



**Bath and North East Somerset
Core Strategy Amendments
November 2013**

Consultation Report

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1. Background

1.1 The Core Strategy Examination was suspended until June 2013 for the Council to undertake further work to address matters of 'soundness'. In the meantime the Inspector asked the Council to publish and consult on all proposed changes to the Core Strategy which took place in March 2013. The proposed changes included the identification of broad strategic locations where land should be removed from the Green Belt for development.

1.2 The Core Strategy Examination resumed in June 2013. In order to address the Inspector's further concerns around housing delivery the Council is suggesting amendments to the Core Strategy to allocate strategic sites for development and is consulting on these and a number of other changes. The sites are being suggested for allocation in the five locations in the Green Belt currently referred to in the Core Strategy:

- Odd Down/South Stoke
- Weston
- East Keynsham
- South West Keynsham
- Whitchurch

1.3 This consultation provided an opportunity for the public and relevant stakeholders to understand and comment on the current round of amendments. Comments made on the Core Strategy Amendments will be passed directly to the Inspector.

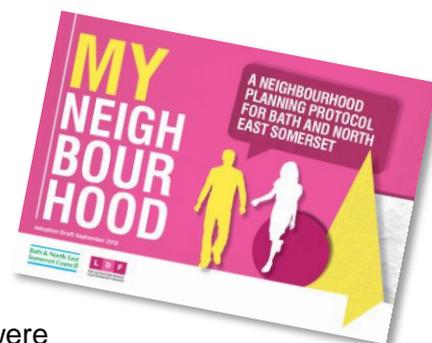


1.4 The purpose of this report is to provide record of the consultation undertaken. Once processed a full schedule of comments made during the consultation period will be available online.

2. Consultation Approach

2.1 The public consultation on the Core Strategy Amendments was held over a six week period between 11th November and 5pm on 20th December 2013. As the Core Strategy is still at examination stage, written representations from the community will be passed directly to the Inspector appointed for the Core Strategy Examination to assist in his preparation for the resumed hearings. This differs from the Council's usual approach to consultations undertaken at earlier the stages in the production of the draft document, where the Council would first consider and take account of public comments made.

2.2 During the consultation period a range of approaches as set out in the Neighbourhood Planning Protocol were used to inform and consult. The information set out in this consultation report demonstrates compliance with the Neighbourhood Planning Protocol methods of community involvement and outlines the consultation activities undertaken, who was consulted, and how they were consulted.



3. Availability of documents

3.1 The Core Strategy Amendments and links to the supporting evidence and other information were made publicly available at the nominated 'Deposit Stations' across the District, namely the main Council offices in Bath, Keynsham, and Midsomer Norton and all public libraries as well as the community library at Combe Hay. The Council's website was the main means by which the Amendments and supporting evidence were accessible.

3.2 The Core Strategy Amendments are informed by a significant amount of additional evidence and appraisals (Sustainability Appraisal update and Habitats Regulation Assessment). All of the evidence underpinning the Council's Amendments was publicly available either before or at the start of the consultation period.

3.3 The list of evidence base documents was included on the website indicating the date that both the list and the evidence documents was last updated and it was also made clear that the list of documents will continue to be updated during the lead up to the next round of Examination hearings in 2014.

Background Evidence to the Schedule of Proposed Changes to the Submitted Core Strategy

List updated 11th November 2013

This document contains links to background evidence to the Schedule of Core Strategy Amendments (November 2013) (click here to download & please note it is 2.3MB). This list of documents will be updated during the period leading up to the Examination Hearings resuming in Spring 2014.

In addition to the Council's evidence base listed below there is a separate list of documents supplied by developers and landowners relating to specific site locations.

Please take notice of the sizes of the files (shown in brackets after each link) as some are large and may take some time to download, depending on your internet connection speed. If any of the links to the documents fail to work please contact Planning Policy on 01225 477548 or email planning_policy@bathnes.gov.uk

COUNCIL'S EVIDENCE	Author	Date of Study	Date of Publication/Update
Preliminary Arboricultural Assessment Bath - Weston (1.5MB)	Hillside Trees Ltd	May 2013	11/11/13
Preliminary Arboricultural Assessment - Hitchcott (0.5MB)	Hillside Trees Ltd	May 2013	11/11/13
Preliminary Arboricultural Assessment Bath - Oak Down (0.5MB)	Hillside Trees Ltd	May 2013	11/11/13
Preliminary Arboricultural Assessment - South West Keynsham (0.5MB)	Hillside Trees Ltd	May 2013	11/11/13
Preliminary Arboricultural Assessment - East Keynsham (1.12MB)	Hillside Trees Ltd	May 2013	11/11/13
Bath and North East Somerset - Community Infrastructure Levy - Strategic Greenfield Applications - Initial Review (0.5MB)	B&N Parasols	November 2013	11/11/13
Transport Access Assessment Core Strategy - Overland Site Allocation Bath & Hitchcott (0.5MB)	Bath & North East Somerset	October 2013	11/11/13
Bath Urban Survey - Dark Bat Survey for Strategic Site Areas - Station, Bath - Survey and Assessments Bath & Keynsham (1.1MB)	Bat Pro	October 2013	11/11/13
Fields East of Church Road Ecological Survey (0.5MB)	Bristol Regional Environmental Records Centre	November 2013	11/11/13
Addendum to Landscape & Visual Impact Assessment - Hitchcott (0.5MB)	Bath & North East Somerset	October 2013	11/11/13

4. Information on the Consultation

Notification mailout

- 4.1 Information about the consultation and events was issued prior to the start of the consultation period by email /letter on 8th November 2013 to all those on the Local Development Framework mailing list which included statutory consultees and a range of other stakeholders who have previously commented on or expressed an interest in the Core Strategy. Whilst the mailout encouraged people to submit their comments electronically using the comments form provided it was made clear that letters would also be accepted.

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1

Press release and coverage

- 4.2 A press release was issued which was picked up in local newspapers, newsletters and radio together with Council publications, including:

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- ▶▶ Thisisbath.co.uk
- ▶▶ Somerset Guardian
- ▶▶ E-Connect (168 clicks and service spotlight)
- ▶▶ Twitter campaign
- ▶▶ Internal website
- ▶▶ Staff Matters
- ▶▶ Bath Breeze FM
- ▶▶ Keynsham Voice
- ▶▶ Keynsham People
- ▶▶ The Week In (includes Keynsham and Whitchurch)
- ▶▶ The Bath Chronicle
- ▶▶ Bath Mercury
- ▶▶ NOW Bath
- ▶▶ Western Daily Press

Examples of press coverage are included in **Appendix 2** for information.

Printed Information

- 4.3 The Schedule of Core Strategy Amendments together with other relevant information including details of the consultation and comments forms were placed in the nominated 'deposit stations' namely, all libraries in the district (including the new community library at Combe Hay) and also in the main Council Offices: One Stop Shop in Bath, Riverside in Keynsham and The Hollies in Midsomer Norton. Whilst consultees were encouraged to view documents and submit comments electronically paper copies were made available if requested to ensure inclusivity.

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4.4

Comment Form and Guidance Note

The Inspector asked for comments on the Core Strategy Amendments in order that a full range of views can be taken into account when examining the soundness of the Core Strategy. The Council produced a Comment Form and Guidance Note to facilitate this. These were available in printed form at the 'deposit stations' and at all the information events and could be downloaded from the Council website: www.bathnes.gov.uk/corestrategy

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4.5

Council Website

A web page was created specifically for this consultation which could be accessed via links from the main Planning Policy webpage and the Core Strategy Examination webpage where it was advertised as a News item on 8th November 2013 prior to the start of the consultation. The 'Core Strategy consultation' was a featured link on the front-page of the Council's website for the duration of the consultation period. In addition a short weblink went directly to the dedicated webpage that contained information on the consultation: www.bathnes.gov.uk/corestrategy



Consultation webpage contents:

- ▣ Context: background to the Core Strategy Amendments and link to the Summary Newsletter (see paragraph 5.3 below)
- ▣ Scope of the Amendments: explaining why the Council was consulting on the Amendments, the scope and what to comment on
- ▣ Evidence: links to the body of evidence informing the site allocations and to the addendum to the Sustainability Appraisal Report
- ▣ Consultation Details: how to respond, links to the consultation material including comments form and details of where hard copies of the consultation material could be viewed
- ▣ Consultation Exhibitions: details of the dates and times of the staffed exhibitions

Twitter

4.6

A series of tweets were released via the Council's main twitter account @bathnes throughout the consultation period to achieve a mix of traditional media and digital in order to reach a wider audience. These were monitored using HootSuite and were used principally to advertise each of the consultation information events. These are included at **Appendix 5** with

Appendix
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those instigated by The Bath Chronicle along with an indication of the number of 're-tweets'.

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4.7

Local Publicity

Posters and postcards advertising the consultation and events respectively were produced and distributed to Ward Councillors, Parish and Town Councils and included in the material sent to all the 'deposit stations' for distribution and display on notice boards. Further postcards were sent to individuals on request to for wider distribution.

4.8

Local Councillors and other organisations

B&NES Ward Councillors and Parish / Town Councillors played an active role in disseminating information via digital media and distribution of postcards. There were also links to the consultation material on the websites of several organisations and campaign groups including South Stoke and Midford Parish Council, Whitchurch Parish Council, Protect Bath, Save Our Green Spaces and the South Of Bath Alliance (SOBA).

4.9

Direct Contact Information

An email address and contact telephone number was provided on all the consultation material, mail-outs, display boards and website for those who wanted to ask direct questions and seek further information. The Council's first point of contact, Council Connect, was briefed so that they could respond to general enquiries about the consultation thus allowing more detailed queries to be dealt with by members of the Planning Policy team.

5. Consultation Information Events

5.1

To complement the information available online and elsewhere, a number of information drop-in sessions were held at locations close to proposed strategic site locations specifically to provide opportunities for members of the public to ask questions and for Council Officers to explain the changes further and outline how to submit comments.



5.2

This took the form of a series of display boards which explained the purpose of the consultation, summarised the consultation process and dedicated a display board for each of the proposed strategic sites. The Concept Diagram(s) and the Placemaking Principles (proposed site requirements) were reproduced in full for each of the strategic sites. The schedule of events was:

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Date	time	venue
Wednesday 13th November	3–5pm	South Stoke Parish Hall
Wednesday 13th November	6–8pm	Odd Down, St Gregory's College
Thursday 14th November	3–7pm	Weston All Saints Centre
Tuesday 19th November	3–7pm	Whitchurch United Reformed Church
Thursday 21st November	3–7pm	Keynsham Key Centre

5.3

Appendix 7

Summary Newspaper

Around 250 hardcopies of a summary newspaper were made available at each of the events. These contained the same information as the display boards and were designed to be used either at the events for officers with small groups of people to answer questions and discuss issues and/or for attendees to take away and read in their own time. The summary newspaper was also available to view and download from the consultation webpage.



6. Event Summaries

6.1 The main issues and queries raised at each of the events were captured and are summarised below:

Event 1: South Stoke Parish Hall on 13th November 2013 57 attendees

Main issues and queries raised:

- Can the roads cope as there is significant existing congestion?
- The suitability or otherwise of South Stoke Lane as a potential access point into any new development and the level of congestion already experienced on the network.
- What does potential access mean off South Stoke Lane and how will this be controlled not to become the main access?
- Has any cumulative transport testing with MoD proposals been done?
- Cyclist safety concerns as a result of increased traffic generated by the development was raised a couple of times.

- Why is Manor Farm included? Next to millennium point and includes the former cricket ground which is not part of brownfield site and is therefore not subject to same Green Belt policy.
- Queries around affordable housing and the housing numbers i.e. why do we need to boost overall supply of housing to provide affordable housing?
- Queries around brownfield site capacity and employment provision.
- Why is the site so much larger than needed and where is the HDB/boundary of the development?
- Why isn't the field next to the Wansdyke excluded if it can't be developed?
- Why is the triangular land by the Park & Ride excluded?
- The Council should be defining the southern extent of development.
- The issue of coalescence between South Stoke and the south west corner of the development was raised.
- Why is the capacity at Weston reduced? Where will 150 homes go? Will the capacity for Odd Down be increased by 150 homes? If the capacity at Weston can be reduced, why not reduce the capacity for Odd Down?
- The site boundary should exclude the SA cells C2 and D. Cells E and F only maintain the gap between the city boundary and South Stoke along Southstoke Lane but not along the footpath by Cells D and C2.
- Increase density at the Football ground and cell B.
- Have neighbouring authorities been asked if they can take some of the housing e.g. Wiltshire?

Event 2: St Gregory's College on 13th November 2013

35-40 attendees

Main issues and queries raised:

- Impact on the World Heritage Site has not been taken into account.
- Concerns about a potential through road – impact on character and use of South Stoke Lane (would this require widening?) and the Cross Keys junction.
- Sulis Manor connectivity is of concern.
- Concern that Affordable Housing will not be delivered.
- Infrastructure concerns e.g. electricity.
- Questions around education provision, both primary and secondary schools.
- In addition, there were also a few questions on the future AONB boundary (will this also be changed?).
- Much concern about the roads grinding to a standstill and traffic congestion generally with specific reference to South Stoke Road heading north and the A367 Wells Road and its junction with Frome Road.
- The placemaking principles are quite vague with regards to the new development interconnecting with the Sulis Meadows estate as it states: *"connecting existing roads into the new development"*: This should

include “*pedestrian and cycle links*”.

- Specific concern around impact on already congested highway network, particularly cumulatively with redevelopment of MoD site (concern mainly around impact on A367 and road linking Odd Down to Combe Down).
- Not clear whether or not there will be vehicular traffic connections with the Sulis Meadows estate or just cycle and pedestrian links - needs clarification.
- Which existing roads would be connected to the new development from Sulis Meadows?

Event 3: Weston All Saints Centre on 14th November 2013 **Around 100 attendees**

Main issues and queries raised:

- Some support from the community, who appreciated the update and understood the rationale.
- Support for evidence work undertaken, its conclusions and relief at overall capacity decreased to 150.
- Concern around transport impacts on Lansdown Lane (especially at roundabout at bottom of hill), High Street and Eastfield Avenue.
- Will there be road access to either of the two sites from Greenacres?
- What improvements to road infrastructure will there be?
- Queried location for vehicular access from Eastfield Avenue and how the site can be suggested for allocation without identifying point of access, or having land available to provide it?
- Concerns about speed of traffic on Lansdown Lane, which can't comply with new 20mph speed limit, and how speeds can be reduced.
- Flooding issues raised consistently, especially impact of development on altering existing flows and thereby creating problems elsewhere. Need to raise the profile of these issues in the placemaking principles to address existing known problems, and predicting potential future problems arising from new development.
- Queried why more land is taken out of the Green belt and included in site allocation than will be delivered (especially site to west of Lansdown Lane).
- Is Bath economy really going to grow that much – where will new residents work?
- Capacity of brownfield sites throughout the city and specifically in Weston means don't need greenfield sites.
- Queried why sites are being identified for development in the Green Belt and AONB.
- Concern around impact on World Heritage Site.
- Shouldn't Bath be a special case, exempt from 5 year housing land requirement?
- Questioned how primary school places will be provided given WASPS is unable to be expanded further.

- How many houses will be built on each site?
- Who will be responsible for maintaining the hedgerows?
- Will existing homeowners be given compensation due to the new development lowering their house prices?
- If not all of land developable why is it within the site?
- Why do we have to follow an existing boundary in redefining the green belt boundary? Can we not follow a newly defined boundary instead? This would provide greater long term protection for these areas of land.
- Need to maybe be clearer about the process that we want developers to go through in formulating their masterplan and how they involve the community.

Event 4: Whitchurch United Reformed Church on 19th November 2013

Around 70 attendees

Main issues and queries raised:

- Questioned why Whitchurch is being expected to accommodate around 200 dwellings – development should take place in Bath.
- There were also a number of people who broadly accepted the proposal.

Proposed allocation is a better option than the Hitchens site to the north east which will lead to Whitchurch becoming a part of Bristol.

- If Whitchurch has to have additional development, the Horseworld site/proposed allocation is the best site.
- Relationship between around 50 dwellings via Policy RA1 and 200 dwellings via Policy RA5 needs clarifying.
- Relationship between Core Strategy allocation, Horseworld application and Orchard Park application/appeal including concern that Whitchurch could end up with both the allocation and the Orchard Park being delivered.
- The existing road network will not be able to cope with the additional traffic as it seldom currently copes and it is difficult to make short trips in the peak hour due to congestion.
- Access from the proposed development onto Sleep Lane - how would two cars pass each other?
- Concern around forming a roundabout/new access onto Sleep Lane to serve both Barrett Homes scheme that has planning permission and the Core Strategy allocation.
- Concern around the Woollard Lane / A37 junction – already dangerous, increased traffic will only make it more so given the number of cars which would be generated in the peak hours.
- Concern that the junction to the site of Staunton Lane will be dangerous.
- Concern around commuters parking in the village streets and then cycling on into Bristol city centre.
- Public transport is good only to/from Bristol, but nowhere else. New hospital /leisure centre built in Hengrove but currently no public transport available from Whitchurch, so still accessible only by private car.

Somerdale contribution to put new bus service from Keynsham to Hengrove via Whitchurch explained.

- Additional comments around transport related to the 20mph speed restrictions in Keynsham but speeds up to 30 mph near the schools and the shortage of car parking spaces provided at the new Sleep Lane development.
- Ensure that existing footpaths through the strategic site are retained as well as onward linkages to the PROW network.
- A resident of the mobile home park at Orchard Park was very upset by the permissive route past his home. His point was if the developer could disregard the right of way why should the residents now have to accommodate it?
- What will happen to the school - it is already oversubscribed - where will the new children go?
- Concerns were raised over the limited community facilities and shops in the village.
- What about the issues of flooding from Sleep Lane onto the proposed development site? The field close to Whitchurch Primary School floods. It will be very expensive to make it usable even if the land was compulsory purchased.
- The role of the Inspector: does he have an authority to suggest alternative sites or capacities. i.e. no Green Belt change in Whitchurch but increase housing number for other Green Belt sites?
- No explanation on alternative sites. It looks like alternative sites are also going to be allocated.
- Bath Chronicle does not cover Whitchurch. It is very difficult to find out events or follow the progress.
- Confusion over the heritage, landscape and Green Belt plans (they needed explanation).
- Desire to be involved in detail of place making.

Event 5: Keynsham Key Centre on 21st November 2013

Around 75 attendees

Main issues and queries raised:

- A member of the 'Friends of Manor Road Community Woodland' was not happy with the recommendation from the Tree Assessment to plant more trees within the wildflower meadow part of the woodland. Supported more tree planting adjacent to the woodland (forming an extension) and would like to see more formal access between the new development and the woodland.
- Keynsham Town Council would still like to see a second access from K2b to Charlton Road through the new SW Keynsham allocation.
- The landowner of the northern most field of the SW Keynsham allocation denied having any agreement with Bloor Homes (despite his land being shown within their red line boundary). He is however still promoting his land for development. Also advocated developing his land opposite the site (to the west of Charlton Road) which is not being considered by the

Council.

- SW Keynsham site needs to link to Abbots Wood (but should be pedestrian/cycle access only. No roads should go through the wood).
- A few questioned when the safeguarded land would come forward.
- Residents of the Chandag area would not be happy with a road link between the East Keynsham site and Teviot / Minsmere / Windrush roads. They live in a quiet estate and would be against a new direct link to the A4 as it would bring more traffic.
- A resident of Weston attended questioning the results of the landscape assessment for the area to the north of Napier Road – disagreed that development of the eastern part of that site would have less impact on the landscape than the western part.
- Relationship with Council proposed allocation to east of Keynsham and River Regeneration Trust (RRT) proposal was queried – does Core Strategy mean RRT development will not come forward?
- Concern around transport impact of east of Keynsham allocation on already congested A4 – even with possibility of using public transport there will be a significant increase in car traffic and congestion.
- Need to ensure character and separate identity of Keynsham is maintained – must not close gap between Keynsham and Bristol or Salford.
- Potential for greater levels of development, especially east of Keynsham.
- Some Whitchurch residents attended – main concern related to transport impact and the inadequacy of Sleep Lane.
- Concern around increased traffic flows and the potential for grid lock in Keynsham and also on the A4 where it was stated that the existing peak hour delays would only get worse.
- Doubt that the Council's efforts to achieve significant mode shift would be successful.
- Concern was expressed about the intrusion of the SW Keynsham proposals into the surrounding countryside and potential impacts on trees and the community woodland (but relieved by the efforts to provide Green Infrastructure links).
- A few people expressed concern / unease about any road link into the existing development at East Keynsham but generally seemed supportive of the east of Keynsham proposals.

Appendix 1 Consultation Notification Letter

Sent on 8th
November
2013

Our ref: LDF/ML/«Consultee_ID»

Dear «Title» «First_Name» «Surname»,

Invitation to comment on Core Strategy amendments

Reason for the amendments

Earlier this year the Council consulted widely on proposed changes to the Core Strategy including a revised housing figure for the District and the identification of broad strategic locations where land will be removed from the Green Belt for development. These are at:

- Odd Down/South Stoke
- Weston
- East Keynsham
- South West Keynsham
- Whitchurch

The Council's plans are now being scrutinised by a Government Inspector and he has asked the Council to provide more details about these proposed developments. These amendments are being published for consultation.

Scope of amendments

In order to address the Inspector's concerns around clarity of the proposals and housing delivery the Council has defined the boundaries of the five strategic sites. This includes amendments to the Green Belt boundaries. These amendments are set out in a 'Schedule of Core Strategy Amendments'.

These amendments do not relate to the principle of releasing land in these locations but to the suggested Strategic Site boundaries and amended Green Belt boundaries along with the placemaking principles relating to their development. It was previously envisaged that this work would be undertaken in the Placemaking Plan but in light of the Inspector's concerns, this work has been brought forward into the Core Strategy.

Comments are invited on the suggested amendments as well as alternative site and boundary options considered by the Council but rejected. Information on rejected locations is also included in the 'Schedule of Core Strategy Amendments'. These and other amendments the Inspector is asking us to consult on will be tested through the Examination process (see below).

A significant amount of evidence base work has been done to inform site allocations and much of this was published on 13th September 2013 as part of the Examination process. This and any additional evidence informing the site allocation details can be found on the Council's website www.bathnes.gov.uk/corestrategy.

Consultation Details

The 'Schedule of Core Strategy Amendments' is published for comment between **11th November and 20th December 2013**. Please note that only comments on the amendments or the rejected strategic site allocations will be accepted and that all comments will be made publically available.

All consultation documents, including the Schedule, comments form and guidance note and background evidence are available on the Council's website www.bathnes.gov.uk/corestrategy.

The consultation documents can also be viewed at the following locations during opening hours:

- Council offices
 - The One Stop Shop, Manvers Street, Bath, BA1 1JG
 - The Hollies, Midsomer Norton, Bath, BA3 2DP
 - Riverside, Temple Street, Keynsham, Bristol, BS31 1LA
- At all public libraries in the District, including the mobile libraries
- At the public events (details below)

If you require a paper copy of any documents, please get in contact.

If you wish to submit comments you are strongly encouraged to use the comment form and to submit it by email to core_strategy@bathnes.gov.uk. Alternatively, you can still write to us at the address at the front of this letter.

Please ensure your comments reach us no later than 5pm on **Friday, 20th December 2013**. Comments received by this deadline will be forwarded to the Inspector for his consideration. Examination hearings to discuss the Green Belt sites are likely to be held early in 2014. The dates for these hearings will be published on the Council's website www.bathnes.gov.uk/corestrategy.

Consultation Events

We will be holding staffed exhibitions at the locations listed below, which members of the public are welcome to attend to find out more about the changes to the Core Strategy, how to submit comments and be involved in the examination process.

Wednesday 13th November	3pm–5pm	South Stoke Parish Hall
Wednesday 13th November	6pm–8pm	Odd Down, St Gregory's College
Thursday 14th November	3pm–7pm	Weston All Saints Centre
Tuesday 19th November	3pm–7pm	Whitchurch United Reformed Church
Thursday 21st November	3pm–7pm	Keynsham Key Centre

Do you wish to remain on our mailing list?

We are asking everyone on our Planning Policy Mailing List if they wish to remain on it. If we do not hear from you by 5pm on **Friday, 20th December 2013** we will assume that you no longer wish to be contacted.

«Closing»

David Trigwell
Divisional Director Planning and Transport Development

Appendix 2 Press release and press coverage

Issued on 11 November 2013 and distributed to 76,000 households across Bath and North East Somerset.

Connect Magazine – Winter 2013



The public examination of proposals for new homes across the district has restarted. We answer some of the questions asked by the public about the process

What is the current situation?

All the proposals for new homes and development in the Core Strategy are currently being reviewed in public by an independent Planning Inspector to determine whether the right numbers of proposed homes are in the right places to meet housing need, promote economic growth and ensure sustainability.

What is the Placemaking Plan?

A Placemaking Plan focusing on brown field land is also being developed by the Council which goes into more detail about how the Core Strategy will be implemented, for example, how new streets and spaces should be connected to existing ones and how to ensure low carbon development. There will be opportunities for people to have their say on this in the future.



Are you proposing to allocate sites on Green Belt land?

In response to a request by the Inspector and to meet the area's high need for new housing, the Council previously identified five locations where land is proposed to be released from the Green Belt for development. These locations are:

- Odd Down, Bath
- North of Weston, Bath
- East of Keynsham
- South west of Keynsham
- Whitchurch

The Council is now doing more detailed work on the precise location of these sites and will publish these proposals for consultation on 11 November 2013 for a six-week period until 20 December to enable residents and others to comment.

How do I have my say on these proposals?

Anyone can make comments on these proposals and if they object, they will have the opportunity to express the views at the forthcoming examination hearings. These are due to be held in March 2014.

During the six-week consultation period, the Council will hold a series of exhibitions in Bath, Keynsham and at Whitchurch. Anyone

can attend these. If you want to be notified of the times, dates and locations of these exhibitions, or any other information on the Core Strategy, email planning_policy@bathnes.gov.uk or call 01225 477548.

Is building on Green Belt a done deal?

No. The Inspector will hear all the views presented to him and come to a conclusion on whether these proposals should be implemented or changed. He will set his conclusions out in a report to the Council, which will probably be in the summer of 2014.

Can I still have my say on the Core Strategy proposals?

If you previously objected to the Core Strategy then you can pursue this at the hearings. Otherwise you can only comment on the changes being proposed in November 2013; no other aspect of the Core Strategy is being consulted upon. ■

Find out more

Go to www.bathnes.gov.uk/corestrategy or www.bathnes.gov.uk/placemaking for the latest news and information.

The Bath Chronicle

More detailed Bath core strategy green belt proposals to be unveiled

By [Siobhan24](#) | Posted: November 06, 2013

Published 6th
November
2013



The site in Odd Down which has been earmarked for housing

More detailed plans about proposed housing development on green belt land around Bath and north east Somerset are due to be revealed next week.

B&NES Council is preparing to publish more information about its suggestion that protected sites in the area should be included in its core [strategy](#).

This is the planning blueprint which outlines where new houses should be built in B&NES over the next 15 years.

The inclusion of green belt sites, including those in Weston, Odd Down and Keynsham, have prompted anger among local people who are trying to save the land from development.

And now detailed site boundaries will be published on Monday, giving members of the public the opportunity to have their say during a six-week consultation period.

Independent planning inspector Simon Emerson will continue to consider B&NES Council's draft core strategy, taking into account the views of people who respond to the consultation.

His final recommendations will then have to go back to the local authority, which will have final say on whether to adopt the plan.

The first meeting is next Wednesday and will be taking place at South Stoke Parish Hall from 3pm to 5pm.

There will be another on the same day at St Gregory's Catholic College from 6pm to 8pm.

On Thursday there is one at Weston All Saints Centre, on Tuesday, November 19 at Whitchurch United Reformed Church and on Thursday, November 21 at Keynsham Key Centre.

These three all run from 3pm to 7pm.

A petition against proposals to develop on the green belt has got more than 1,200 signatures.

This will now be submitted at a full council meeting next Thursday evening, where Gareth Herinx from the campaign group The South of Bath Alliance will talk about the strength of feeling amongst the public.

Published 12th
November
2013

The Bath Chronicle

Letter: South Stoke Parish Council responds to green belt proposals

By [Bath Chronicle](#) | Posted: November 12, 2013

Dear Sir,

South Stoke Parish Council considered BANES' amended proposals carefully at its meeting last night and would like to draw your attention to the following important points.

BANES new policy B1A, confirms that they intend to allow 300 houses to be built on the plateau land at South Stoke/Odd Down but proposes removal from the green belt of an area that is more than twice the size of the Sulis Meadows Estate, where there are already over 360 dwellings.

The land to be built on would extend at its easterly end to within 120 metres of the current boundary of the South Stoke Conservation Area. This plateau is the southernmost tip of the Cotswold Area of Outstanding Natural Beauty and was so designated because of its remarkable landscape quality. It is also adjacent to the Wansdyke, a scheduled ancient monument, the setting of which would be ruined for ever.

Related articles

- [Proposed changes to Bath green belt to make way for new housing](#)

BANES has long defended its failure to create a 'Buffer Zone' for the World Heritage City of Bath by claiming that this function is fulfilled by the green belt and AONB areas, which almost entirely surround the city. If these statutory designations can be so easily ignored here, then anywhere else in the setting of this UNESCO designated World Heritage Site must be under threat too.

South Stoke Parish Council agrees that it is important that there should be provision for low cost housing within the new Local Plan but will fight every inch of the way to preserve the independence of this remarkable 'Cotswold' village and to preserve the plateau land for the enjoyment of future generations.

Please use your paper to publicize these facts and help to defend our World Heritage City and its Setting.

Yours faithfully,

Robert Hellard.

Vice chairman of South Stoke Parish Council.

Read more: <http://www.bathchronicle.co.uk/Letter-South-Stoke-Parish-Council-responds-green/story-20066286-detail/story.html#ixzz2kX6PXZUq>

Comments



[eurosceptic](#) | November 12 2013, 12:16PM

"The only thing necessary for the triumph of evil is for good men to do nothing". Edmund Burke
Don't let them get away with it.

Appendix 2 Press release and press coverage

Odd Down: Core strategy - building at Southstoke

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Odd Down

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Published 17th November 2013

Sunday, 17 November 2013

Core strategy - building at Southstoke

This is the letter we have sent to the Bath Chronicle - for further information

<http://www.bathnes.gov.uk/services/planning-and-building-control/planning-policy/core-strategy-examination/consultation-core> this will give you information on how to write in either in support or against

For further information about objections www.soba.org.uk

It is disappointing the council is carrying out a yet another consultation with regard to building on the Southstoke plateau. This time the council is designating the overall plan for 300 houses. This process was supposed to take a year and involve the community, now it is to be done in two weeks without any say from anyone. By rushing such an important plan, it is a wonder how many mistakes will be made, and how many residents lives will be ruined unnecessarily.

Let's get something clear from the beginning there is no argument over the need for housing, there is a need for the 12,700 houses that the plan allows for over the next 15 years. However, it seems wrong to us that the reason this is being rushed is due to green fields that are easy to build upon.

What is worse is there is an alternative, The MGD sites will not be developed and western riverside also will not have its extra phases. The density of housing on these sites are due to be 35 per hectare, Sulis Meadows next to the Southstoke plateau is 45, Oldfield Park is 90 and the old historic part of Bath is 120 per hectare. A small increase in density on the empty brownfield sites of only 10% would mean that there is no need for development on the green fields at Southstoke or Weston.

Overall, there are few winners in this plan, maybe a few house builders if they decide to build. There are already building permissions for 500 houses in BANES that have not been started, but to us it seems to be that the builders win, and everyone else loses.

Posted by Odddown at 14:46

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Labels: [core strategy](#), [Southstoke](#)

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<http://odddown.blogspot.co.uk/2013/11/core-strategy-building-at-southstoke.html>[18/11/2013 10:10:49]

Appendix 2 Press release and press coverage



News, views, reviews and sport from in and around the glorious city of Bath

Published 19th
November
2013

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Left Field – Core Strategy dithering is unacceptable

on 19 November, 2013 09:24 / [no comments](#)

I've been watching with interest as our local council seemingly stumble blindly through the minefield that is our Core Strategy. That is, our vital plan for housing, jobs and economic growth in the B&NES region over the coming years. As with many issues that present themselves as likely to be controversial in their wards, the politicians are in a clear dilemma. Working to deadlines or with any urgency is clearly a B&NES problem, note for example the lack of travellers sites despite it being a legal requirement. Delays and the pretence that the issue will magic itself away does not an effective council make, nor does it fill the electorate with confidence.



Vicky Drew, Secretary, North East Somerset Labour Party

It's no secret that I'm a campaigner for more housing and ultimately more truly affordable homes, which is why I note with some alarm that despite delays and the patience of the Core Strategy Inspector Simon Emerson, there seems to be still some uncertainty as to whether our proposed plan will be acceptable. What this means is that those fighting against development on their doorsteps could lose out either way. In other words, if B&NES council haven't got this right, the whole Strategy will be thrown out and the developers will have a free rein to decide where, and how many to build.

Of course, in light of this I hope sincerely that Mr Emerson accepts the council's offering and we will get those homes we so urgently need, more specifically that we get them on our terms and not the developers.

Ultimately, it's my belief that those brownfield sites sitting idle while those in the city and its rural surrounds are crying out for homes require some national legislation to ensure they are utilised and not held as an investment by land bank prospectors. That the expansion of the Green belt that is like a noose around our city should not be met with NIMBY horror but instead with the realisation that their home too was more than likely, built on a field.

You can take part in the consultation here: <http://www.bathnes.gov.uk/services/planning-and-building-control/planning-policy/core-strategy-examination/consultation-core>

Vicky Drew

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Appendix 2 Press release and press coverage

Published 28th
November
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1,000s of homes set for Bath green belt – and they're not needed | Bath Chronicle

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1,000s of homes set for Bath green belt – and they're not needed

By Bath Chronicle | Posted: November 28, 2013



Among the people campaigning against development on the green belt at South Stoke is David Batho PICTURE: Lloyd Ellington

Comments (4)

Extra homes adding up to a new town the size of Wells are being planned for the Bath area to fund the right number of affordable homes.

Campaigners say B&NES Council's draft core strategy proposes 4,000 private sale homes – some eating into the city's green belt – which are not needed.

The local authority estimates that it needs 5,437 market-value and 3,290 affordable homes to be built by 2029 so it can meet the demand from a growing population.

However, these figures do not add up for developers, who say they need to make more money on the "full-price" houses so they can deliver those

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<http://www.bathchronicle.co.uk/1-000s-homes-set-green-belt-not-needed/story-2025259-detail/story.html>[28/11/2013 09:45:55]

Green belt bid unveiled

Detailed proposals to change the green belt boundary around Bath so that new houses can be built have been unveiled.

Bath and North East Somerset Council has published more information about exactly where it wants to see future development, highlighting plots of land in Weston Odd Down and Keynsham.

The new site boundaries are likely to prompt anger amongst local people, who have already started campaigning to protect the green belt against housing.

Members of the public now take part in a six-week consultation, giving feedback about the latest B&NES strategy proposals, and invited to attend a series of meetings on the subject.

Two took place yesterday at South Stoke Parish Hall and Gregory's Catholic Church.

There is also one at Weston All Saints Church on Tuesday, November 17, and at Whitchurch United Church and on November 21 at the Centre in Keynsham.

These three are from 3pm to 7pm.

A petition against the plans to develop on the site has been signed by 1,200 people.

This will be presented to the full council next week where Gareth Foster, the campaign group leader of the South of Bath Alliance - which is concerned about the earmarking of land between South Stoke and Odd Down - will talk about the strength of feeling amongst the public.

He said: "These proposals to rip up Bath's green belt and designated Cotswold area of outstanding natural beauty to build hundreds of houses are deeply distressing to those of us that cherish our city. "Not only do these plans threaten Bath's setting and therefore its coveted and valuable status as a UNESCO world heritage site, they also effectively join the historic, quintessentially English village of South Stoke to Bath and set a dangerous precedent meaning that all green belt is now under threat in Bath."

The core strategy is the planning blueprint which outlines the long-term vision for the city and its surrounding areas.

Developer Mactaggart and Mickel has submitted a suggested scheme to Bath and North East Somerset Council as part of the local authority's core strategy consultation. It could mean hundreds of homes being built on land to the south of the A4, between Grange Road in Saltford and Minsmere Road in Keynsham. Resident Bob Elcome, Thorpe, 65, who lives in Tiviot Road in Keynsham, said: "Keynsham needs housing, there are no two ways about it, but clearly there are ways of doing it into a site that has restricted access and traffic problems is not right."

Mr Elcome-Thorpe said the area's roads, including the congested A4, could not cope with that number of extra houses and that the development would see residents losing much-used recreational green space. Local councillors have also expressed concerns about the plans and said B&NES is rejecting the idea which is not yet a planning application - outright.

Appendix 2 Press release and press coverage

NEWS

'Kick out housing scheme'

Concerns have been raised about proposed housing on green belt land which campaigners say will close up the last remaining countryside between Keynsham and Saltford.

Developer Mactaggart and Mickel has submitted a suggested scheme to Bath and North East Somerset Council as part of the local authority's core strategy consultation.

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Local councillors have also expressed concerns about the plans and said B&NES is rejecting the idea which is not yet a planning application - outright.

Councillor Marie Longstaff (Con, Keynsham East) said: "Residents will be horrified that the prospect of effectively merging Keynsham and Saltford with new housing has once again reared its head. We have successfully fought against such a position before and we will continue to campaign against such a damaging plan."

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Petition against homes on green belt presented

bathchronicle.co.uk

THURSDAY 1

Siobhan Stayt
s.stayt@bathchron.co.uk
@siobhanpridesaux

A petition signed by 1,350 people campaigning against homes being built on the green belt around Bath has been presented to MP Don Foster.

Members of the South of Bath Alliance, which is trying to prevent development on land near South Stoke, visited Mr Foster at his James Street West office to speak to him about Bath and North East Somerset Council's core strategy, which earmarks the site for 300 homes.

Campaigner Gareth Herinx said: "We emphasised our particular fears that the plans for the South Stoke plateau are being fast-tracked and the principle of brownfield first has been dropped."

"We also questioned the public consultation which we felt was poorly advertised and far too complex for people. For example, I've had door asking for help with their responses."

He added: "The threat to Bath's vital World Heritage Site (WHS) status was also discussed."

"We expressed our concern that any breach of the green belt will set a precedent and damage our city's setting with potentially disastrous results long term if Unesco withdraws Bath's unique status as the UK's only WHS city."

Mr Foster said the number of homes now being mooted was far lower than the previous Government's regional point called for 21,000 new homes in B&NES.

He defended the council's ruling Liberal Democrats and said they had tried to stop building on the green belt under the new national planning policy framework.

Mr Foster also said campaigners should get in touch with the planning inspector and make sure they listed specific problems with the plans, such as traffic, as well as encouraging development on brownfield sites first.

The council's core strategy consultation ends at 5pm tomorrow.



Gareth Herinx, of the South of Bath Alliance, presents a petition concerning the proposed development to MP Don Foster. PICTURE: Lloyd Ellington

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Have your say at bathchronicle.co.uk

Published 19th November 2013

Appendix 2 Press release and press coverage

Areas identified for new housing in Keynsham & Whitchurch

As part of ongoing efforts to have its Core Strategy ratified, Bath & North East Somerset Council has been holding public exhibitions as part of a consultation over redrawing the Green Belt boundary around parts of Keynsham, Whitchurch and Bath.

In February, the council identified five areas where land could be taken out of Green Belt regulation to allow for up to 1,870 additional houses, on top of the planned 10,800 to be built by 2029. Now, to address continuing concerns expressed by the Government inspector over future housing delivery in the district, the process has begun to confirm the precise parcels of land which will be affected.

The Core Strategy is effectively the economic blueprint for the area for the next 15 years against which future planning applications are considered. Without a local plan in place which is agreed by the Government, the financial and social implications for B&NES Council are severe and the current process has already suffered suspension and delays.

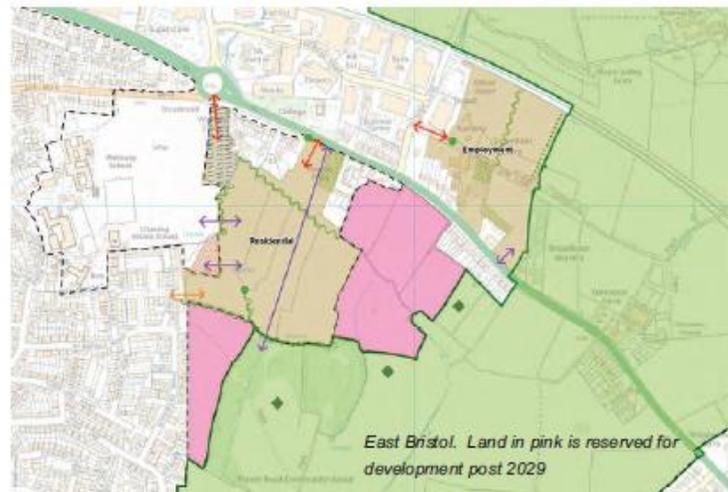
The council is currently embarked on a six-week public consultation exercise over sites identified on the east and south west sides of Keynsham, as well as Whitchurch village. On the



east of Keynsham, the preferred site has been identified on the south of the A4, between Harding Place and Teviot Road, for up to 250 houses. On the other side of the A4, land on either side of Worlds End Lane has been identified for development for employment.

This choice would suggest that the ambitious proposals put forward by the River Regeneration Trust for the Broadmead Peninsula, which we highlighted in Issue 290 (10th October) have been overlooked. Also of note is that two parcels of land on the south of the A4 and between Minsmere Road and the community woodland have been 'safeguarded' for future housing needs, post 2029.

In south west Keynsham, the proposal is to extend the forthcoming K2A development on Charlton Road as far as the junction with Parkhouse Lane to provide an extra 200 homes.



In Whitchurch, as we have reported on page 14, land has to be found for an extra 200 homes and a large part of the strategic site identified incorporates the HorseWorld visitor centre - the very land on which B&NES Development Control Committee refused planning permission for 125 houses last week.

The public consultation runs until 20th December and comments received will be considered by the Government inspector. You can see more at www.bathnes.gov.uk/corestrategy or visit the One Stop Shop at Riverside in Keynsham.

of Kingswood.

Recent years have witnessed a number of speculative planning applications around Warmley, Longwell Green and Oldland Common. The plan also includes the creation of three enterprise areas to stimulate employment, one of which is located at Emersons Green.

South Gloucestershire Council will formally adopt the plan at its next full meeting on 11th December.



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The Bath Chronicle

Concerns over housing plans for green belt land between Keynsham and Saltford

By [Siobhan24](#) | Posted: December 17, 2013

Published 17th
December
2013



Concerns over housing plans for green belt land between Keynsham and Saltford

[Comments \(1\)](#)

Concerns have been raised about proposed housing on green belt land which campaigners say will close up the last remaining countryside between Keynsham and Saltford.

Developer Mactaggart and Mickel has submitted a plan to Bath and North East Somerset Council as part of the local authority's core [strategy](#) consultation.

It means hundreds of homes could be built on land to the south of the A4, between Grange Road in Saltford and Minsmere Road in Keynsham.

Appendix 3 Comment Form and Guidance Note

Bath & North East Somerset Council

**Core Strategy Amendments
November 2013
Comment Form Part 2**

*For official use only:
Received:
Acknowledged:
Respondent No.:
Representation No.:*

For guidance on filling in this form, see note on our website: www.bathnes.gov.uk/corestrategy
Text in blue indicates a hyperlink that will open the relevant document, website or email.

Please return this form to Planning Services by 5pm on 20th December 2013 ideally by email to core_strategy@bathnes.gov.uk or, if you do not have access to email, by post to:
Planning Policy Core Strategy Amendments, B&NES Council, PO Box 5006, Bath, BA1 1JG.

Part 2: Comments

- This form must be accompanied by Part 1 (Contact Details)
- Please use a new copy of Part 2 for each Core Strategy amendment you wish to comment on.
- Please read the guidance on completing this form which includes:
 - explanations of the key terms;
 - explanations of the Core Strategy process; and
 - information on how to make sure your comment is valid and can be considered.
- The Schedule of Core Strategy Amendments, the Comment Form Part 1 and Part 2, and the Guidance Note can be downloaded from www.bathnes.gov.uk/corestrategy. Please contact Planning Policy on 01225 477548 if you do not have internet access.
- Supporting evidence can also be attached when submitting your comments (please indicate below)

1. Name or Organisation	2. Respondent Number (if known)	Yes / No
3. Attachments included with this comment (please list them below):		
4. Do you wish to participate at the Examination Hearings? If yes, please state why you consider this to be necessary:		
5a. Please state the amendment reference number here that your comment relates to (only relate to a proposed change listed in the Schedule Core Strategy Amendments available at www.bathnes.gov.uk/corestrategy)		
5b. If your comment relates to a Strategic Site allocation please give the name here:		
6. Do you support the change?		

Bath & North East Somerset Council

**Core Strategy Amendments
November 2013
Comment Form Part 1**

*For official use only:
Received:
Acknowledged:
Respondent No.:*

For guidance on filling in this form, see note on our website: www.bathnes.gov.uk/corestrategy
Text in blue indicates a hyperlink that will open the relevant document, website or email.

Please return this form to Planning Services by 5pm on 20th December 2013 ideally by email to core_strategy@bathnes.gov.uk or, if you do not have access to email, by post to:
Planning Policy Core Strategy Amendments, B&NES Council, PO Box 5006, Bath, BA1 1JG.

The Core Strategy is being examined by an independent Inspector and your comment(s) will be considered as part of this process. Please comment on the amendments only. These are available on the above website. **Using this form will help ensure your comments are valid.**

This form (Part 1) need only be completed once, but should accompany each submission of Part 2 of the Comment Form. The Schedule of Core Strategy Amendments, the Comment Form Part 1 and Part 2, and the Guidance Note can be downloaded from the website above. Please contact Planning Policy on 01225 477548 if you do not have internet access.

Part 1: Contact details
Please note that email is the Council's preferred method of communication and enables us to contact you quickly and efficiently. Please also provide a postcode with details of your address.

Personal Details

Title	Agent Details (if applicable)
First Name	Title
Surname	First Name
Job Title (only if applicable)	Surname
Organisation (only if applicable)	Job Title
Email	Organisation

will be published.

Guidance for completing the Core Strategy Amendments Comments Form

Bath & North East Somerset Council

**Core Strategy Amendments
November 2013**

Guidance for completing the Comment Form

Introduction

The Core Strategy Examination has now resumed. The Council is suggesting amendments to the Core Strategy to allocate strategic sites for development to address the Inspector's concerns around housing delivery. These amendments will be tested through the Examination process. Sites are being suggested for allocation in five locations in the Green Belt currently referred to in the Core Strategy:

- Odd Down/South Stoke
- Weston
- East Keynsham
- South West Keynsham
- Whitchurch

These amendments do not relate to the principle of releasing land in these locations but to the suggested strategic sites and Green Belt boundaries along with the placemaking principles relating to their development. The Council is also consulting on a number of other changes at the same time.

Your comments

This guidance is designed to help you comment on the amendments to Bath and North East Somerset's Core Strategy. The comments form can be found on our website at www.bathnes.gov.uk/corestrategy or at main Council offices and libraries.

The comments will be considered by the Planning Inspector. The purpose of the Examination is to consider whether the Core Strategy is legally compliant (has been prepared in accordance with regulations) and is 'sound' (these terms are explained below).

Your comments should be made on the representation form provided and sent in before 5pm on 20th December 2013.

We are only accepting comments that relate to the amendments or rejected site allocations identified in the Schedule of Core Strategy Amendments.

Bath and North East Somerset's Core Strategy – Guidance Note November 2013

1

Appendix H Information Newspaper and Display

2013 Consultation on the Core Strategy Green Belt Amendments | Bathnes - Windows Internet Explorer provided by Bath & North East

http://www.bathnes.gov.uk/services/planning-and-building-control/planning-policy/core-strategy-examination/consultation-core

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2013 Consultation on the Core Strategy Green Belt Amendments

Contents

1. Context
2. Scope of amendments
3. Evidence
4. Consultation Details, including how to respond
5. Consultation Exhibitions

Last updated: Thursday, 14th November 2013

This page is for the Consultation on the Core Strategy Green Belt Amendments. If you are wanting to view the home page for the **Core Strategy Examination** please click [here](#). There is also a page containing current and past news items, click [here](#) to view the **Core Strategy News Archive**.

A public consultation on the Core Strategy amendments is taking place between **11th November and 20th December 2013**.

1. Context

Earlier this year the Council consulted on proposed changes to the Core Strategy including the identification of broad locations where land should be removed from the Green Belt to help meet the District's needs for housing. These are at:

- Odd Down/South Stoke
- Weston
- East Keynsham
- South West Keynsham
- Whitchurch

A Core Strategy Newspaper (November 2013) has been produced summarising the changes to these areas and the Core Strategy. It is available to download [here](#) (6.7 MB).

The Council's plans are now being scrutinized by a Government inspector and he has asked the Council to provide more details about these proposed developments.

[Return to top of the page](#)

2. Scope of amendments

In order to address the Inspector's concerns around clarity of the proposals and housing delivery the Council has defined the boundaries of the five strategic sites. This includes amendments to the Green Belt boundaries. It was previously envisaged that this work would be undertaken in the Placemaking Plan but in light of the Inspector's concerns, this work has been brought forward into the Core Strategy. This means that the strategic sites will now not be considered in the Placemaking Plan. Please note that these amendments do not relate to the principle of releasing land in these locations.

Comments are invited on the strategic site allocations and the placemaking principles relating to their development and to the related Green Belt boundary changes. You may also wish to comment on alternative site and boundary options. All changes will be tested through the Examination process.

These amendments are set out in a 'Schedule of Core Strategy Amendments' (2.3 MB).

[Return to top of the page](#)

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2013 Consultation on Proposed Changes to the Submitted Core Strategy

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Examination Documents

Examination Participants' Statements

Contact Us

Planning Policy, Planning Services
Bath & North East Somerset Council,
PO Box 5006,
Bath,
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core_strategy@bathnes.gov.uk

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Appendix H Information Newspaper and Display

3. Evidence

A significant amount of evidence base work has been done to inform site allocations and much of this was published on 13th September 2013 as part of the Examination process. This and any additional evidence informing the site allocation details are available via this link. The evidence is also available within the Core Documents List (Page 31, reference CD/10 onwards).

Also produced for this stage is an Addendum to the Sustainability Appraisal Report on the Proposed changes to the Submitted Core Strategy. This is available within the Core Documents List and directly below.

- a. SA Report November 2013 (Core Documents List Reference CD10/A1/1)
- b. SA Annex N Policy Appraisal Matrices (Core Documents List Reference CD10/A1/2)
- c. SA Annex O Policy Appraisal Matrices (Core Documents List Reference CD10/A1/3)

[Return to top of the page](#)

4. Consultation Details

This consultation is your chance to submit your views for consideration by the Planning Inspector to inform the next stage of the examination.

The 'Schedule of Core Strategy Amendments' is published for comment between 11th November and 20th December 2013. Please note that only comments on the amendments or the rejected strategic site allocations will be accepted and that all comments will be made publically available.

All consultation documents, including the Schedule, comments form and guidance note and background evidence will be available here on Monday 11th November 2013.

If you wish to submit comments you are strongly encouraged to use the comment form (available in 2 parts below) and to submit it by email to core_strategy@bathnes.gov.uk.

- Part 1: Fill in this part with your contact details (MS Word format), **please note that this only needs to be completed once.**
- Part 2: Fill in this part with your comments (MS Word format), **please use a separate copy of this form for each change you would like to comment on.**
- This Guidance Note should help you to fill out the Comment Form.

Alternatively, you can still write to us at the address below clearly stating which amendment your comments relate to:

Planning Policy, Planning Services
Bath & North East Somerset Council
PO Box 5005
Bath, BA1 1JG

Hard copies of the comment form and other documents are available on request, and from the Council offices and libraries during opening hours, and at public consultation events. You may find the Core Strategy Newspaper, November 2013 (6.5) useful as well, it summarising the changes.

The consultation documents can also be viewed at the following locations during opening hours:

- Council offices
 - The One Stop Shop, Manvers Street, Bath, BA1 1JG
 - The Hollies, Midsomer Norton, Bath, BA3 2DP
 - Riverside, Temple Street, Keynsham, Bristol, BS31 1LA
- At all public libraries in the District, including the mobile libraries
- At the public events (details below)

Please ensure your comments reach us no later than **5pm on Friday, 20th December 2013**

Comments received by this deadline will be forwarded to the Inspector for his consideration. Examination hearings to discuss the Green Belt sites are likely to be held in Spring 2014. The dates for these hearings will be published on the Council's website www.bathnes.gov.uk/corestrategy

[Return to top of the page](#)

5. Consultation Exhibitions

Come to any one of our staffed exhibitions events at the locations listed below to find out more about the proposals and how to comment. The same material will be available at each event.

- Wednesday 13th November between 3.00pm and 5.00pm
- Wednesday 13th November - Dodd Down, St Gregory's College between 8.00pm and 8.00pm
- Thursday 14th November - Weston All Saints Centre* between 3.00pm and 7.00pm
- Tuesday 19th November - Whitchurch United Reformed Church between 3.00pm and 7.00pm
- Thursday 21st November - Keynsham Key Centre* between 3.00pm and 7.00pm

* Confirmed step-free access venues

Appendix 5 Tweets



BathChron Nov 11, 8:30pm via TweetDeck (9,112 followers, 62 Klout)

Here are the very latest details on how the @bathnes core strategy will affect green belt areas around Bath ow.ly/qI4Tm



BathChron 9:58am via twitterfeed (9,112 followers, 62 Klout)

Proposed changes to Bath green belt to make way for new housing bit.ly/1i4yHNY

People who retweeted this



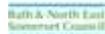
@damesallsprint (509 followers, 33 Klout)



@Savebath (321 followers, 43 Klout)



@jldunn2000 (32 followers, 42 Klout)



bathnes Nov 13, 4:27pm via HootSuite (6,505 followers, 58 Klout)

Drop-in event for Core Strategy Green Belt Consultation today! SouthStoke Village Hall 3-5 & St Greg's School 6-8 ow.ly/qMAgP

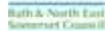
People who retweeted this



@FeelGoodBath (1,327 followers, 46 Klout)



@BathMercury (402 followers, 43 Klout)



bathnes 5:01pm via HootSuite (6,505 followers, 58 Klout)

Drop-in event Core Strategy Green Belt Consultation @ St Gregory's School 6-8 today! Staff on hand to answer questions ow.ly/qMBbD



bathnes Nov 14, 12:30pm via HootSuite

Drop-in event for the Core Strategy Green Belt Consultation today Weston All Saints

Appendix 5 Tweets

Centre 3-7pm ow.ly/qOIFf

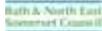
Retweeted by



@FeelGoodBath (1,327 followers, 46 Klout)



@GreenBathNES (361 followers, 41 Klout)



[bathnes](#) Nov 14, 2:03pm via [HootSuite](#) (6,512 followers, 58 Klout)

Have you got questions about building in the green belt? Go to the Core Strategy drop-in event @ Weston All Saints Centre 3-7pm today!

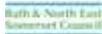
People who retweeted this



@GoatacreManor (320 followers, 43 Klout)

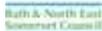


@WestonGrnBelt (93 followers, 34 Klout)



[bathnes](#) Nov 14, 5:03pm via [HootSuite](#) (6,512 followers, 58 Klout)

Drop-in event for the Core Strategy Green Belt Consultation at Weston All Saints Centre open till 7pm tonight ow.ly/qOntx



[bathnes](#) Nov 14, 10:15pm via [Twitter](#) for iPad

@[garethherincx](#) @[Savebath](#) Thanks for attending to deliver your petition.

Retweeted by



@Savebath (327 followers, 44 Klout)



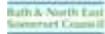
@garethherincx (part of @Savebath) (854 followers, 47 Klout)

Appendix 5 Tweets



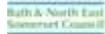
batnes Nov 15 4:05pm via HootSuite

Core Strategy - all your questions answered in [#getconnected](#) ow.ly/qv7wj



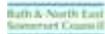
batnes 10:32am via HootSuite (6,558 followers, 58 Klout)

Drop-in event for the Core Strategy Green Belt Consultation today @ Whitchurch United Reformed Church 3-7pm ow.ly/qOmcT



batnes Nov 21 11:05am via HootSuite

Drop-in event for the Core Strategy Green Belt Consultation today Keynsham Key Centre 3-7pm ow.ly/qOnRp



batnes Nov 21 1:32pm via HootSuite

Questions about building in the green belt? Go to the Core Strategy drop-in event at Keynsham Key Centre today 3-7pm ow.ly/qOmZV



BathChron Dec 17, 7:55pm via TweetDeck (9,683 Followers, 63 Klout)

Concerns over housing plans for green belt land between Keynsham and Saltford ow.ly/rRgz4

People who retweeted this



@DaveLarkhall (226 Followers, 42 Klout)

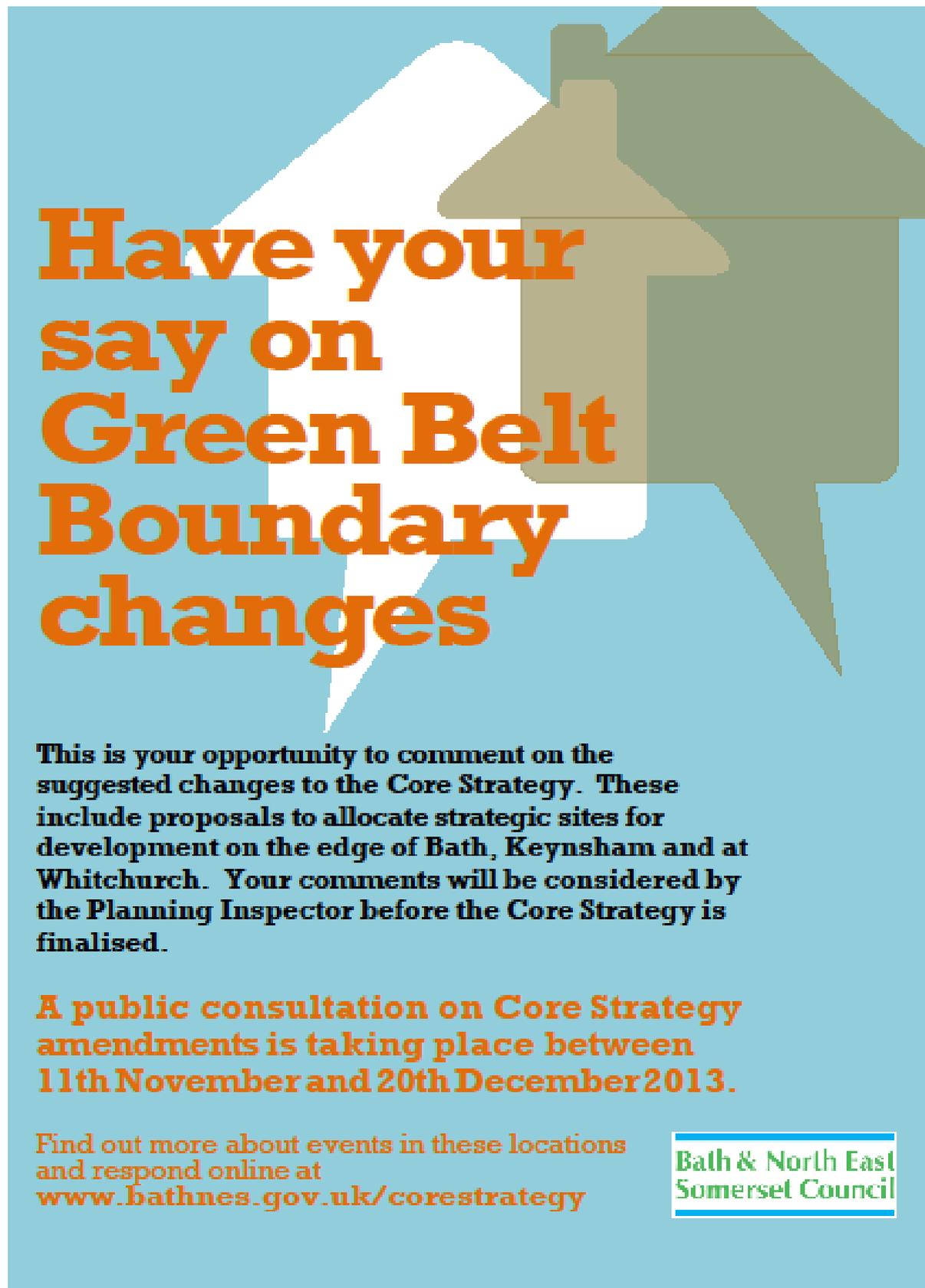


@MorphetMinor (186 Followers, 33 Klout)



@planningadvice (1,122 Followers, 41 Klout)

Poster

The poster features a light blue background with three stylized house silhouettes in white, brown, and olive green. The main title is in large, bold, orange text. Below it, a paragraph of black text explains the consultation. Further down, another paragraph in orange text states the consultation period. At the bottom left, there is a line of orange text with a website URL. At the bottom right, the council's name is enclosed in a white box with a blue border.

Have your say on Green Belt Boundary changes

This is your opportunity to comment on the suggested changes to the Core Strategy. These include proposals to allocate strategic sites for development on the edge of Bath, Keynsham and at Whitchurch. Your comments will be considered by the Planning Inspector before the Core Strategy is finalised.

A public consultation on Core Strategy amendments is taking place between 11th November and 20th December 2013.

Find out more about events in these locations and respond online at www.bathnes.gov.uk/corestrategy

Bath & North East Somerset Council

Appendix H Information Newspaper and Display

Postcard



Have your say on Green Belt boundary changes

This is your opportunity to comment on the Core Strategy amendments. These include proposals to allocate strategic sites for development on the edge of Bath, Keynsham and at Whitchurch. Your comments will be considered by the Planning Inspector before the Core Strategy is finalised.

Find out more and respond online at www.bathnes.gov.uk/corestrategy

Bath & North East Somerset Council

A public consultation on the Core Strategy amendments is taking place between 11th November and 20th December 2013

Background

Earlier this year the Council consulted on proposed changes to the Core Strategy including the identification of broad strategic locations where land should be removed from the Green Belt for development.

The Core Strategy Examination has now resumed and the Inspector has raised a number of points which have led to the Council suggesting some amendments to the Core Strategy.

Sites are being suggested for allocation in five strategic locations currently referred to in the Core Strategy on the edge of Bath (Odd Down and Weston), on the edge of Keynsham (east and south west) and at Whitchurch.

These amendments do not relate to the principle of releasing land in these locations. Comments are invited on the strategic site allocations and the placemaking principles relating to their development and to the related Green Belt boundary changes. You may also wish to comment on alternative site and boundary options. All changes will be tested through the Examination process.

This consultation is your chance to submit your views for consideration by the Planning Inspector to inform the next stage of the examination.

Consultation Events

Come to any one of our events to find out more about the proposals and how to comment. The same material will be available at each event.

- **South Stoke Parish Hall**
Wednesday 13th November, 3.00pm-5.00pm
- **Odd Down, St Gregory's College**
Wednesday 13th November 6.00pm-8.00pm
- **Weston All Saints Centre***
Thursday 14th November, 3.00pm-7.00pm
- **Whitchurch United Reformed Church**
Tuesday 19th November, 3.00pm-7.00pm
- **Keynsham Key Centre***
Thursday 21st November, 3.00pm-7.00pm

* Confirmed step-free access venues

You can make comments and find out more online at www.bathnes.gov.uk/corestrategy or call Council Connect 01225 394041

CORE STRATEGY UPDATE

Consultation open
11th November to
20th December 2013

This is your opportunity to comment on the suggested changes to the Core Strategy. In response to concerns raised by the Planning Inspector it is proposed to allocate strategic sites for housing development and remove land from the Green Belt on the edge of Bath, Keynsham and at Whitchurch.

Your comments will be considered by the Planning Inspector before the Core Strategy is finalised.

Find out more and respond online at
www.bathnes.gov.uk/corestrategy

Bath & North East Somerset Council

CONSULTATION ON THE CORE STRATEGY AMENDMENTS

REASON FOR THE AMENDMENTS

Earlier this year the Council consulted widely on proposed changes to the Core Strategy including a revised housing figure and the identification of broad strategic locations where land should be removed from the Green Belt for development. These are at:

- Odd Down/South Stoke
- Weston
- East Keynsham
- South West Keynsham
- Whitchurch

The Core Strategy Examination has now resumed and the Inspector has raised a number of points which have led to the Council supporting some amendments to the Core Strategy. These amendments are being published for consultation.

SCOPE OF THE AMENDMENTS

In order to address the Inspector's concerns around housing delivery the Council has defined strategic sites at each of the five strategic locations listed above. This will mean redrawing the Green Belt boundaries at each of these locations.

These amendments do not relate to the principle of releasing land in these locations but to the suggested strategic sites and Green Belt boundaries along with the placemaking principles relating to their development. It was previously envisaged that this work would be undertaken in the Placemaking Plan. The sites are now identified in the Core Strategy and will no longer be addressed in the Placemaking Plan.

All potential changes being consulted on are set out in a 'Schedule of Core Strategy Amendments'.

Comments are invited on the suggested amendments as well as alternative site and boundary options. Information on rejected locations is also included in the 'Schedule of Core Strategy Amendments'. These and other amendments the Inspector is asking us to consult on will be tested through the Examination process.

BACKGROUND EVIDENCE

A significant amount of evidence base work has been done to inform site allocations and much of this was published on 13th September 2013 as part of the Examination process. This and any additional evidence informing the site allocation details can be found on the Council's website.

CONSULTATION

The Council is providing the opportunity for comments to be made on the amendments to the Core Strategy document. This consultation is your chance to submit your views to the Planning Inspector before the Core Strategy examination hearings resume.

All comments received will be collated by the Council and passed on to the Planning Inspector to be considered during the examination of the Core Strategy. The Examination hearings to discuss the Green Belt sites are likely to be held early in 2014. The dates for these hearings will be published on the Core Examination webpage: www.bathnes.gov.uk/corestrategy

The amendments being proposed are summarised on the following pages.

The consultation runs until 20th December 2013.

CORE STRATEGY EXAMINATION

Only objectors to the Core Strategy have the opportunity to be heard at the examination hearings. The sessions are open so anyone can watch the proceedings.

All of the comments made will be considered by the Inspector before he makes a decision about whether the strategy is sound.

The purpose of the examination is for the Inspector to consider if the plan is legally compliant and sound. The Core strategy must be judged to ensure it is legally compliant and that it meets four tests:

1. Is the plan positively prepared?
2. Is the plan justified?
3. Is the plan effective?
4. Is the plan consistent with national policy?

CONSULTATION: QUICK GUIDE

WHERE TO FIND MORE DETAIL

This display is a summary of the Core Strategy amendments.

You can view the full schedule of amendments and other background documents at:

- all libraries in the district
- Main Council offices (One Stop Shop, Bath, The Hollies Midsummer Norton and Riverside Keynsham) during opening hours
- consultation events
- www.bathnes.gov.uk/corestrategy

HOW TO MAKE A COMMENT

Please use the comment forms to let us know your views on the proposed changes. Comment forms are available at the locations listed above.

A Guidance Note has also been prepared to assist you to fill out the comment form; extra assistance is available on request.

Please make sure that you clearly reference which change you would like to comment on. You can add a text description and if possible please include a change reference number. These change reference numbers start with the prefix "CSA". The change references are highlighted throughout this summary. For example:

CHANGING REFERENCE STRATEGY HEADING

HOW TO READ THE MAPS/DIAGRAMS

The amendments to the Key Diagram from the Core Strategy are highlighted together with the change reference numbers so that you can refer to them in your comments.

Illustrative concept maps are also included for each of the five strategic sites in this summary which show the suggested site boundary and indicate broadly the key placemaking principles for each of the sites referred to in the policy. These concept maps therefore form part of the Core Strategy amendments.

Please see the label on each diagram for clarification. For example:

Diagram label shown here
Text about the diagram

The detailed site boundary and amendments to the detailed Green Belt boundary to be shown on the Policies Map are set out in an Annex to the 'Schedule of Core Strategy Amendments' for comment.

November 2013

29

STRATEGIC SITE ALLOCATION ODD DOWN/SOUTH STOKE

PLACEMAKING PRINCIPLES

CHANGE
REF:
CLA22

Land adjoining Odd Down, Bath Strategic Site Allocation

Policy B3A

Land is removed from the Green Belt as shown on the Key Diagram and Policies Map and allocated for residential development and associated infrastructure during the Plan period.

The requirements that need to be met to enable development are set out in the Placemaking Principles, Core Policies and indicated on the Concept Diagram. The Placemaking Principles, being site specific, take priority over the Core Policies.

Placemaking Principles:

1. Residential led mixed use development (to include 40% affordable housing) of around 300 dwellings, in the plan period. The site should be developed at an average density of 35-40/dpa.
2. Preparation of a comprehensive Masterplan, through public consultation, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that it is well integrated with neighbouring areas.
3. Provision of Green infrastructure including multifunctional green space (formal, natural and allotments), well integrated Sustainable Urban Drainage Systems and habitat, pedestrian and cycle connectivity within the site and to the surrounding area.
4. Include new Public Rights of Way and provide enhanced public access within the site and connecting walk to the surrounding area.
5. A Landscape and Ecological Mitigation Strategy and Management Plan is required, as part of the Masterplan, to ensure satisfactory mitigation and protection to include:
 - Protection of dark skies to the south and east of the location including zones of no artificial light adjacent to

- the protected tree belt and other ecological features retained or created within the site and in adjacent grazing lands. Light spill should be limited to no more than 1 lux (equivalent to a moonlit night)
- Retention and cultivation of planting features and off-site habitat including the retention of hedgerows and tree belts, as indicated on the Concept Diagram
- Designated skylark interest
- New woodland planting along the southern boundary of the plateau, particularly to the east of Sully Manor (i) within the site and (ii) off-site within the plateau in order to strengthen bat foraging and flight links with Horseshoe Vale
- A recreational strategy to minimise harm to adjacent grazing regimes and habitats

Particular attention is to be given to ensure satisfactory compensation, mitigation and protection of European protected bat species and their habitat, and the protection of Priority Species.

Landscape Requirements

- Retention and protection of existing trees and significant hedgerows by inclusion within public open space and enhance hedgerows by provision of additional planting
- Protect the tree belt on the southern edge of the site and enhance with additional planting to ensure visual screening of the site from views to the south
- Avoid or minimise detrimental impacts on (and provide enhancements to) important landscape features and significant views:
 - the Cotwolds AONB
 - South Stoke Conservation area and its setting
 - The character of the Cam Brook valley and Sully Manor Plateau
 - The character of South Stoke and Combe Hay lanes

- Milford Road and the Cross Keys junction including maintaining open rural views over the plateau
 - The Wansdyke Scheduled Ancient Monument
 - Medium and long distance views such as Upper Twynhoe and Bagbridge Hill
6. Development causing substantial harm to designated heritage assets, or non-designated heritage assets of demonstrably equivalent significance, and/or their settings should be avoided. In addition, all opportunities should be taken to avoid or minimise other harm. As part of the Masterplan, the following should be addressed:

World Heritage Site

- The Southern boundary of the site should remain undeveloped to limit the visibility of development in wider views. An acceptable southern extent of development and appropriate building heights will need to be established as part of the Masterplan.
- The Datasdy extent of development and appropriate Eastern boundary treatment should be established as part of the Masterplan.
- Control light pollution to protect the visual screening of the site from views to the south.

Wansdyke Scheduled Ancient Monument

- Avoid built development in areas that would cause substantial harm to the Wansdyke. An acceptable northern extent of development and development heights will need to be established as part of the Masterplan. To mitigate impacts tree planting should be retained as indicated on the Concept Diagram
- A Management Plan setting out a strategy for the long-term and effective management of the monument including detailed measures for its positive enhancement will be developed in consultation with English Heritage and form part of any development proposals. This should include a recreational and

- movement solution which serves the new community and minimises harm to the Scheduled Ancient Monument
- Limit development height and density in more prominent areas, such as higher ground and development edges, in order to avoid the development breaking the skyline in views from the Wansdyke.
- Limit lighting column heights to that of the development to minimise vertical features within the view from the Wansdyke.

South Stoke Conservation Area

- Limit the height and/or density of development closest to South Stoke Conservation Area to avoid and minimise harm to its setting

Sully Manor

- Incorporate Sully Manor and garden into development sensitively, retaining the framework of trees, and considering the conversion/retention of the Manor House and/or a low density development

7. In relation to transport, the following apply:

- Provide vehicular access, and junction enhancement, to facilitate access to the site from Combe Hay Lane
- Interconnect with Sully Meadows Estate and Sully Manor, connecting existing roads into the new development. This should include pedestrian and cycle links.
- Links to the National Cycle Route 24 and Two Tunnels should be facilitated. There is a potential vehicle access to the site from South Stoke Lane which would necessitate upgrading the Cross Keys junction. Any access road from South Stoke Lane would need to be sensitively designed to enable the maintenance of an open down landscape in views from Cross Keys and Milford Road.

- Provide a sensitively designed and improved pedestrian/cycle link, following the desire line to Cranmore Farm/Twinn Road to allow access to Threeways School and the Supermarket
- Provide a safe and attractive pedestrian/cycle link to the Odd Down Park and Ride from the site
- Ensure sufficient car parking in the vicinity of St Gregory's school to meet the school's needs

8. Contributions will be required to facilitate the expansion of St Martin's Cusden Primary School.
9. The provision of additional local employment will be supported at Manor Farm, through conversion and redevelopment.

10. Retain and/or enhance the Odd Down Football Club (Football Pitches, Clubhouse and changing facilities, play area, local market and car park) either:
 - i) in its current location; or
 - ii) by re-providing the Football Club with an equivalent facility within the area

11. Sustainable Construction will be required, with all new housing meeting Code for Sustainable Homes level 5, or its successor, from 2014. The solar energy potential of sites should be facilitated by design and orientation. Development will be expected to provide sufficient renewable energy generation to reduce carbon dioxide emissions from expected energy use in the buildings by at least 20%. Third party delivery options will be expected to have been considered and in exceptional circumstances Allowable Solutions may be utilised.

12. Localised areas of land instability must be either avoided or addressed with appropriate remediation.

November 2013

STRATEGIC SITE ALLOCATION LAND ADJOINING WESTON (LANSDOWN LANE)

CONCEPT DIAGRAM

CHANGE
REF:
CLA26

CHANGE
REF:
CLA28

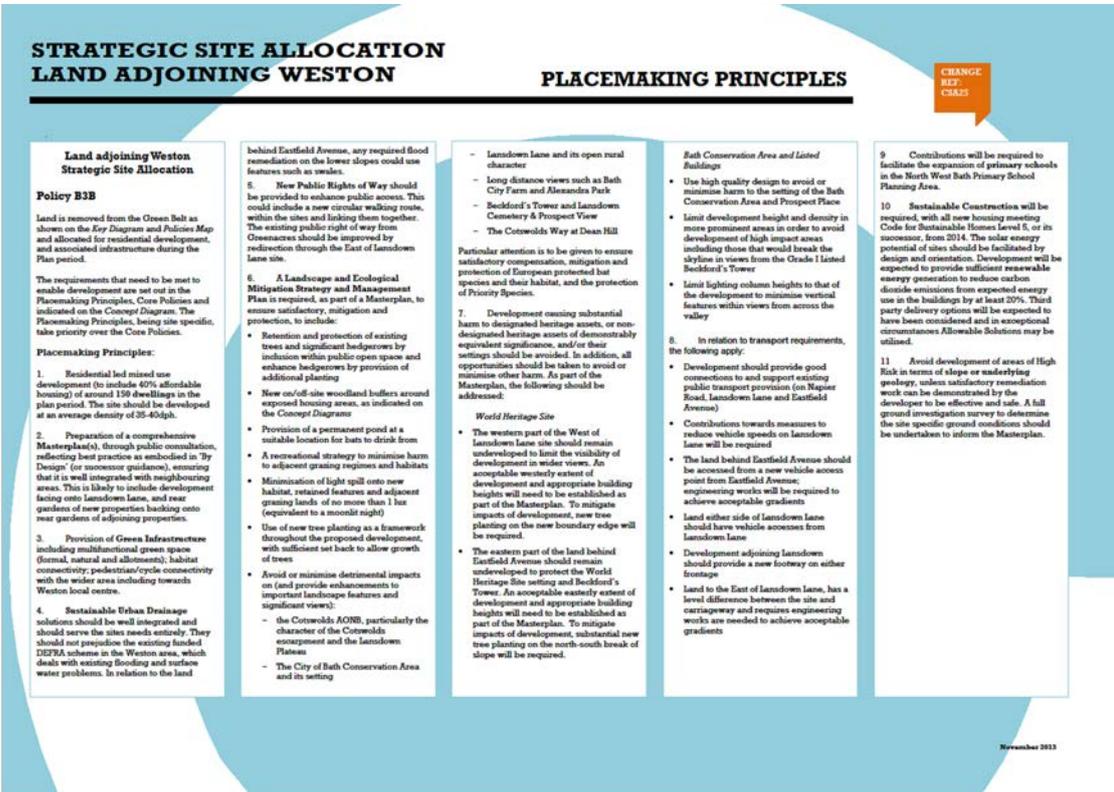
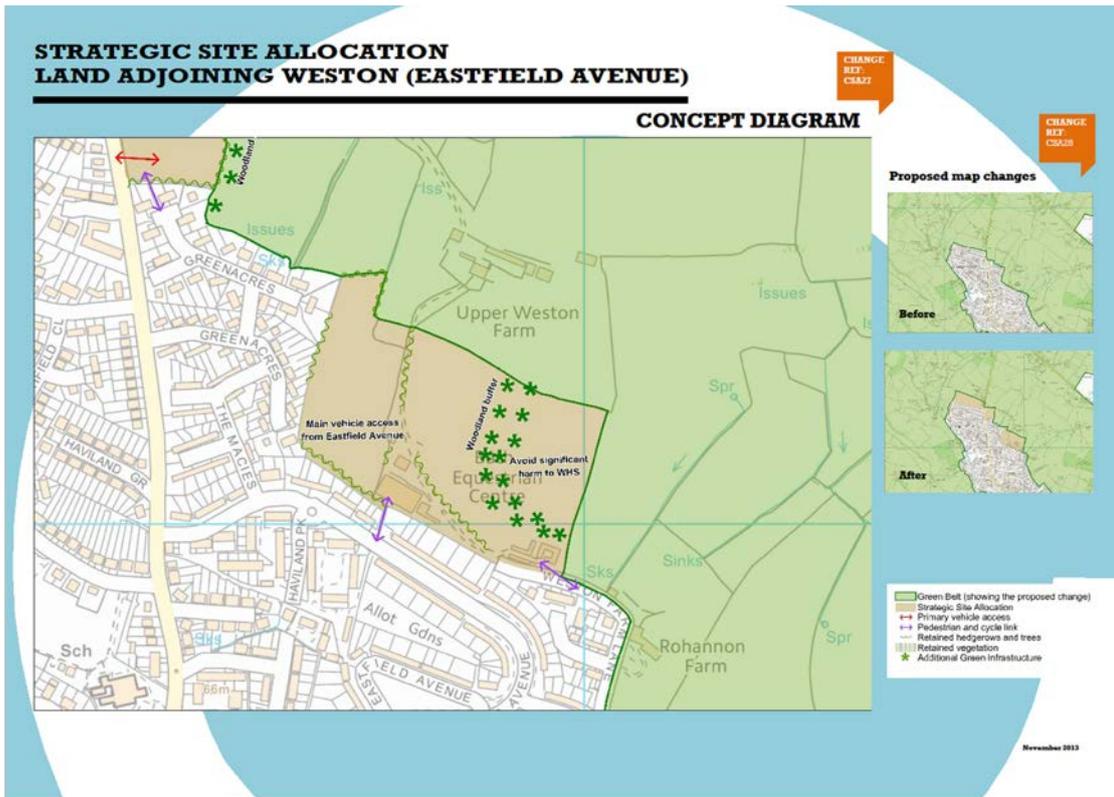


Proposed map changes

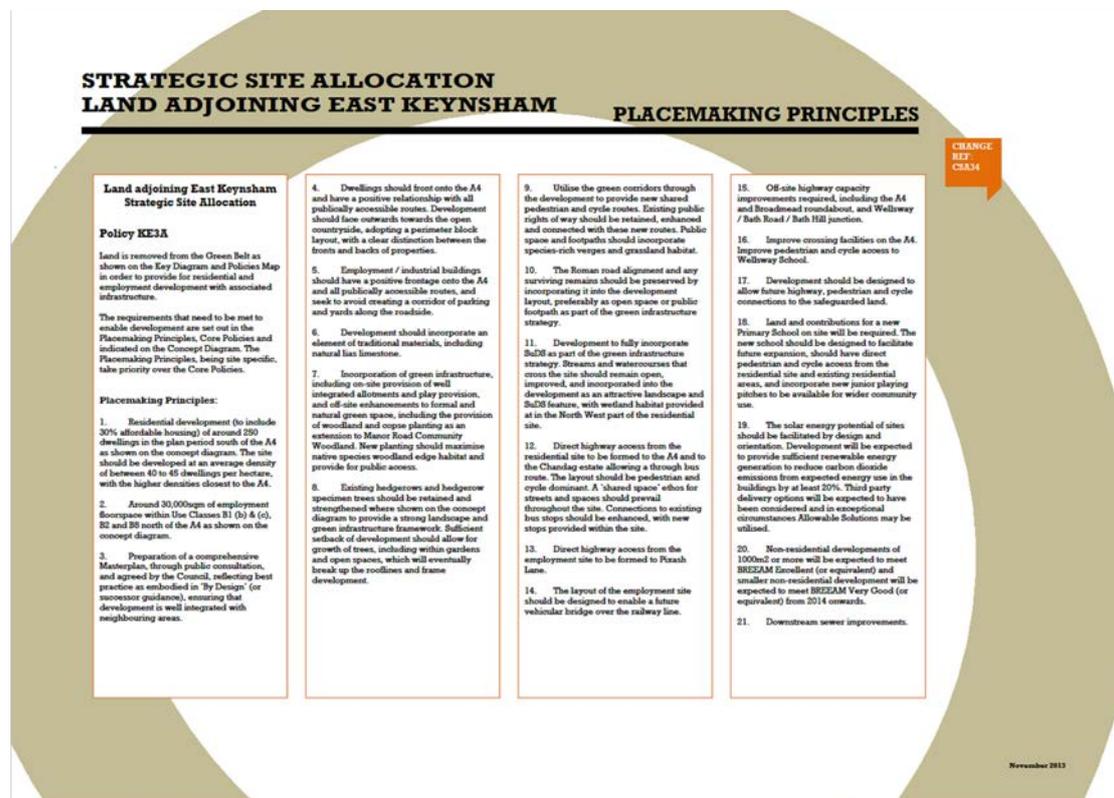
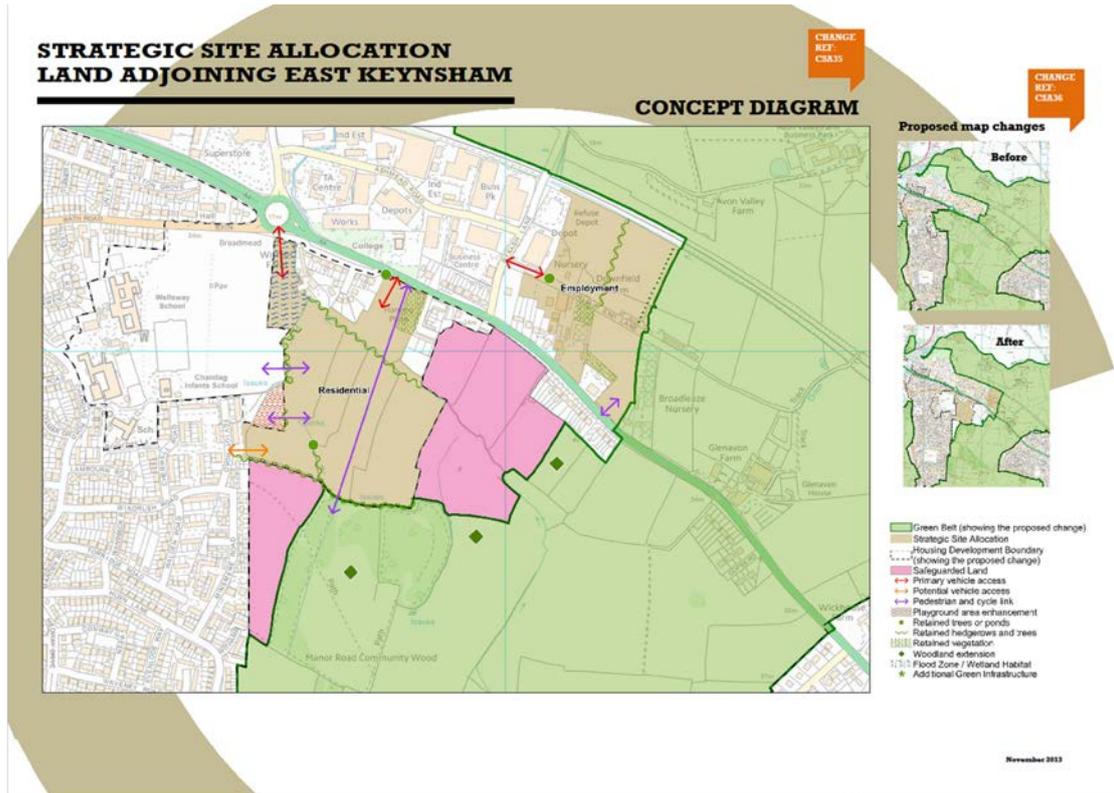


- Green Belt (showing the proposed change)
- Strategic Site Allocation
- Primary vehicle access
- Pedestrian and cycle link
- Retained hedgerows and trees
- Additional Green Infrastructure

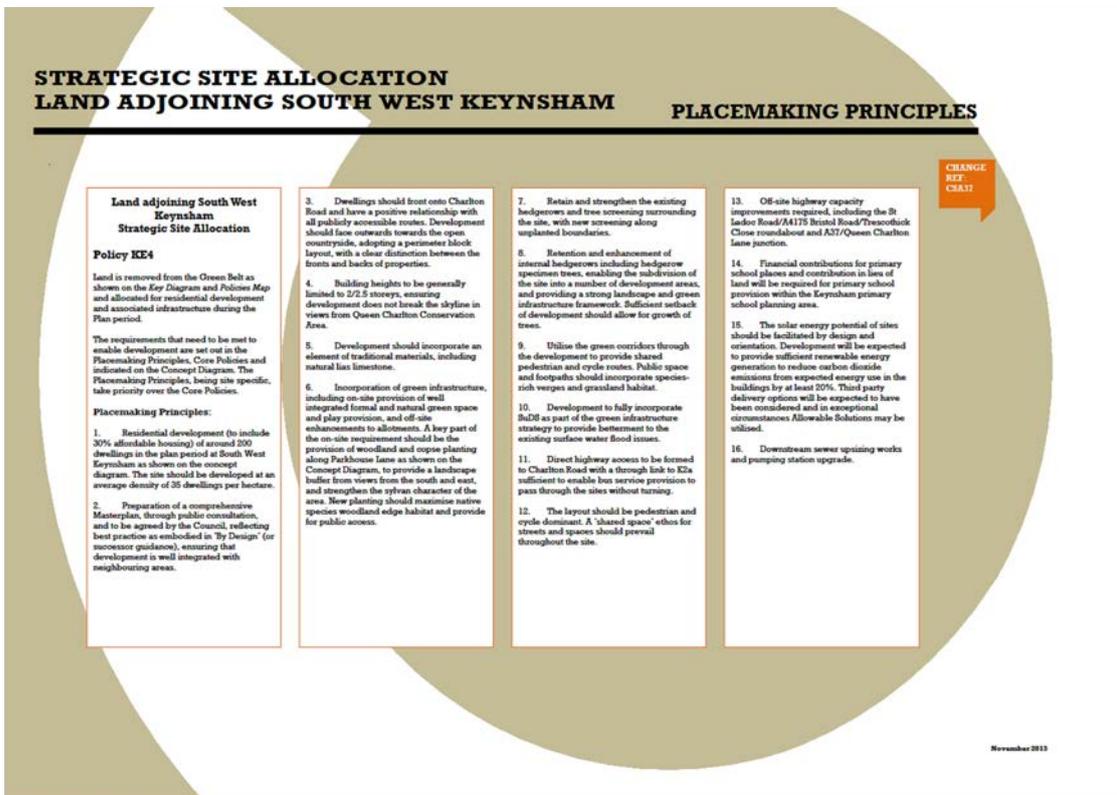
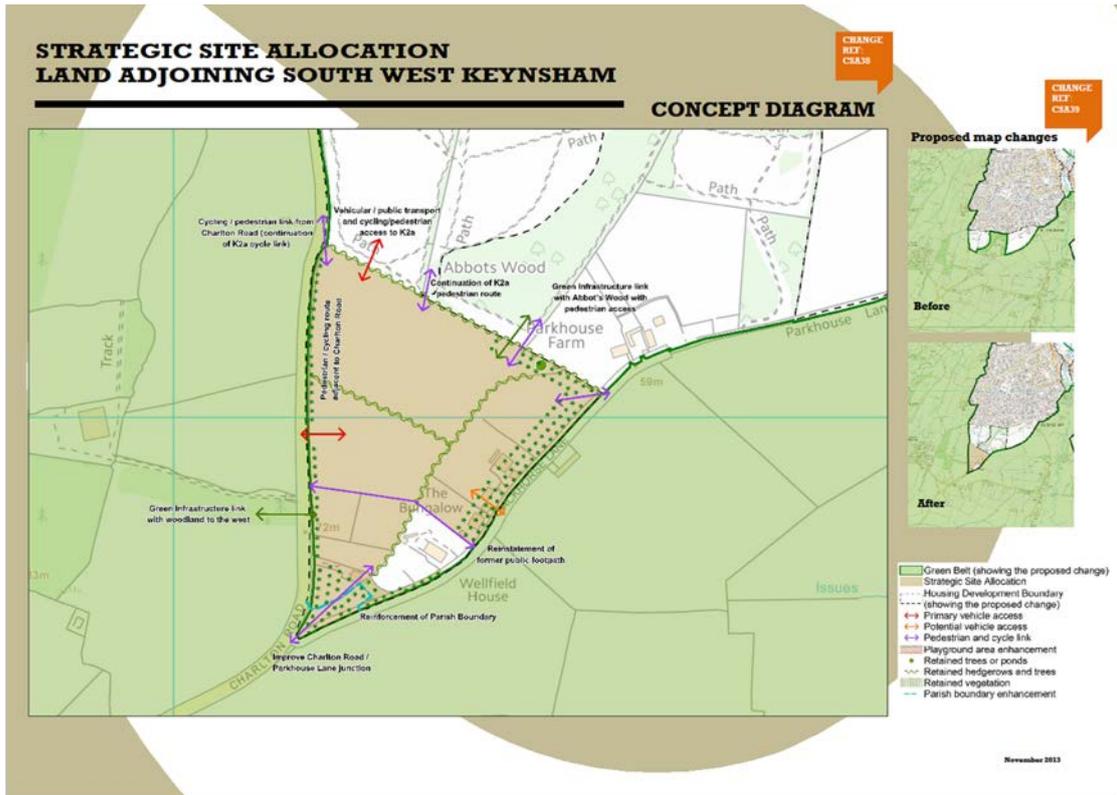
November 2013



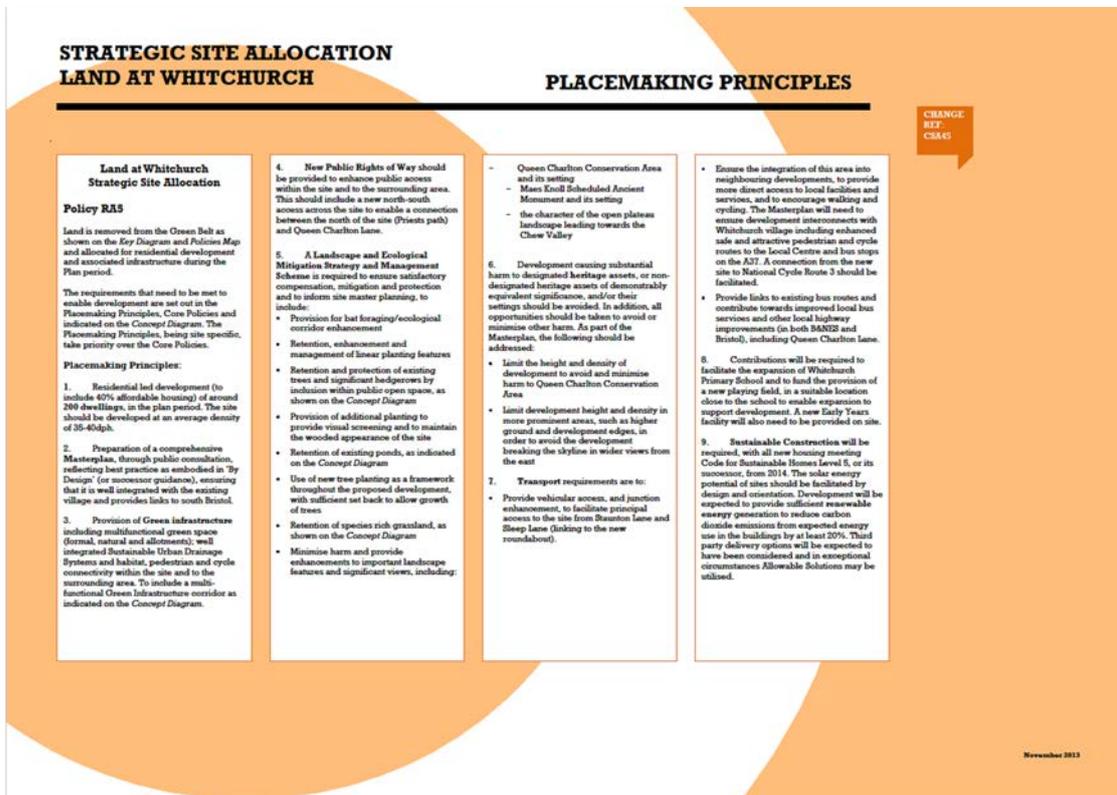
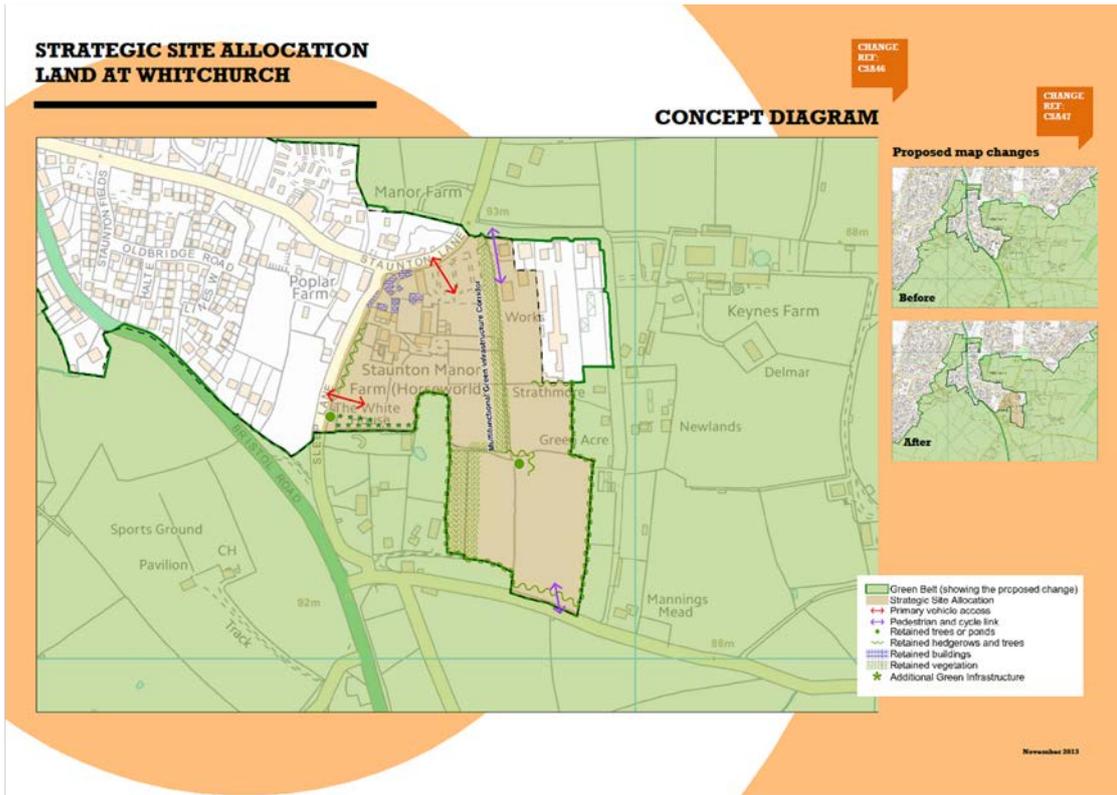
Appendix 8 Information Newspaper and Display



Appendix 8 Information Newspaper and Display



Appendix 8 Information Newspaper and Display



Appendix 8 Information Newspaper and Display

ALTERNATIVE STRATEGIC SITE ALLOCATIONS CONSIDERED

Bath



Land adjoining Odd Down, Bath (larger option)



Land adjoining Odd Down, Bath (smaller option)

Keynsham



Land adjoining East Keynsham (North of railway line)



Land adjoining South West Keynsham (South of railway line)



Land adjoining South West Keynsham (including land at Lays Farm)

Whitchurch



Land at Whitchurch, Orchard Park and Horseworld

These maps show alternative options that were considered by the Council. These alternative options are not being taken forward through the Core Strategy amendments. However, they are available for comment in order to ensure the Inspector gets a full range of views on both the sites proposed to be allocated in the Core Strategy amendments and the alternative sites considered.

November 2012