

# Priston Village Design Statement 2: Planning & Policy Background

## National Planning Policy Framework (NPPF)

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. Below are extracts relevant to planning in Priston.

### Achieving Sustainable Development

11. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

### Core Planning Principles

17. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, Protecting the Green Belts around them, recognizing the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.

### 6. Delivering a Wide Choice of High Quality Homes

53. Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

55. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.

### 7. Requiring Good Design

58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality development that will be expected for the area....Planning polocoos and decisions should aim to ensure that developments:

Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

Are visually attractive as a result of good architecture and appropriate landscaping.

60. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative ....It is, however, proper to seek to promote or reinforce local distinctiveness.

61. Planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

63. In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

66. Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community.

### **9. Protecting the Green Belt**

79. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

89. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions are:

buildings for agriculture

limited infilling or the partial or complete redevelopment of previously developed sites... which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it.

### **11. Conserving and Enhancing the Natural Environment**

109. The planning system should contribute to and enhance the natural and local environment by:

protecting and enhancing valued landscapes, geological conservation interests and soils.

120. To prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location.

125. By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

### **12. Conserving and Enhancing the Historic Environment**

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.

## Bath and North East Somerset Local Plan

### 1. Core Strategy

The Core Strategy makes up Part 1 of the Local Plan. It sets out the Strategic Policy Framework for the district and it contains a long-term spatial concept and strategic objectives, core planning policies and a monitoring and implementation framework.

### 2. Placemaking Plan

The Placemaking Plan, currently in draft form, is the second part of the Local Plan. It outlines detailed design principles and applies specific planning policies, to enhance the quality and diversity of localities within B&NES, which will be used in determining planning applications.

This document will be updated when the Placemaking Plan has been adopted.

## Core Strategy

### Extracts relevant to planning in Priston

#### Strategic Objectives

2: Maintaining an outstanding built and natural environment by ensuring that new development responds to the locally distinctive context and meets high standards of design. (p.17).

#### Rural Areas

5.02. Large parts of the rural areas are designated as Green Belt. The distinctiveness of different parts of the rural areas and the villages within them fall within broad character areas identified in Rural Landscapes of Bath & North East Somerset that reflect underlying geology and rural form (p.120).

#### Vision for the Rural Areas

The District's rich and diverse countryside will be maintained. Locally identified needs will be met whilst maintaining the individual character of villages (p.121).

5.13. In line with a national policy of restraint there will only be limited development in rural areas (p.122).

### **Rural Affordable Housing**

5.29. [Outside the RA1 villages] local need for affordable housing across rural areas will primarily be met through the rural exceptions policy. If there are rural buildings which are no longer required for local food production there may be opportunities to convert them to affordable housing under the Government's emerging proposals for the 'home on the farm' scheme (p.127).

### **Environmental Quality**

6.33. B&NES' high quality environment is fundamental to it's local distinctiveness.

6.34. High quality design is fundamental to the creation of high quality places by both enhancing appearance and functionality.

6.35. High quality design (including architecture, urban design and landscape architecture) has a significant impact on the quality of life.

6.36. High quality design is crucial if settlements throughout the District are to maintain and enhance their valued local distinctiveness and emerge as more sustainable and higher quality environments that thrive economically, socially and culturally.

The Council will support contemporary and innovative responses to local distinctiveness (p.148).

### **Historic Environment**

6.39. B&NES' outstanding historic built, cultural, landscape and archaeological heritage assets and their settings are well documented and will continue to be preserved or enhanced (p.148).

6.40. Our heritage assets are central to local distinctiveness, and sense of place... [they] should be used as an integral part of regeneration wherever possible, and used to expect the highest standards of new design and architecture (p.149).

6.41. Proposals for the use of redundant and underused historic buildings and areas will be encouraged where the proposed use does not compromise or threaten the historic asset (p.149).

6.43. The Council will keep under review conservation areas in the District and where appropriate, designate new areas. Appraisals of conservation areas will define the boundaries and analyse the special architectural and historic interest of the area. In highlighting the key features that both contribute to or detract from the character of the conservation area, they provide a framework for considering development proposals (p.149).

### **Landscape**

6.47. Policy seeks to conserve or enhance landscape character including opportunities to reinforce local distinctiveness (p.149).

### **Nature Conservation**

6.50. There is a need to create a coherent network of more robust and resilient natural habitats, including bigger protected sites and both a greater extent and greater connectivity of natural habitats (p.150).

6.52. The Council also recognizes the importance of maintaining, restoring and recreating priority habitats within Strategic Nature Areas ... (p.150).

### **Green Belt**

6.61. Green Belts are designated primarily in order to prevent urban sprawl by keeping land permanently open. As such they help to shape patterns of urban development, protect the countryside and provide opportunities for outdoor sport and recreation. Within B&NES the Green Belt also plays a vital role in maintaining and setting of the World Heritage Site of Bath and the surrounding villages. It is also important in preventing the coalescence of these villages with the city (p.154).