to allocate these sites for development, or that planning permission will be granted.
Housing Development Boundary (HDB)	The boundary which defines that part of certain settlements within which the principle of residential development will usually be acceptable subject to compliance with policies in the Development Plan and other material considerations.
Infrastructure	Facilities, services, and installations needed for the functioning of a community, such as transportation and communications systems, water and power lines, and public institutions including schools and hospitals.
Joint Waste Core Strategy (JWCS)	A collaborative plan between authorities for managing waste, including policies for disposal, recycling, and recovery.

Term	Definition
Landscape Sensitivity Assessment (LSA)	A strategic tool used to show how resilient a landscape might be to change. It can inform a plan, policy, or strategy for land use change on development, such as the location of new renewable energy or housing.
Landscape Setting Area	A defined area contributing to the setting and character of a settlement or feature, often protected in planning policy.
Levelling-Up and Regeneration Act 2023	UK legislation aimed at reducing regional inequalities and reforming planning and regeneration processes.
Listed Building	Listed buildings are buildings of special architectural or historic interest with legal protection.
Liveable Neighbourhoods	Residential areas in cities and towns are often used by through-traffic, which creates noise, pollution and hazards. By reducing the dominance of vehicles, Liveable Neighbourhoods reconsider how street space is reallocated, creating healthier outdoor spaces for everyone to share, as well as vibrant places where people want to dwell and spend money. Liveable Neighbourhoods reduce car dependency by transforming streets into safer, more attractive spaces where every day needs can be met locally and where people travelling actively and by public transport are prioritised.
Local Area Energy Plan	Local Area Energy Plans translate Net Zero targets into local energy system action. It sets out strategies for decarbonising the local area's energy system, covering areas such as electricity, heat and transport.
Local Centre	Refer Town Centre Generally considered to mean a small grouping usually comprising a convenience store, a sub-post office and occasionally a pharmacy, a hairdresser and other small shops of a local nature.
Local Development Order (LDO)	Local Development Orders are made by local planning authorities and give a grant of planning permission to specific types of development within a defined area. They streamline the planning process by removing the need for developers to make a planning application to a local planning authority. They create certainty and save time and money for those involved in the planning process.

Term	Definition
Local Green Space (LGS)	Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.
Local Housing Allowance (LHA)	Rates are used to calculate Housing Benefit for tenants renting from private landlords.
Local Housing Needs Assessment (LHNA)	A study to determine the type and quantity of housing needed in an area, including affordable and specialist housing.
Local Nature Recovery Strategies (LNRS)	An England-wide system of spatial strategies that will establish priorities and map proposals for specific actions to drive nature's recovery and provide wider environmental benefits.
Local Nature Reserve	A site designated by a local authority for the protection and enjoyment of wildlife and natural habitats.
Local Plan	Defined in the NPPF as "A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community, under the Town and Country Planning (Local Planning) (England) Regulations 2012. A local plan can consist of either strategic or nonstrategic policies, or a combination of the two".
Local Planning Authority (LPA)	As a local planning authority, Bath and North East Somerset Council, is the local government body that is empowered by law to exercise urban planning functions within the council's boundary area.
Low Impact Farming (LIF)	LIF developments are typically small-scale, land-based enterprises that integrate food production, biodiversity enhancement, renewable energy, and low-carbon living. They are often located in rural areas where conventional development would not normally be permitted, but where the land-based nature of the activity justifies a different planning approach.
Main town centre uses	See NPPF definition linked here

Term	Definition
Micromobility	There is no fixed definition of micromobility, but it is generally used as a term to define types of vehicles that are small (or under a certain weight). For example, some commentators define micromobility as a vehicle under 500kg. Examples include bicycles and scooters. Most vehicles that fit into the micromobility definition are designed to carry a single person, however others, for example cargo cycles can carry multiple people or goods. It can include motor powered or assisted modes such as e-bikes or e-scooters, as well as self-propelled vehicles such as bicycles or skateboards.
Mitigation	Extra measures that may be necessary to lessen any harmful impacts of a development. These might include things which limit noise or light pollution, or compensate for environment loss.
Mobility Hub	Mobility hubs are spaces where public, shared and active travel modes are co-located alongside improvements to the public realm. They enable travellers to make smooth and safe transfers between different modes, swapping private cars for shared vehicles, bikes, buses, trains, scooters or walking.
Modal Filter	A modal filter is any measure, at a single point in a road, that allows the passage of some modes of transport but not others. One common type of modal filter allows walking, cycling and emergency vehicles to pass through, but stops other types of motor traffic at that point. Types of modal filter include a bollard, planter, gate, banned turns, cycleway filter, bus gate and cameras / enforcement. Modal filters offer the opportunity to significantly enhance the quality of the walking and cycling environment on both the street that is being filtered and adjacent roads.
National Cycle Network (NCN)	The National Cycle Network is a UK-wide network of signed paths and routes for walking, wheeling, cycling and exploring outdoors.

Term	Definition
National Development Management Policies (NDMP)	Note: National Development Management Policies (NDMP) were legislated by the Levelling Up and Regeneration Act, but were never brought into force and are still under consideration. There remains uncertainty around the scope and preparation timescales for NDMPs. NDMPs would set out consistent policies on key planning issues, such as design, heritage, flood risk and infrastructure. Their legislation would give them equal force to local plan policies in development management decisions across England, but where there is conflict, NDMPs would carry more weight. The aim of NDMPs would be to streamline planning decisions, reduce duplication and support national priorities while maintaining clarity and consistency.
National Landscapes	Formally known as AONBs or Areas of Outstanding Natural Beauty, National Landscape designations have the highest degree of landscape protection.
National Planning Policy for Waste	A policy framework that guides local planning authorities in England to deliver sustainable waste management.
National Planning Policy Framework (NPPF)	A framework which sets out the Government's planning policies for England and how these are expected to be applied.
Nationally Described Space Standard (NDSS)	The national minimum space standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the gross internal floor area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height. However, these can only be applied where there is a local plan policy based on evidenced local need and where the viability of the development is not compromised.
Neighbourhood Plan	A community-led planning document setting out policies for development and land use in a local area.

Term	Definition
Non-designated Heritage Asset	Non-designated heritage assets, also known as ‘local heritage assets’ are ‘buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets. See the Planning Practice Guidance for more information.
Non-strategic Site	A site not identified as having strategic importance in the local plan, typically smaller or locally significant.
Outstanding Universal Value (OUV)	Sites are inscribed on the World Heritage List by United Nations Educational, Scientific and Cultural Organization (UNESCO) because they are considered to demonstrate Outstanding Universal Value (OUV). Outstanding Universal Value is described in Paragraph 49 of the Operational Guidelines as: ‘cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity. As such, the permanent protection of this heritage is of the highest importance to the international community as a whole’.
Permitted Development Rights	Rights allowing certain types of development without the need for planning permission, as set out in national legislation.
Place Based Strategies	Approaches to planning and development that focus on the unique characteristics and needs of specific places or communities.
Planning Inspector	The Government body responsible for providing independent inspectors for planning inquiries and for examinations of development plan documents.
Planning Policy for Traveller Sites (PPTS)	National policy guidance for the provision and management of sites for Gypsies, Travellers, and Travelling Showpeople.

Term	Definition
Planning Practice Guidance (PPG)	This online Government guidance provides a link between the National Planning Policy Framework and relevant planning practice guidance, as well as between different categories of guidance
Policies Map	A map illustrating the policies and proposals within a Local Plan.
Previously Developed Land	Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. See NPPF for exclusions.
Primary Shopping Area	Designated area where retail development is concentrated (within a Town Centre).
Priority Habitats	Habitats identified as being of particular importance for biodiversity, often protected or targeted for conservation.
Public Right of Way (PROW)	A public right of way is a right by which the public can pass along linear routes over land at all times. Although the land may be owned by a private individual, the public have a legal right across that land along a specific route.
Purpose Built Student Accommodation (PBSA)	Accommodation built, or converted, with the specific intention of being occupied by students.
Quiet Lane	Quiet Lanes are defined as minor rural roads or networks of minor rural roads appropriate for shared use by walkers, cyclists, horse riders and other vehicles.
Ramsar Site	Wetlands of international importance, designated under the 1971 Ramsar Convention.
Regionally Important Geological Site (RIGS)	A non-statutory regionally important geological or geomorphological site (relating to rocks, the Earth's structure and landform).

Term	Definition
Renewable Energy Development	Projects or installations generating energy from renewable sources, such as solar, wind, or biomass.
Renewable Energy Resource Assessment Study (RERAS)	An evidence base study that assesses the technical potential for renewable, low and zero carbon energy technologies at different scales and in different locations.
Retrofitting	Making refurbishments or changes to a property after its construction; often retrofitting is for the purpose of becoming more energy efficient
Rural Exception Site	Small sites used for affordable housing in perpetuity, where sites would not normally be used for housing
Scheduled Ancient Monument	A scheduled monument is a nationally important and protected archaeological site or historic building.
Site Allocation Policies	Policies in a local plan that allocate specific sites for development, such as housing, employment, or infrastructure.
Site of Nature Conservation Interest (SNCI)	A locally designated site recognised for its wildlife and biodiversity value. SNCIs are identified by local authorities or wildlife organisations and are protected through local planning policies, but do not have statutory protection like Sites of Special Scientific Interest (SSSI).
Sites of Specific Scientific Interest (SSSI)	A conservation designation of national importance, identifying the country's very best wildlife and geological sites.
Solar Photovoltaic Panel (Solar PV)	A renewable energy technology that uses photovoltaic panels cells to convert sunlight into electricity.
Somer Valley Enterprise Zone (SVEZ)	A designated area in the Somer Valley for business growth and investment
Somer Valley Links (SVL) Project	A transport or infrastructure project aimed at improving connectivity in the Somer Valley area.
Spatial Strategy	The overarching approach to the distribution of development and land use across an area, set out in the local plan.

Term	Definition
Special Area of Conservation (SAC)	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
Special Protection Area (SPA)	Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
Statement of Community Involvement (SCI)	This sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions.
Strategic Flood Risk Assessment (SFRA)	The SFRA is a high-level assessment of the flood risk and provides essential information for the allocation of land for development and the control of development to limit flood risk to people and property where possible and manage it elsewhere.
Strategic Sites	Sites that have been identified as having strategic importance in implementing the local plan.
Sui generis	In a class by itself or unique. Certain uses do not fall within any use class and are considered 'sui generis', such as betting offices/shops, theatres, houses in multiple occupation, scrap yards, petrol filling stations and retail warehouse clubs.
Supplementary Planning Document (SPD)	Supporting document providing further guidance on specific policy topic areas.
Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA)	A systematic and iterative appraisal process, incorporating the requirements of the Strategic Environmental Assessment Directive. The purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a local development document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable development.

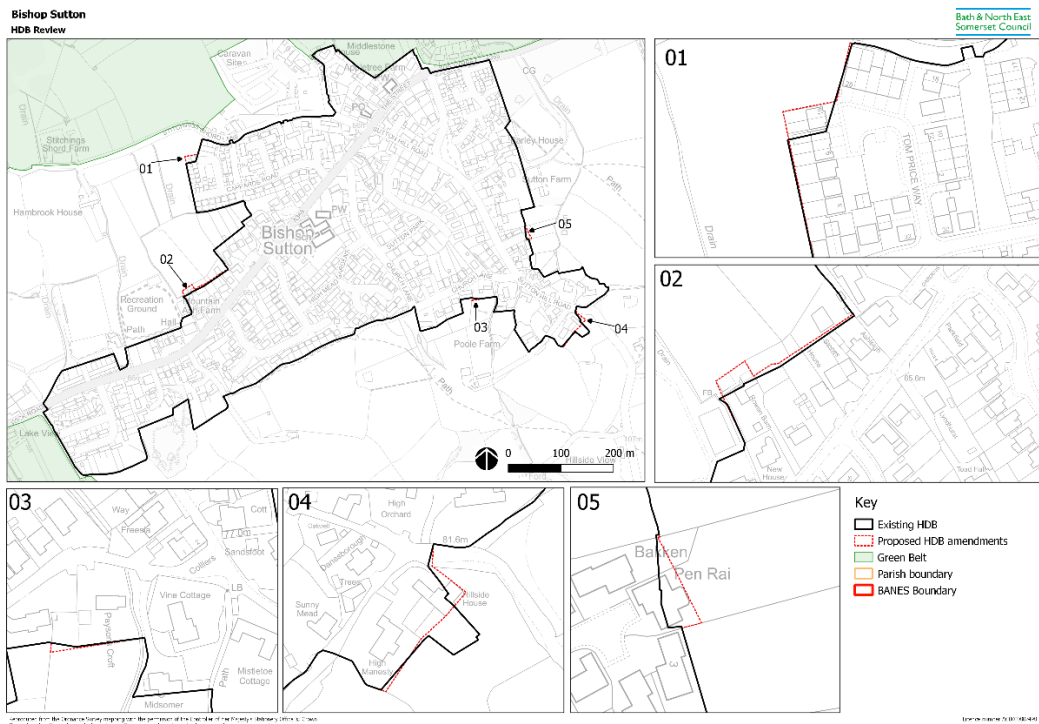
Term	Definition
Sustainable Transport	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.
Sustainable Urban Drainage Systems (SuDS)	SuDS re-create the benefits of natural drainage systems and collect, store, slow and treat the quality of surface water to mitigate the impacts of development on run-off rates, volumes and quality. SuDS also have multiple benefits, such as enhancing biodiversity and creating amenity space with health and well-being benefits.
Sustrans National Cycle Network (NCN)	A UK-wide network of signed cycling and walking routes managed by Sustrans.
Town centre	See NPPF definition linked here Definitions set by the NPPF for planning purposes are: Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres, but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.
Transport Assessment	A comprehensive and systematic process that considers and sets out transport issues relating to a proposed development, in the context of the vision for the scheme. It identifies measures required to support alternatives to the car such as walking, cycling and public transport, and to promote accessibility and safety, together with measures that will be needed to deal with the anticipated transport impacts of the development. (NPPF definition)
Transport Strategy/ Local Transport Strategy (LTS)	Local Transport Strategies (LTS) look at the transport needs of an area and set an approach to delivering those needs through short, medium and long-term transport interventions.
Tree Canopy Cover	The layer of leaves, branches, and tree stems that cover the ground when viewed from above.

Term	Definition
Tree Preservation Order (TPO)	A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. A preserved tree may not be topped, lopped, or felled without the consent of the local planning authority.
UK Shared Prosperity Fund (UKSPF)	A UK government funding programme supporting local economic growth and regeneration.
UNESCO World Heritage Site	A site recognised by UNESCO for its cultural or natural significance, protected under international convention.
Urban Greening Factor (UGF)	The Urban Greening Factor (UGF) is a planning tool to improve the provision of Green Infrastructure (GI) and increase the level of greening in urban environments.
Viability	A development is considered viable if, after taking account of all costs (e.g. policy requirements, regulatory costs and the cost and availability of development finance) the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to persuade the landowner to sell the land for the development proposed.
Waste Management Plan for England (2021)	The national strategy for managing waste, including targets for reduction, recycling, and disposal.
West of England Combined Mayoral Authority (WECA)	WECA is made up of three of the councils in the West of England sub-region – Bath & North East Somerset, Bristol and South Gloucestershire.
West of England Growth Strategy	A regional plan for economic growth, infrastructure, and development in the West of England.
Wheeling	An equivalent alternative to foot/pedestrian-based mobility. It includes wheeled mobilities such as manual, self- or assistant-propelled wheelchairs, including wheelchairs with power attachments or all-terrain attachments (such as the “Freewheel”), powered wheelchairs, mobility scooters (three and four-wheeled) and rollators, as well as Disabled people using cycles at walking speed.

Term	Definition
Wildlife corridor	Strips of land (for example, along a hedgerow) conserved and managed for wildlife, usually linking more extensive wildlife habitats.
Windfall Sites	Sites that have not been specifically identified as available in the Local Plan process.
World Heritage Site (WHS)	World Heritage Sites are places of cultural or natural significance which are of importance to all the global community and designated by the World Heritage Convention (an organisation of UNESCO). The City of Bath is exceptional in having two UNESCO inscriptions. In 1987 it was inscribed for its Hot Springs, Roman archaeology, Georgian buildings and natural landscape setting. In 2021 a second inscription was received as one of the Great Spa Towns of Europe.
Written Ministerial Statements (WMS)	Written Ministerial Statements are a function of Parliament which has responsibility for administering the town and country planning system in England. Written Ministerial Statements often accompany significant announcements being made by government on a change of policy or legislation affecting the planning system

Appendix 6: Draft Housing Development Boundaries following review

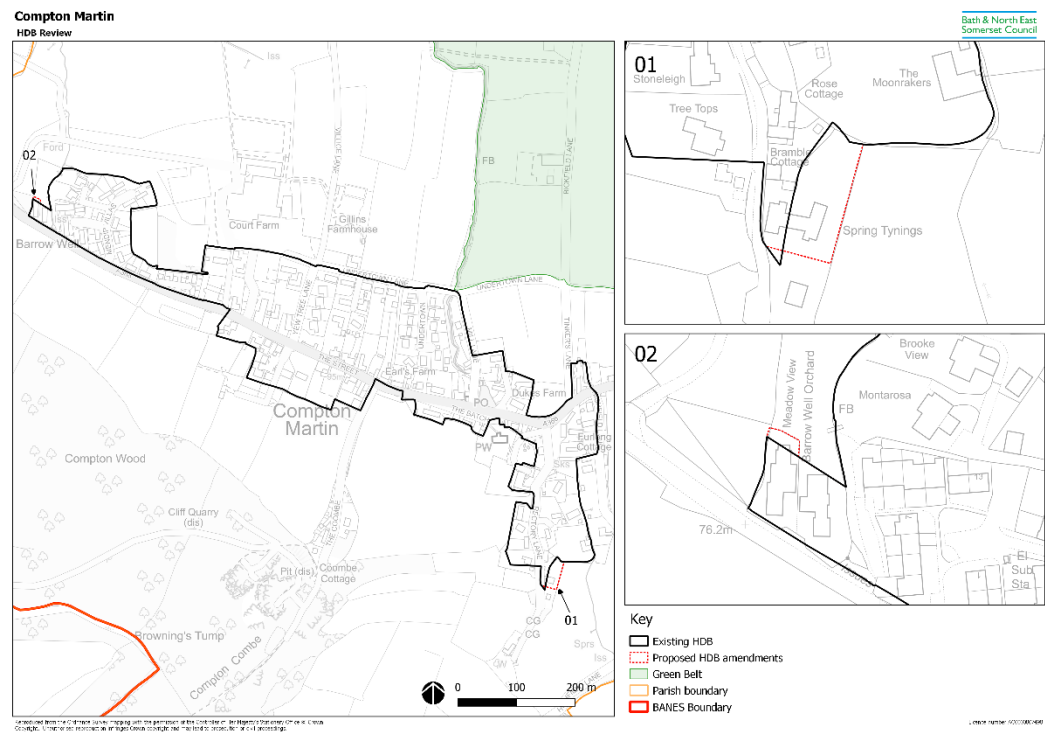
Bishop Sutton



Camerton



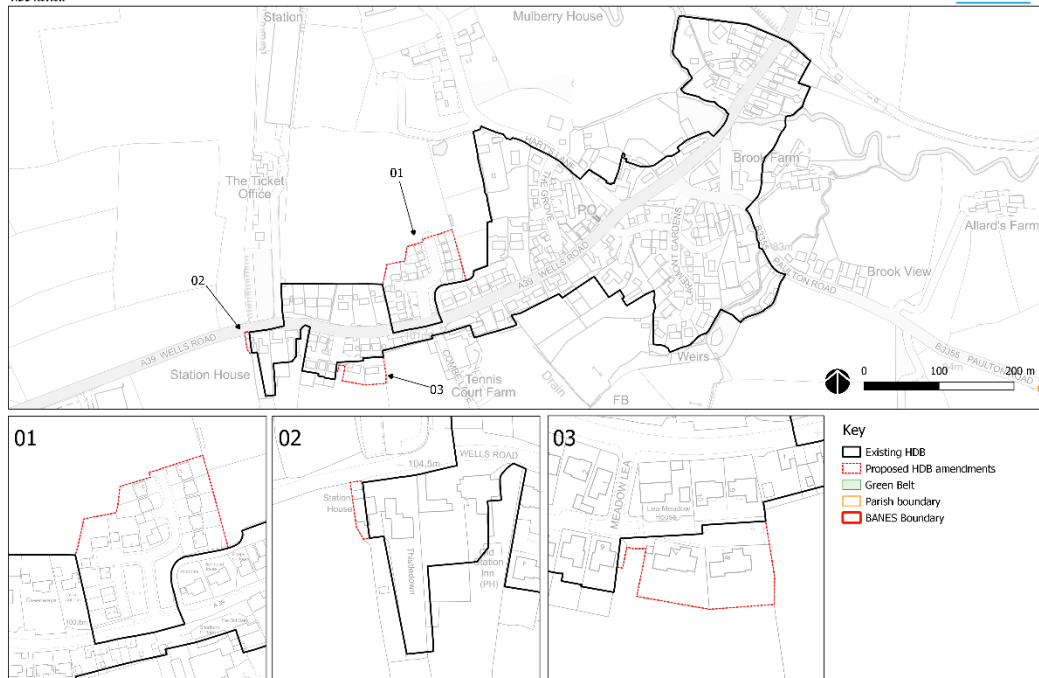
Compton Martin



Hallatrow

Hallatrow
HDB Review

Bath & North East
Somerset Council



Hinton Blewett

Hinton Blewett
HDB Review

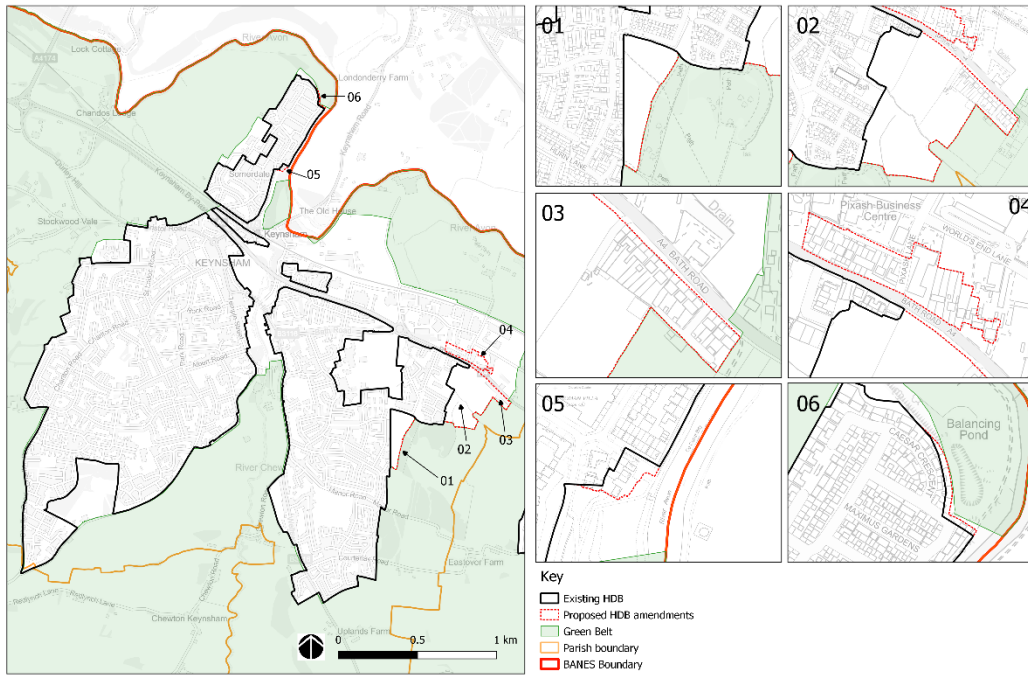
Bath & North East
Somerset Council



Keynsham

Keynsham
HDB Review

Bath & North East
Somerset Council



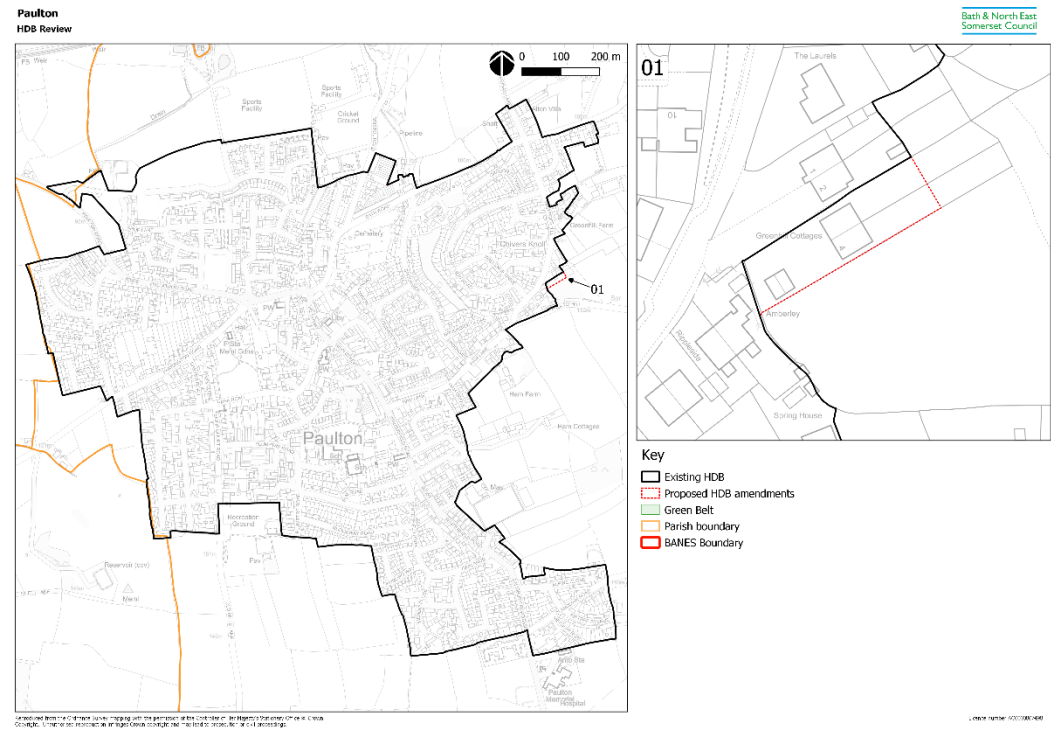
Midsomer Norton

Midsomer Norton

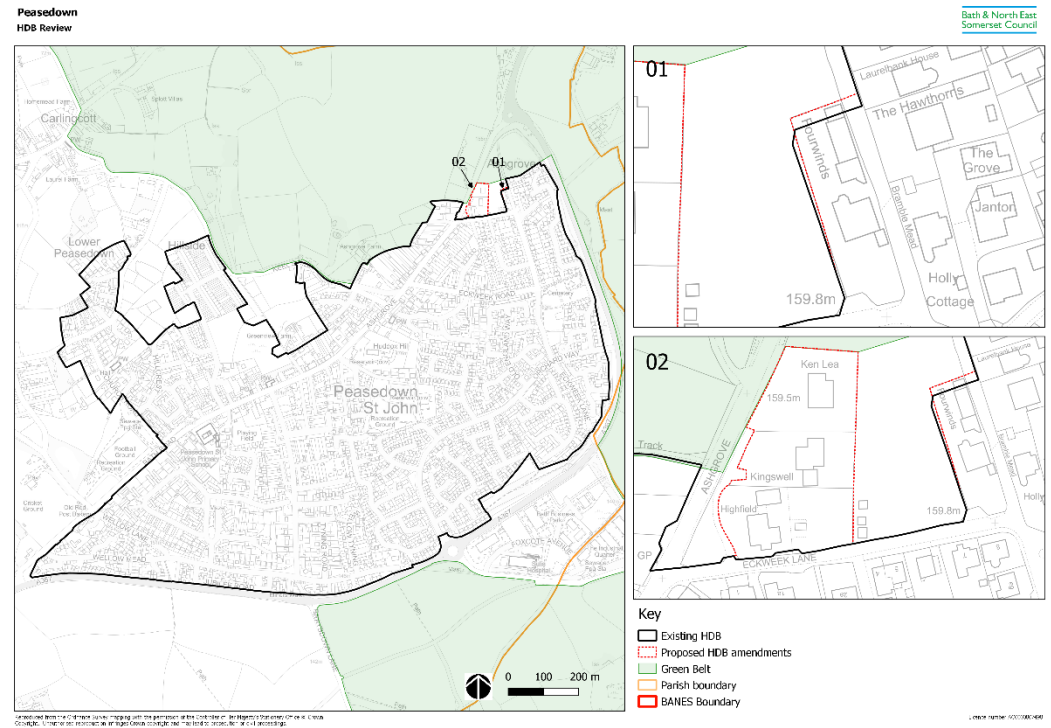
Bath & North East
Somerset Council



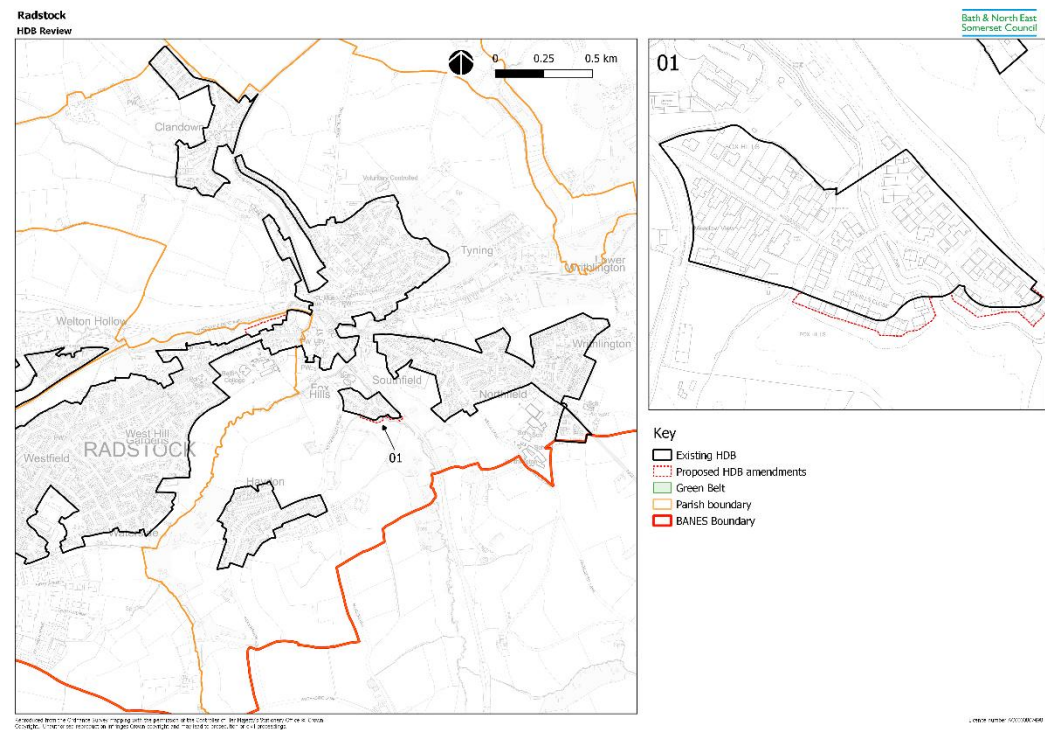
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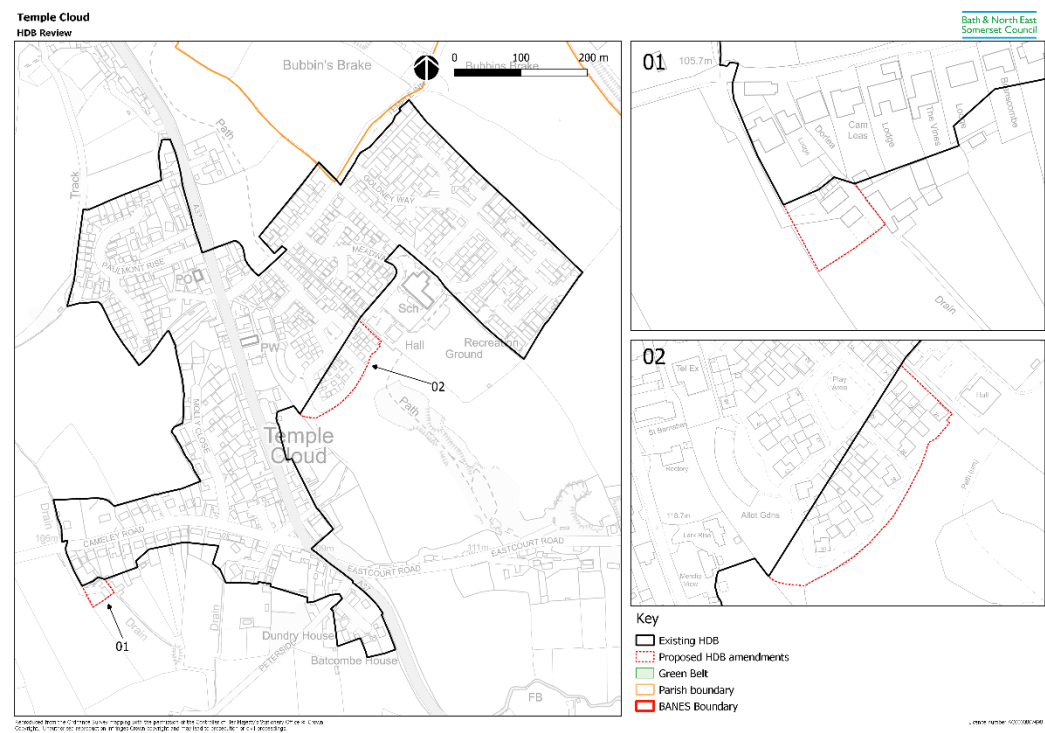
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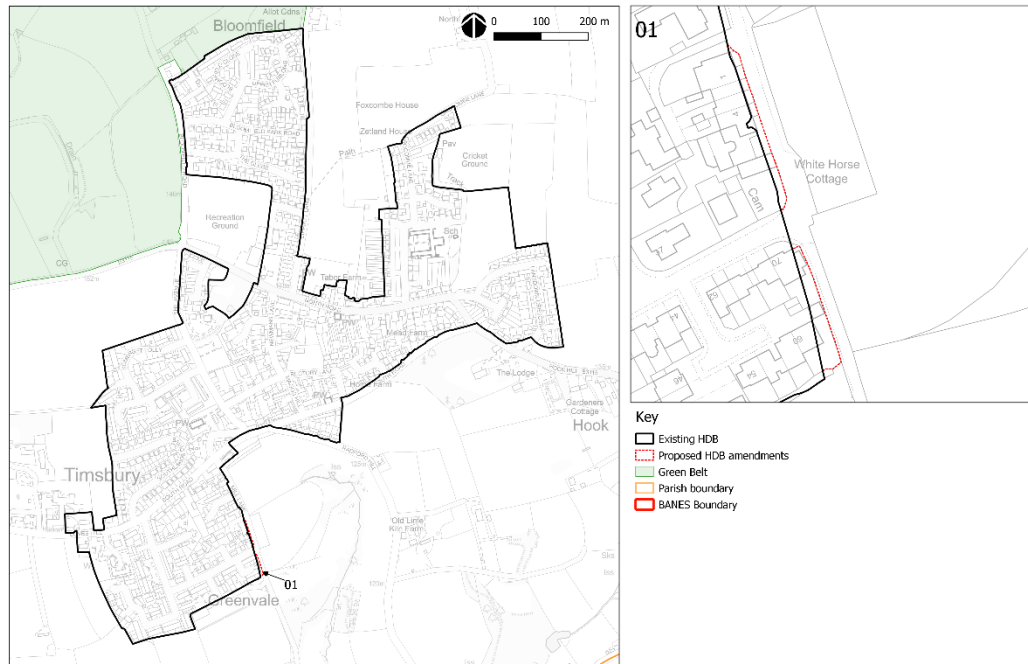
Temple Cloud



Timsbury

Timsbury
HDB Review

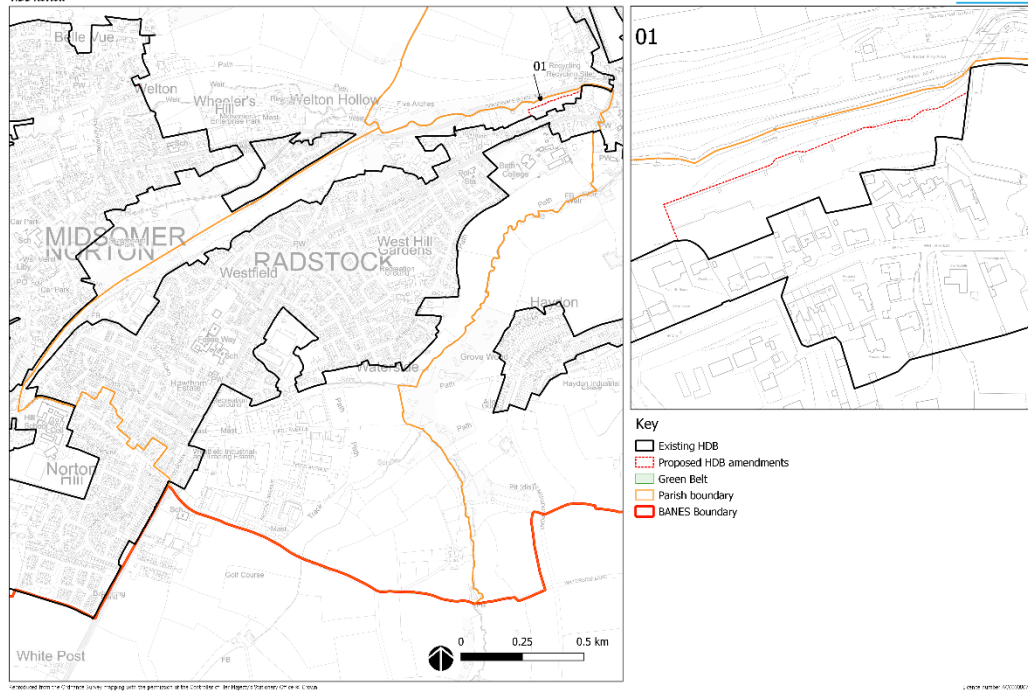
**Bath & North East
Somerset Council**



Westfield

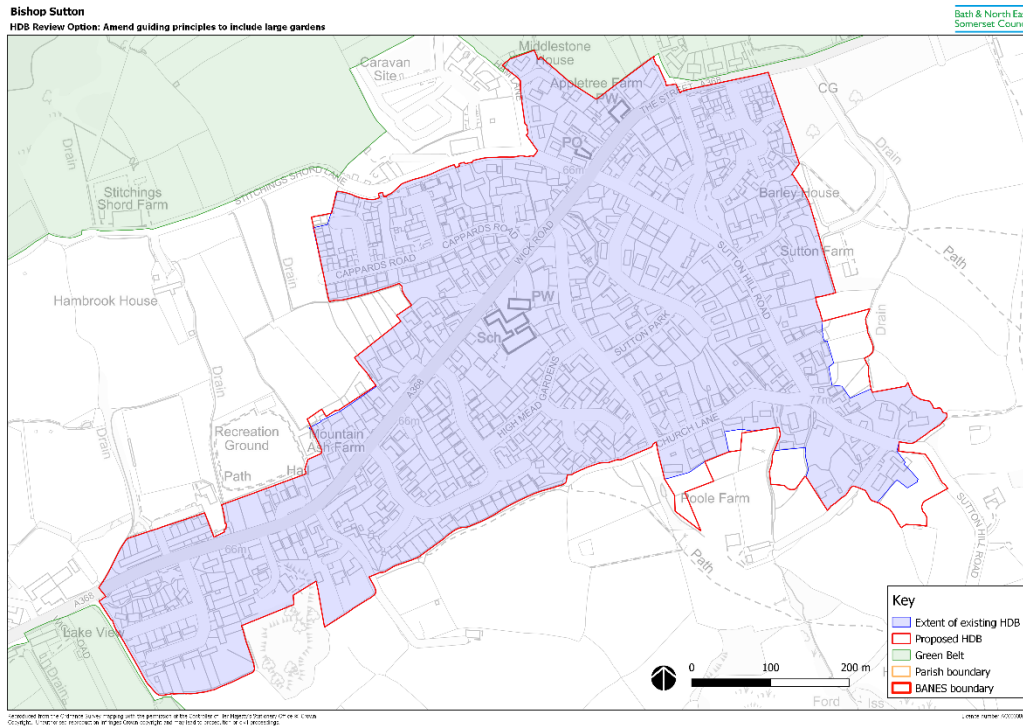
Westfield HDB Review

Bath & North East
Somerset Council

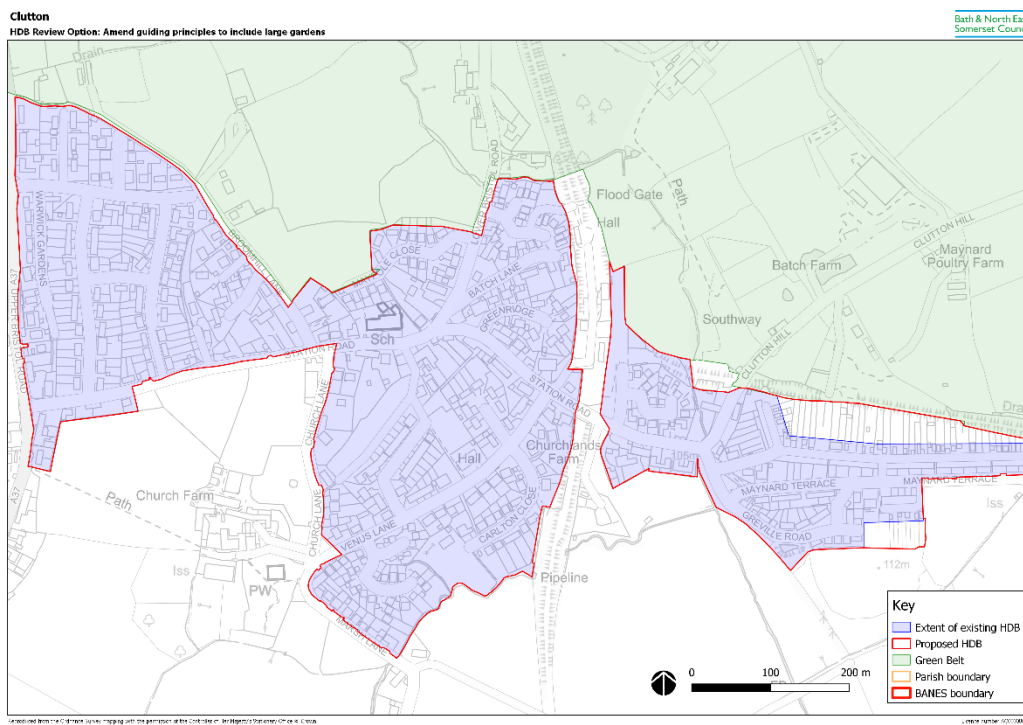


Appendix 7: Draft optional Housing Development Boundaries following option to amend the guiding principles

Bishop Sutton



Clutton

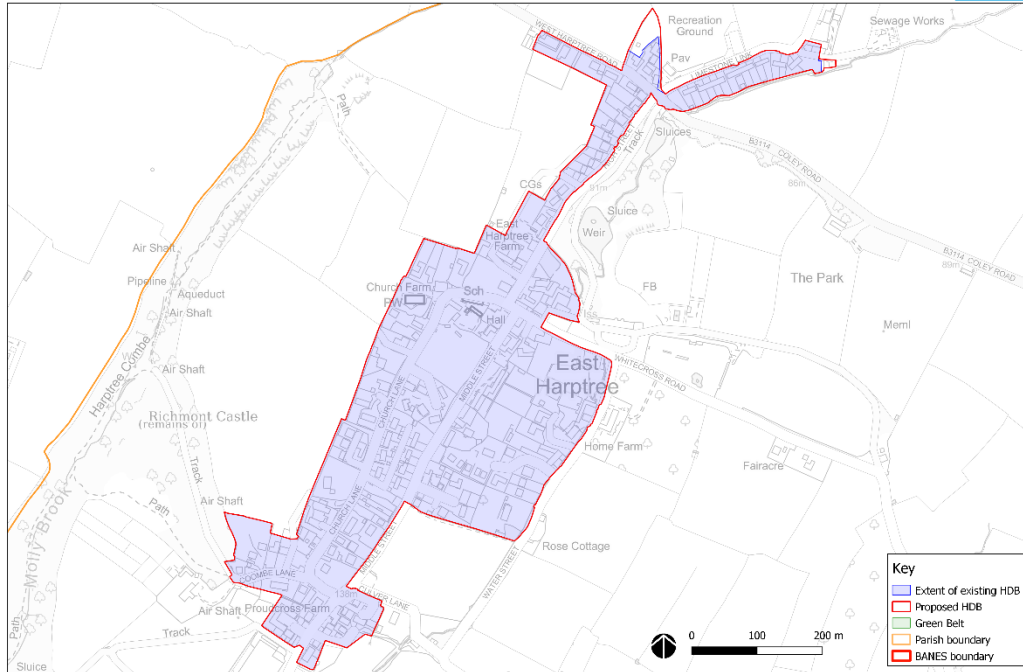


East Harptree

East Harptree

HDB Review Option: Amend guiding principles to include large gardens

Bath & North East
Somerset Council

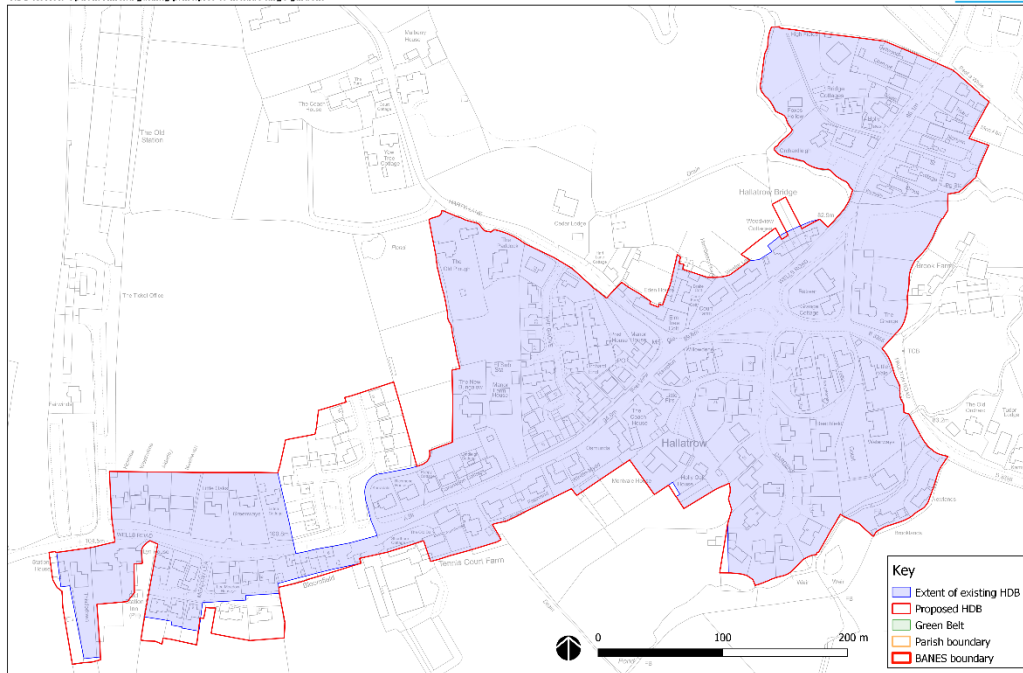


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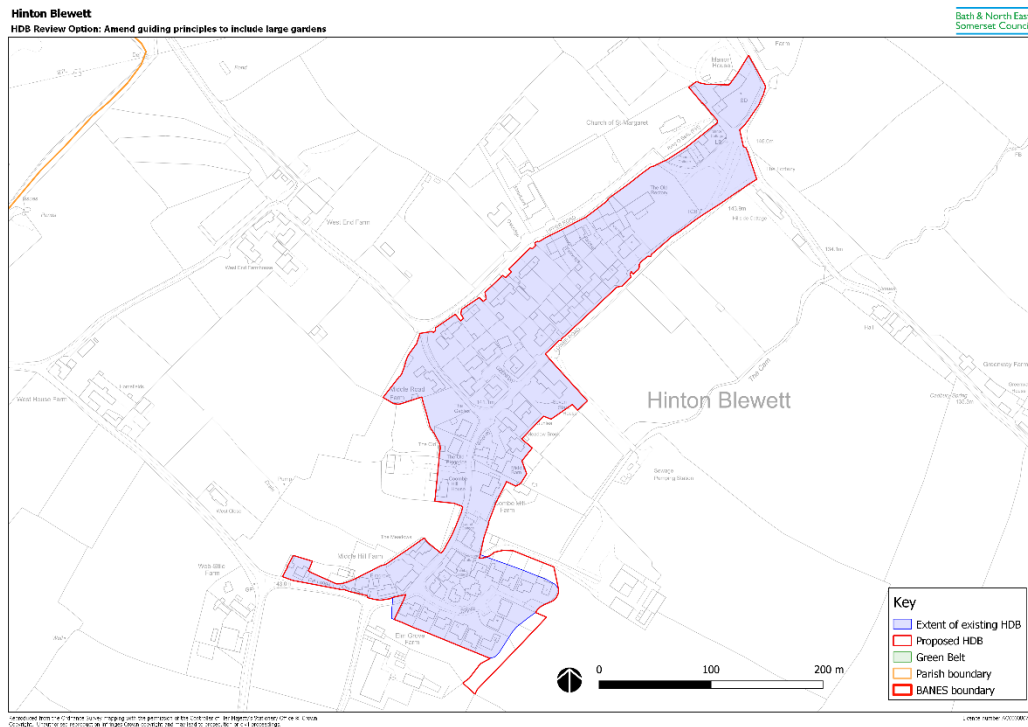
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HDB Review Option: Amend guiding principles to include large gardens

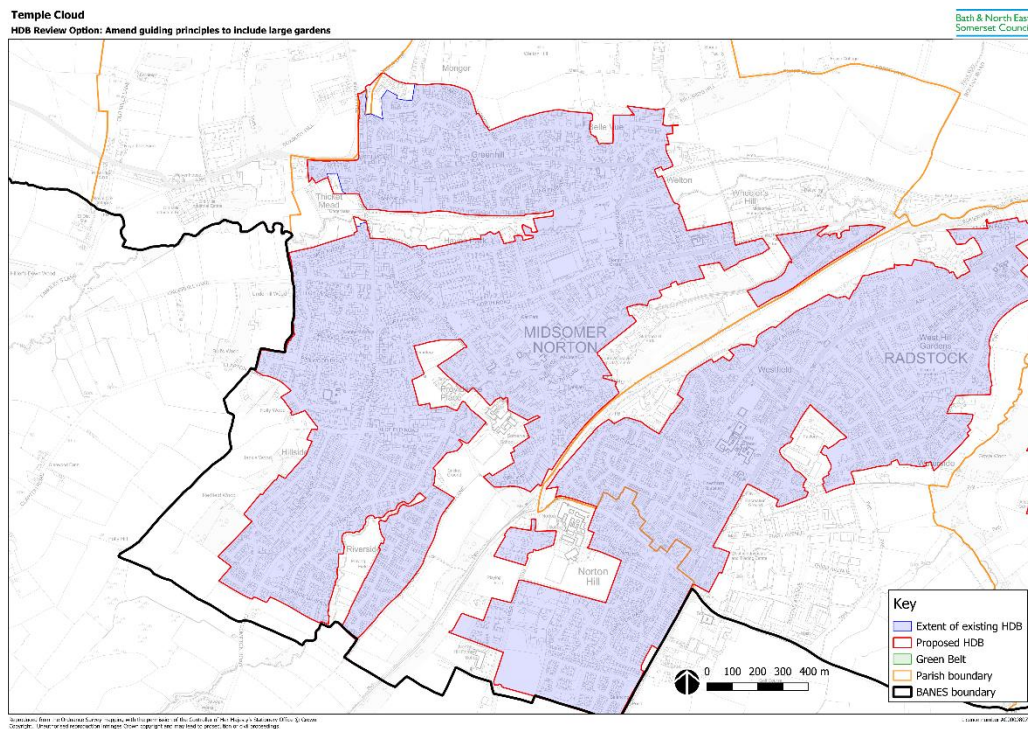
Bath & North East
Somerset Council

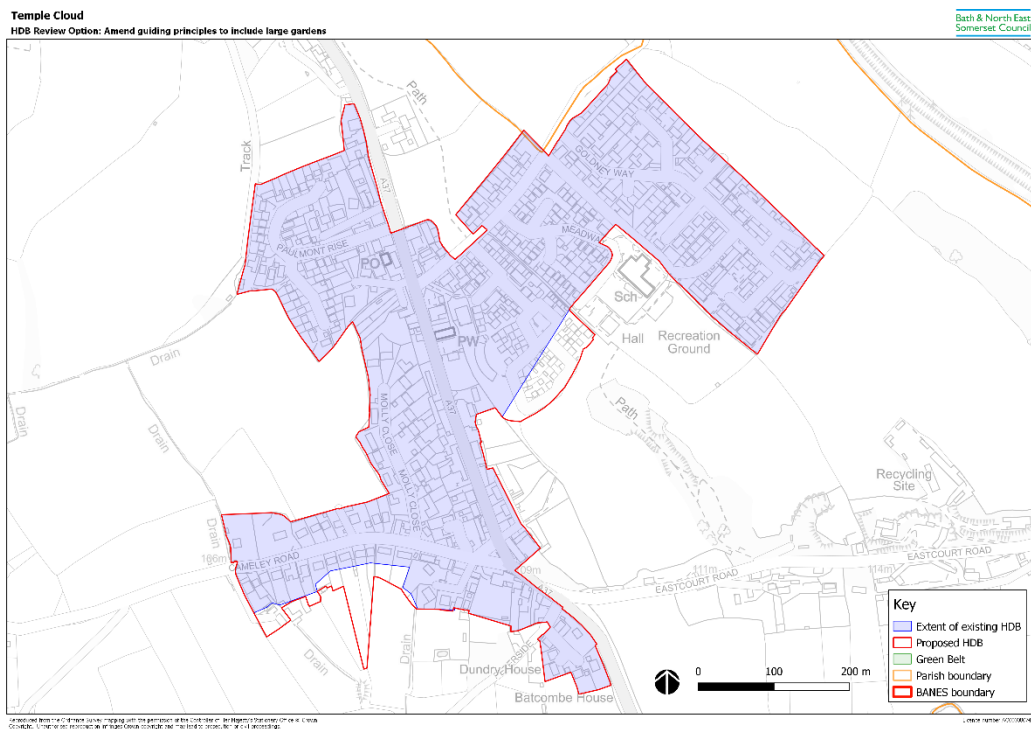


Hinton Blewett



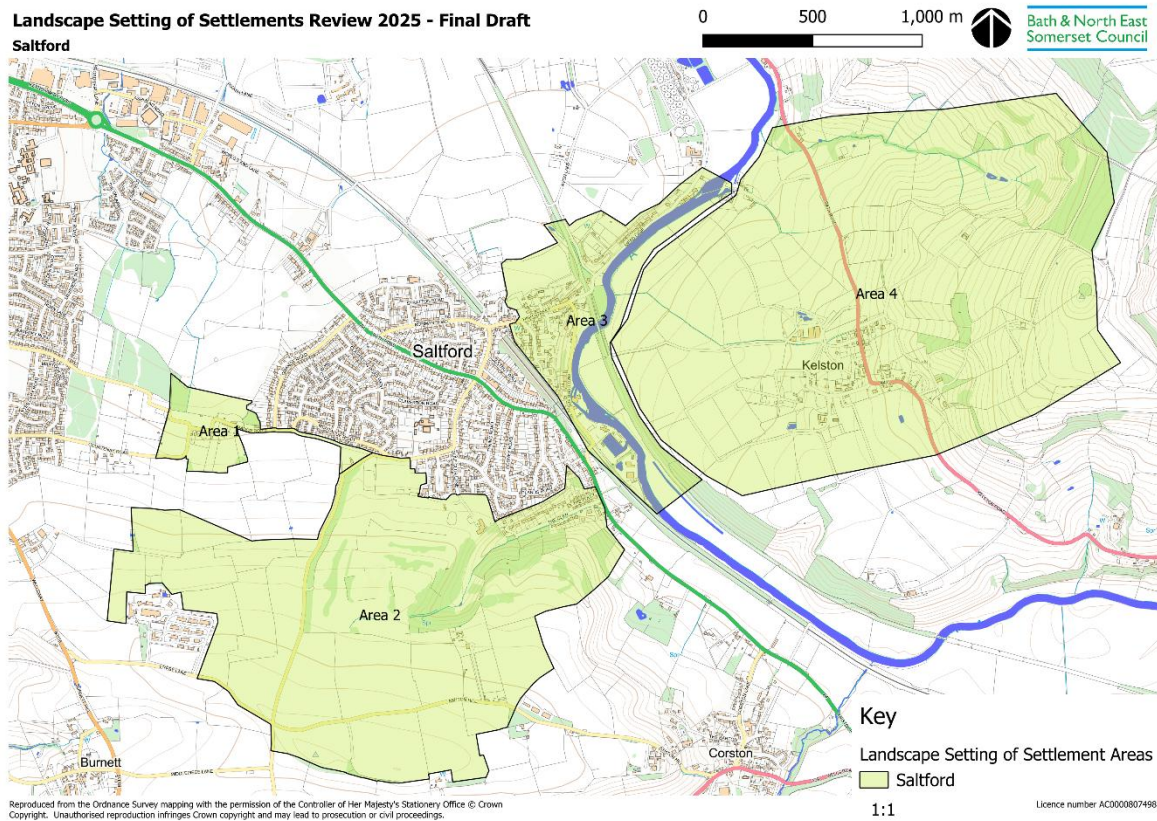
Midsomer Norton





Appendix 8: Revised and new landscape setting areas following Landscape Setting of Settlements Review

Saltford (Revised setting area)



Chew Magna (New setting area)

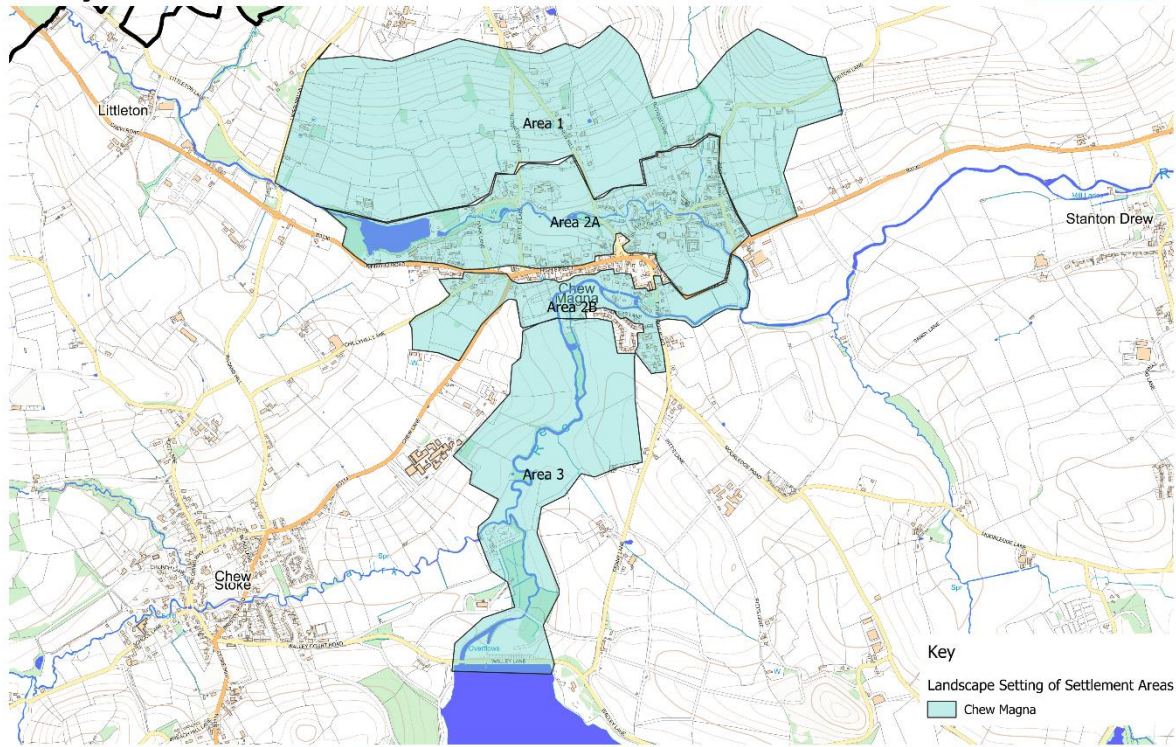
Landscape Setting of Settlements Review - Final Draft

Chew Magna

0 250 500 m



Bath & North East
Somerset Council



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Chew Stoke (New setting area)

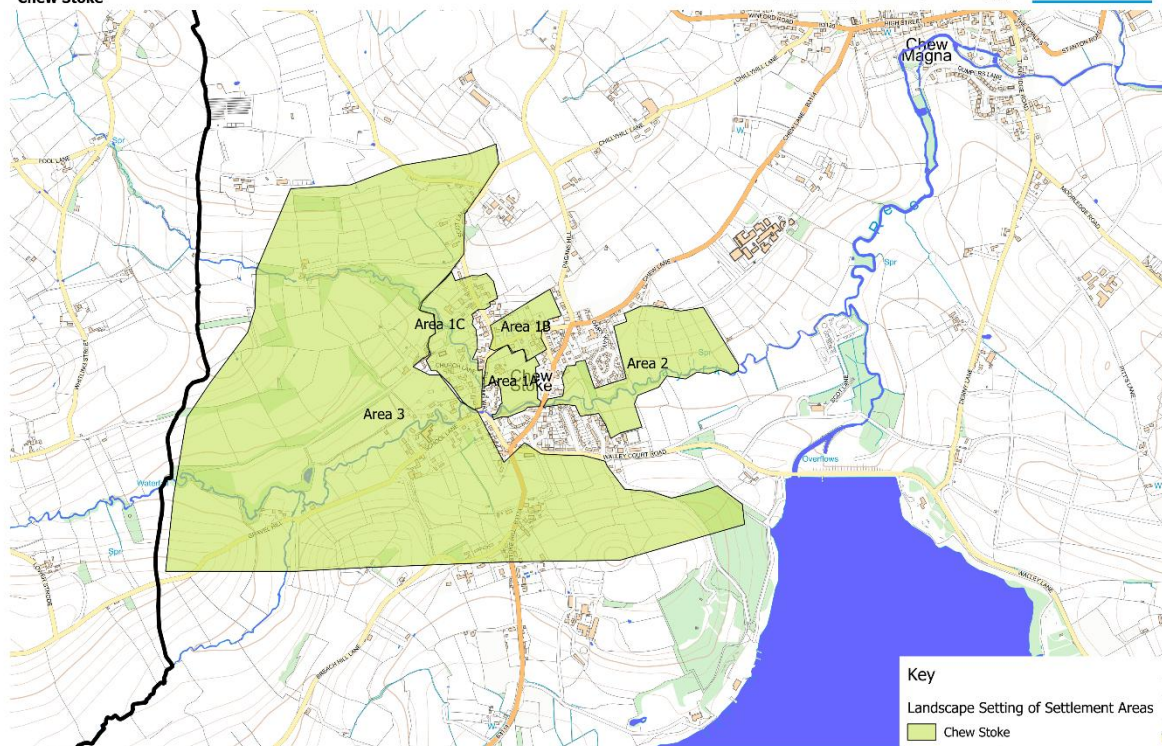
Landscape Setting of Settlements Review - Final Draft

Chew Stoke

0 250 500 m



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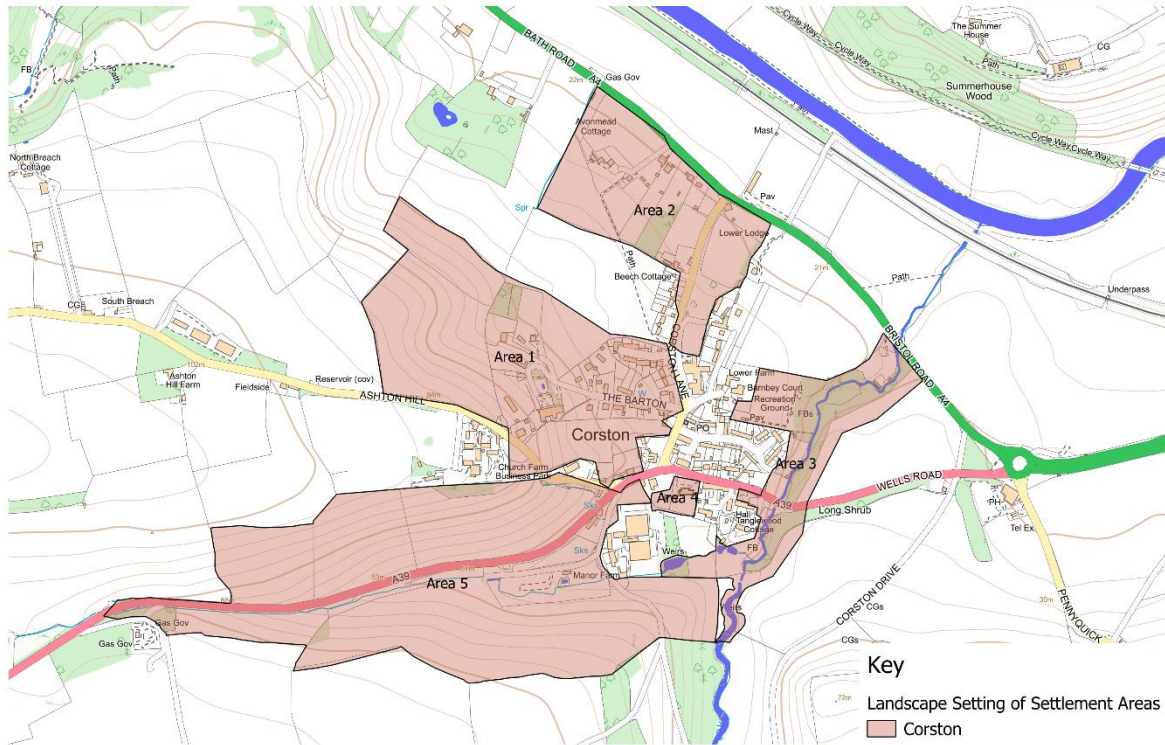
Corston (New setting area)

Landscape Setting of Settlements Review - Final Draft
Corston

0 250 500 m



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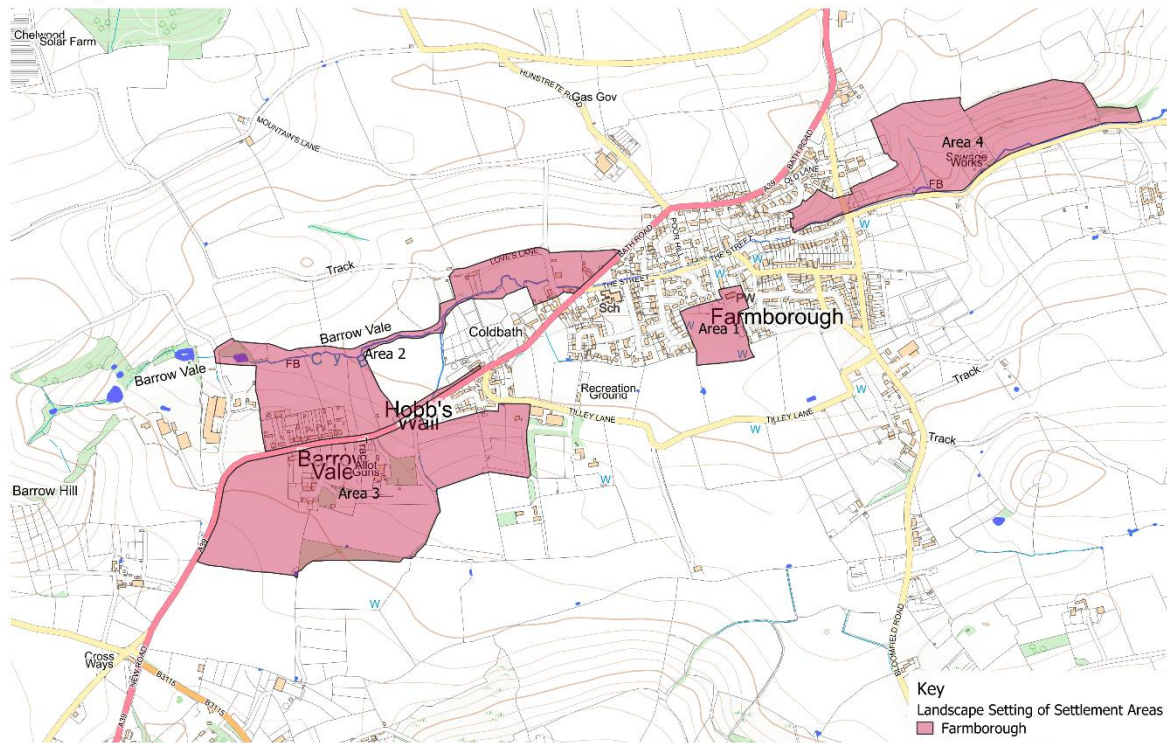


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Farmborough (New setting area)

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Farmborough



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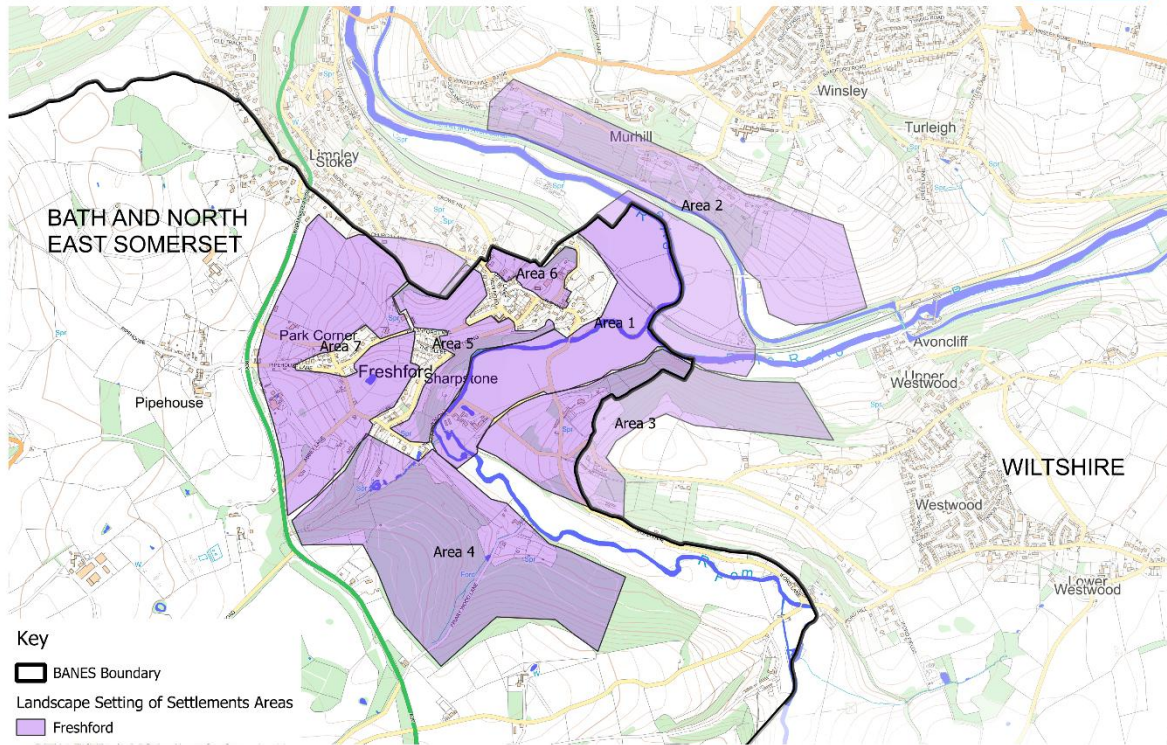
Freshford (New setting area)

Landscape Setting of Settlements Review - Final Draft
Freshford

0 500 1,000 m



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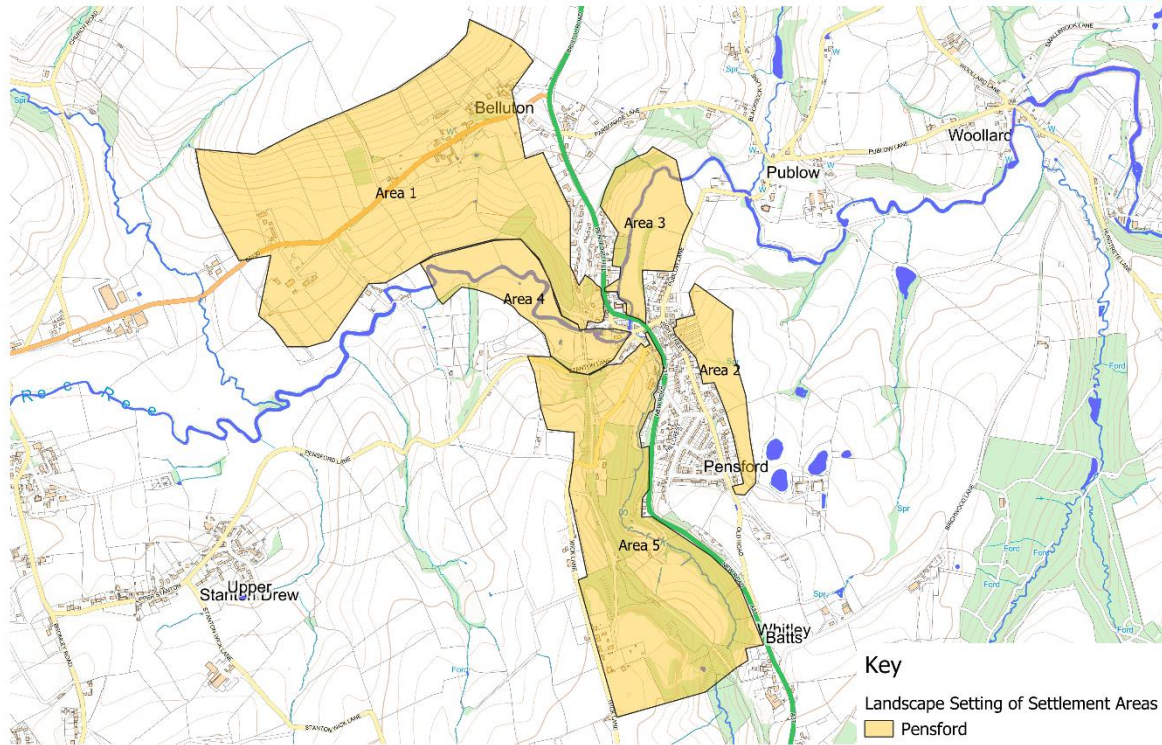
Pensford (New setting area)

Landscape Setting of Settlements Review - Final Draft
Pensford

0 250 500 m



Bath & North East
Somerset Council



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