

Somer Valley Summary

Bath and
North East
Somerset

Draft
Core
Strategy



Publication Version December 2010

**Bath & North East
Somerset Council**

L D F
Bath and North East Somerset
Local Development Framework

What is the Core Strategy?

The Core Strategy is a key planning policy document for Bath & North East Somerset. It translates aspirations from the Sustainable Community Strategy and the Futures work for Bath, Keynsham and the Somer Valley into an overarching and strategic planning framework for the District, guiding where development is to be permitted, how much we should have, what land should be protected, and how places should change up to 2026.

Key Issues for Bath and North East Somerset

While the District has many strengths, its outward image conceals a range of economic and social challenges that, left unchecked, will lead to long-term decline. The Core Strategy therefore identifies a range of strategic objectives to address these issues. These include tackling the causes and effects of climate change, protecting and enhancing the District's natural, built and cultural assets, encouraging economic development and meeting housing needs.

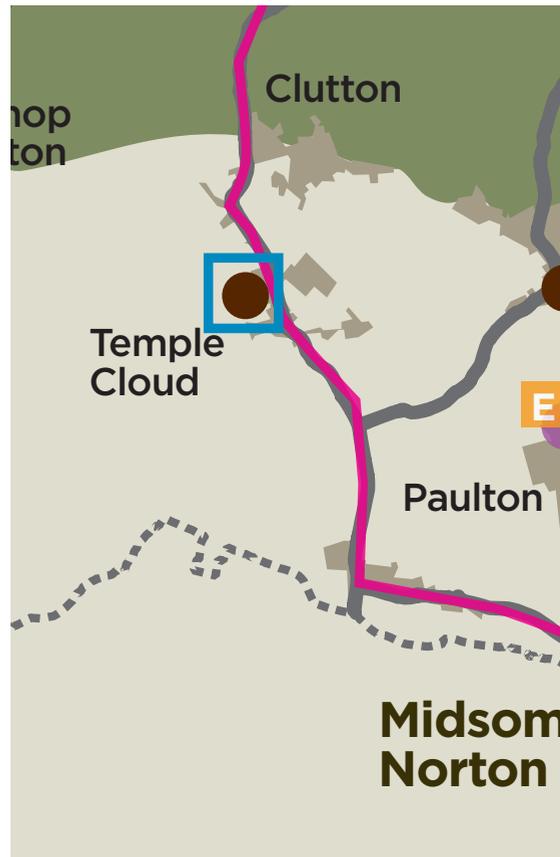
Summary of the District Wide Strategy

- Promoting sustainable development
- 11,000 new homes and around 8,700 new jobs
- Focusing the majority of growth on brownfield land (land that has been previously developed) within Bath, Keynsham, Midsomer Norton and Radstock
- Pursuing high levels of economic expansion whilst minimising the need for new floorspace (the Council is calling this 'smart growth')
- No changes to the Green Belt
- Requiring development to be resilient and to not contribute to the causes of climate change
- Protecting the District's biodiversity
- Ensuring infrastructure is aligned with new development

An outstanding natural environment within and around the town, boasting prominent hills and valleys, woodlands, rivers and streams

Key information

- 2,700 new homes
- 1,000 new jobs
- Implementation of the Town Park in Midsomer Norton
- Improved cycle and walking link along the route of the former railway between Midsomer Norton and Radstock
- Strengthen Midsomer Norton town centre by facilitating redevelopment and improving the public realm, and enable Radstock town centre to continue to provide for local needs and realise its potential for tourism
- Encourage renewable and low-carbon energy generation schemes, including district heating systems in the centres of Midsomer Norton and Radstock
- Protect the distinctive character of the countryside surrounding the towns and villages

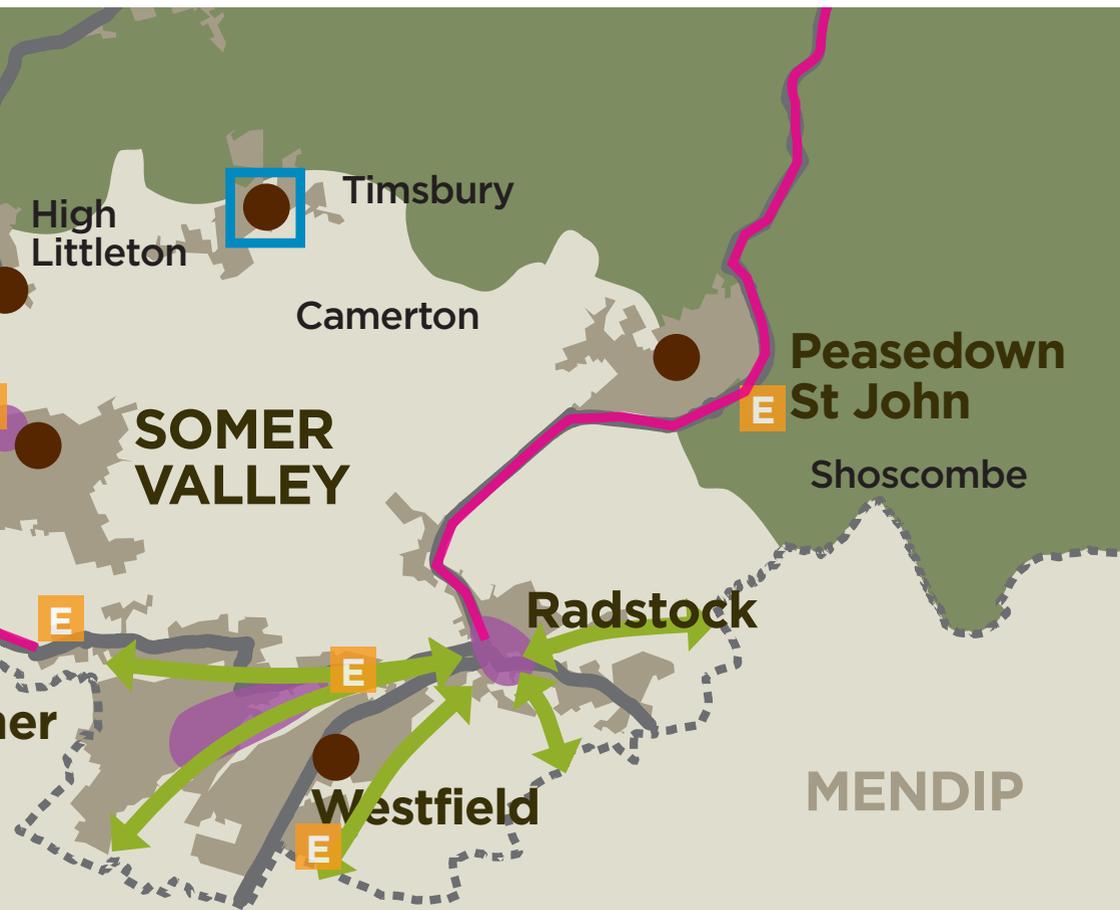


SOMER VALLEY STRATEGY

KEY

- Green Belt
- Built Up Areas
- Local Centres
- Significant Change
- Policy RA1 Village
- New Employment
- ↔ Green Infrastructure Link
- Showcase Bus Routes

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Summary

of the strategy for the Somer Valley

- The Somer Valley covers the urban areas of Midsomer Norton, Westfield and Radstock, together with a rural hinterland containing the principal villages of Peasedown St John and Paulton.
- Midsomer Norton town will continue to be the principal centre whilst Radstock will continue to provide a focal point for the local community and realise its potential for tourism based on its mining heritage, cycle ways and attractive rural hinterland.
- Further residential development than that already committed in the Local Plan is only acceptable if it has direct economic or community benefits in Midsomer Norton, Radstock & Westfield. New housing will be limited in Paulton and Peasedown St. John in light of significant level of housing development recently built in these villages.
- Provision of sufficient employment floorspace in the Somer Valley will contribute to economic diversification, enable local firms to expand and provide space for new businesses to locate in the area, offsetting jobs losses in the traditional manufacturing industries. Their delivery will require strong partnership with public and private sectors. There are particular opportunities to facilitate local energy generation.
- The distinctive character of the countryside surrounding the towns and villages will be protected and the urban environments, especially in the town centres of Midsomer Norton and Radstock, will be improved.
- Improvements to public transport, cycling infrastructure and the implementation of 'Smarter Choices for transport' will be pursued, with improved links between Midsomer Norton and Radstock.



Consultation

The Council has issued its Draft Core Strategy Publication Version for consultation.

Where can I view a copy?

Copies of the Core Strategy and accompanying documents can be viewed at the following Council offices between the hours of 8.30am to 5.00pm Mondays Thursdays and 8.30am to 4.30 pm on Fridays:

- The Guildhall, High Street, Bath, BA1 5AW;
- The Hollies, Midsomer Norton, Bath, BA3 2DP;
- Riverside, Temple Street, Keynsham, Bristol, BS31 1LA

The document can also be viewed on the Bath & North East Somerset Council website www.bathnes.gov.uk/corestrategy and at all the public libraries within the District including the mobile libraries.

How can I comment on the document?

Comments on the Core Strategy can be made in the following ways:

- By completing the representation form online: www.bathnes.gov.uk/corestrategy
- By completing the representation form and returning it to us by email: planning_policy@bathnes.gov.uk, or by post: Core Strategy Consultation, Planning Services, PO Box 5006, Bath, BA1 1JG

Comments should be received within the 7 week consultation period which will run from 16th December 2010 – 3rd February 2011

Next stages

Providing no significant changes are required following this consultation, the Council anticipates submitting the Draft Core Strategy to the Secretary of State in April 2011 for Examination in autumn 2011.