

Appendix N

The relationship between the policies of the National Planning Policy Framework, the Bath and North East Somerset District Council Core Strategy and the Stowey Sutton Neighbourhood Plan

Policy No.	Subject Area	Objective	B&NES Core Strategy Policy/Placemaking Plan/Saved Polices of the Local Plan (2007)	National Planning policy Framework (2012)
SSHP01	Housing Development Boundary Review	To review the existing Housing development boundary and ensure it incorporate two new developments outside the housing development boundary.	Policy RA1: Housing in rural areas	Delivering a wide choice of high quality homes
SSHP02	Development Scale	The Neighbourhood Plan will support infill housing and not support inappropriate development in the Green Belt or in the AONB.	Policy RA1: Housing in Rural Areas Saved Policy: HG.4 of the Local Plan (2007) Policy CP8: Green Belt Policy DW1: District Wide Spatial Strategy	Delivering a wide choice of high quality homes Conserving and enhancing the natural environment

			Policy CP10: Housing Mix	Conserving and enhancing the historic environment Protecting Green Belt Land
SSHP03	Development Character	The Neighbourhood Plan will support future housing development which will reflect the character, varied materials and varied build design as identified through the Character Assessment and should be limited to infill within the amended HDB.	Objective 2 of the Core Strategy: maintaining an outstanding built and natural environment by ensuring that new development responds appropriately to the locally distinctive context and meets high standards of design Objective 5 of the Core Strategy: ensuring that the new homes provided are of high quality design and reflect and cater for a range of incomes and types of household, including those in need of affordable housing Saved Policy D.2: General design & public realm considerations	Delivering a wide choice of high quality homes Requiring good design
SSHP04	Property Size	The Neighbourhood Plan strongly	Objective 5 of the Core Strategy: ensuring that the new	Delivering a wide choice of

		<p>supports infill development which proposes to build small (1 and 2 bedroom) low cost open market houses to meet the local need identified in the Housing Needs Survey.</p>	<p>homes provided are of high quality design and reflect and cater for a range of incomes and types of household, including those in need of affordable housing</p> <p>Policy DW1 District Wide</p> <p>Spatial Strategy</p> <p>Policy CP9: Affordable Housing</p> <p>Policy CP10: Housing Mix</p> <p>Policy CP13: Infrastructure Provision</p>	<p>high quality homes</p> <p>Requiring good design</p> <p>Core Planning Principle 17</p> <p>Delivering a wide choice of high quality homes</p>
SSHPO5	Sustainability Impact	<p>All planning applications must address the sustainability of each proposal and the impact on the whole community, in order to assess the mitigation necessary to balance the impact on the existing infrastructure & community.</p>	<p>Policy SD1: Presumption in favour of sustainable development</p> <p>Policy CP5: Flood Risk Management</p>	<p>Core Planning Principle 17</p> <p>Requiring good design</p>

SSHPO6	Environment & Lighting	To enhance conservation interests, including bats, to avoid light intrusion on dark skies		NPPF paragraph 125; Limiting the impact of light pollution on intrinsically dark landscapes and nature conservation.
SSBE01	Business Conservation & Preservation	The Neighbourhood Plan supports the continued usage of business or office units in preference to converting such properties to domestic housing wherever planning permission is required.	Core Strategy: 6e A Prosperous Economy Economic Strategy for Bath and North east Somerset 2010-2026	Paragraph 7 of the NPPF); i) an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

				<p>The Rural Economy (paragraph 28 of the NPPF)</p> <p>To promote a strong rural economy, the NPPF state that local and Neighbourhood Plans should:</p> <p>support the sustainable growth and expansion of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;</p> <p>promote the development & diversification of agricultural and other rural businesses;</p>
SSBE002	Business Type	The Neighbourhood Plan will encourage & support new retail, catering, small office &	Core Strategy: 6e A Prosperous Economy Economic Strategy for Bath and North east Somerset 2010-2026	Paragraph 7 of the NPPF); i) an economic role – contributing to building a

		<p>business units or the expansion of existing businesses, providing they can be shown to be viable, sustainable, benefit the local economy and the wellbeing of the parish.</p>	<p>strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;</p> <p>The Rural Economy (paragraph 28 of the NPPF)</p> <p>To promote a strong rural economy, the NPPF states that local a Neighbourhood Plans should:</p> <p>support the sustainable growth and expansion of business and enterprise in rural areas, both</p>
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				<p>through conversion of existing buildings and well-designed new buildings;</p> <p>promote the development and diversification of agricultural and other rural businesses;</p>
SSBE03	<p>Policy Employee Parking</p>	<p>The Neighbourhood Plan recognises the importance that new businesses provide adequate parking for both staff & customers.</p>	<p>Core Strategy: 6e A Prosperous Economy</p> <p>Economic Strategy for Bath and North east Somerset 2010-2026</p>	<p>Paragraph 7 of the NPPF;</p> <p>i) an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the</p>

				<p>provision of infrastructure;</p> <p>The Rural Economy (paragraph 28 of the NPPF)</p> <p>To promote a strong rural economy, the NPPF state that local and Neighbourhood Plans should:</p> <p>support the sustainable growth and expansion of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;</p> <p>promote the development and diversification of agricultural and other rural businesses;</p>
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<p>SSBE04</p>	<p>Homeworking</p>	<p>Building alterations that support homeworking for residents will be supported in principle by this Neighbourhood Plan.</p>	<p>Core Strategy: 6e A Prosperous Economy</p> <p>Economic Strategy for Bath and North east Somerset 2010-2026</p>	<p>Paragraph 7 of the NPPF);</p> <p>i) an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;</p> <p>The Rural Economy (paragraph 28 of the NPPF)</p> <p>To promote a strong rural economy, the NPPF state that local an</p>
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