

Placemaking Plan



Timeline and History

Last updated: 8th January 2018

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1. Introduction

The [Placemaking Plan](#) forms part of Bath & North East Somerset Council's Local Plan, the other being the [Core Strategy](#).

Whilst the Council's [Core Strategy](#) sets out the broad and strategic approach to the level and location of new development throughout Bath and North East Somerset, the Council's Placemaking Plan focuses more on the specifics, including detailed design principles and development aspirations and updating the planning policies used in determining planning applications. The [Core Strategy](#) and the Placemaking Plan are complementary planning policy documents, and should be read as one. To help with this, the [Placemaking Plan](#) included the Core Strategy text within it.

The Placemaking Plan will:

- allocate sites for development for housing, employment and other uses to help meet development needs identified in the Core Strategy;
- Review and update the development management policies used in the determination of planning applications
- facilitate the delivery of key development sites;
- safeguard and enhance the quality and diversity of places in B&NES including the protection of valued assets and identifying opportunities for change; and
- provide the opportunity to work together with local communities to review Housing Development Boundaries.

The project was launched in September 2013 and a number of stages took place to ensure that the Draft Plan is the best possible plan that can be achieved; one that reflects the aspirations and ambitions of a very broad range of interests.

This document details the various stages, consultations and evidence relating to the Placemaking Plan from its launch to its adoption, all of which can be accessed via the hyperlinks within it.

Should any of the links within this document fail to work please contact the Planning Policy Team via:

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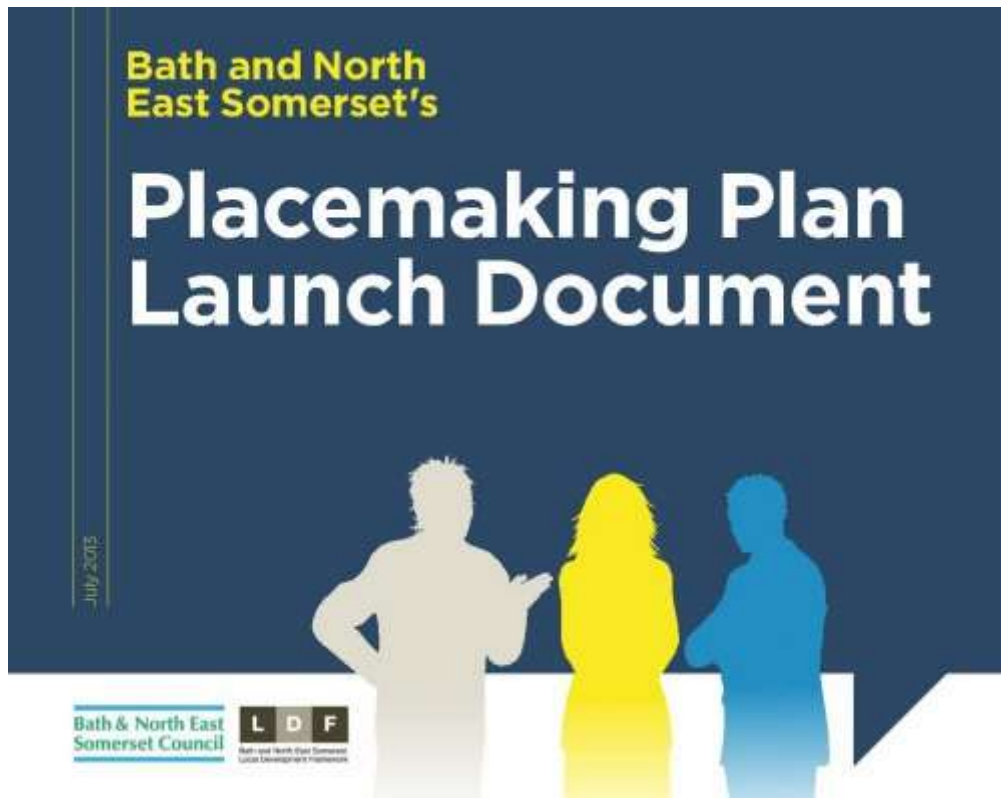
2. The Programme and timings

The Council consulted on the various stages of the document, each consultation informing the next version of the document through assessment of the comments received during the consultations and through continuing dialogue with local residents, stakeholder organisations, developers and landowners. This dialogue aimed to resolve tensions and to ensure that the Draft Plan is the best possible plan that can be achieved; one that reflects the aspirations and ambitions of a very broad range of interests.

The current programme for the preparation of the Placemaking Plan is as follows:

Stage	When?
Launch Document consultation	September 2013
Options consultation	27th November 2014 to 5pm, 30th January 2015
Draft Plan consultation	16th December 2015 to 5pm, 3rd February 2016
Submission to Secretary of State	12 th April 2016
Examination Hearings	Summer 2016
Receipt of Inspector's Report	Autumn 2016
Adoption	July 2017

3. The Launch Document

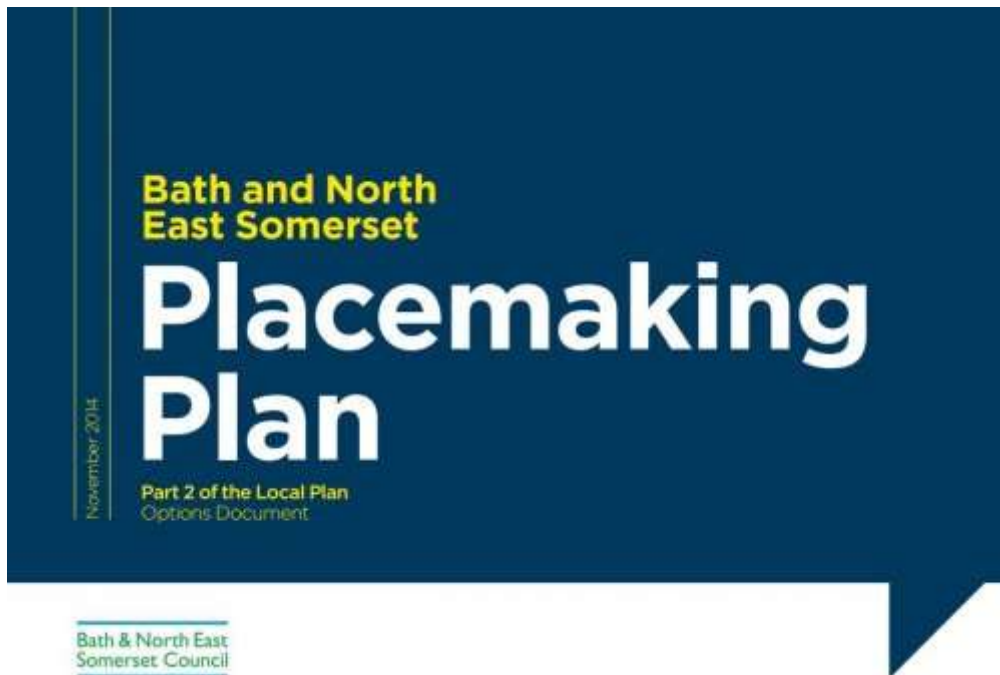


The Council produced the [Placemaking Plan Launch Document](#) in 2013. The primary purpose of this document was to spark debate and discussion about the detailed planning issues that need to be resolved. This initial stage in the preparation of the Placemaking Plan provides the catalyst to work with local communities and others involved in the development process.

The [Placemaking Plan Launch Document](#) was published for consultation between 25th July and 20th September 2013. The consultation gave the opportunity to comment on the issues and opportunities for key development sites and the suggested planning policy framework for the district.

[The responses to the consultation on the Placemaking Plan Launch Document are available via this link.](#)

4. The Placemaking Plan Options Document



The Options Consultations ran from Thursday 27th November 2014 until 5pm on Friday 30th January 2015, and was an important exploratory stage in the preparation of planning policy. It also allows the Council to consult thoroughly on a range of potential options or scenarios, or in planning speak, 'reasonable alternative options'. Following consideration of all the comments received during the consultation process ([available to view them via this link](#)), and following ongoing dialogue and an assessment of the available evidence, the Council then decided which option it considered to be the most appropriate for each issue. This was then subject to further consultation when the Council produced the Draft Placemaking Plan.

The Placemaking Plan Options document was informed by a variety of studies and other information. [A document listing and linking to supporting documents and background evidence for the Placemaking Plan Options document is available via this link.](#)

The Consultation

- [The Consultation Process \(0.3 MB\)](#)
- [Development Management Policies \(0.4 MB\)](#)
- [Bath \(6.1 MB\)](#)
- [Bathampton \(2.7 MB\)](#)
- [Batheaston \(2.7 MB\)](#)
- [Compton Martin \(2.5 MB\)](#)
- [East Harptree \(1.2 MB\)](#)
- [Hallatrow \(1.6 MB\)](#)
- [Hinton Blewett \(0.4 MB\)](#)
- [Keynsham \(1.6 MB\)](#)
- [Midsomer Norton \(1.5 MB\)](#)
- [Paulton \(0.6 MB\)](#)
- [Radstock \(1.3 MB\)](#)
- [Temple Cloud \(1.6 MB\)](#) or [Temple Cloud \(2.5 MB\)](#)
- [Timsbury \(4.6 MB\)](#)
- [Westfield \(0.6 MB\)](#)
- [West Harptree \(1.2 MB\)](#)

The map within the [Placemaking Plan Options document](#) showing a number of Green Spaces in Bath ([Appendix 2](#)) is duplicated below in higher resolutions than possible within the document:

- [Appendix 2 - Green Spaces in Bath at 1:20,000 \(6.3 MB\)](#)
- [Appendix 2 - Green Spaces in Bath, North-west section at 1:10,000 \(6 MB\)](#)
- [Appendix 2 - Green Spaces in Bath, North-east section at 1:10,000 \(5.8 MB\)](#)
- [Appendix 2 - Green Spaces in Bath, South-west section at 1:10,000 \(6.3 MB\)](#)
- [Appendix 2 - Green Spaces in Bath, South-east section at 1:10,000 \(4.9 MB\)](#)

The comments submitted during the consultation were categorised and grouped by plan reference. The Schedule of Comments begins with some explanatory text and a contents table which sets out which parts of the Placemaking Plan were comments on, and on which page those comments can be found. You can download the [Schedule of Comments here](#).

The Sustainability Appraisal

The Sustainability Appraisal (SA) Scoping Report for the Bath & North East Somerset Placemaking Plan is available below. The Scoping Report represents the first stage of the SA process and has been prepared following consultation on the scope and level of detail that should be included in the SA of the Placemaking Plan DPD. In accordance with the Environmental Assessment of Plans and Programmes Regulations 2004, the Council consulted with English Heritage, Natural England and the Environment Agency for a five

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week period between 5th September and 10th October 2013 and again between 8th September and 10th October 2014.

Changes to the SA Scoping Report were made following the first period of consultation in 2013. A round of consultation related to changes to the Scoping Report (SA Framework and relevant baseline information) proposed as a result of integrating Health Impact Assessment into the SA process and amendments to ensure climate change issues are adequately reflected within the SA objectives. The final version of the Scoping Report also reflects comments received from statutory consultees.

The final SA Scoping Report and Annexes can be viewed via the links below together with the Schedules of Consultation Responses from 2013 and 2014 for reference:

- [The Placemaking Plan Sustainability Appraisal Scoping Report](#)
- [Annex A: Policy Plan and Programme Review](#)
- [Annex B: Baseline Data](#)
- [Schedule of Consultation Responses 2013](#)
- [Schedule of Consultation Responses 2014](#)

A Sustainability Appraisal (SA) of the Placemaking Plan Options document was also undertaken as part of the process of testing and explaining the likely sustainability effects of reasonable alternatives in preparing the Plan and was used to inform preparation of the Draft Plan. The interim SA Report and Appraisal Matrices (Annex A) is available below. The purpose of this consultation was to provide the statutory environmental bodies and other interested parties the opportunity to express their opinion on the interim SA report. Publishing the SA also enabled all interested parties to use the information within the SA report to guide their deliberations and comments on the options document.

- [Placemaking Plan Options Sustainability Report](#)
- [Placemaking Plan Options Sustainability Report, Annex A - Part 1](#)
- [Placemaking Plan Options Sustainability Report, Annex A - Part 2](#)

Additionally a [Habitat Regulations Assessment \(HRA\) scoping of Placemaking Plan Options document](#) was also undertaken, along with an [Equality Impact Assessment / Equality Analysis](#) of the Options document.

5. The Draft Placemaking Plan



The Draft Placemaking Plan was published on 3rd December 2015 prior to submitted the Placemaking Plan to the Secretary of State for independent examination. This was to provide the opportunity for consultees to make formal representations to an independently appointed Inspector about its soundness.

The Draft Placemaking Plan was produced in six volumes:

- [Volume 1 - District-wide \(8 MB\)](#)
- [Volume 2 - Bath \(14.5 MB\)](#)
- [Volume 3 - Keynsham \(11.4 MB\)](#)
- [Volume 4 - Somerset Valley \(31 MB\)](#)
- [Volume 5 - Rural Areas \(11 MB\)](#)
- [Volume 6 - Appendices \(6.5 MB\)](#)

A number of limited changes to the Draft Placemaking Plan were proposed and agreed by Council at its meeting on 23rd March 2016 and submitted to the Inspector:

- [Schedule of Limited Changes to the Draft Placemaking Plan \(March 2016\)](#)

The following documents were also submitted as background information and evidence:

- Sustainability Appraisal of the Draft Placemaking Plan:
 - [Non-Technical Summary](#)
 - [Main Report](#)
 - [Annex A: Review of relevant plans, programmes and strategies](#)
 - [Annex B: Baseline data](#)
 - [Annex C: Placemaking Plan alternative options appraisal matrices](#)
 - [Annex D: Draft Placemaking Plan policy appraisal matrices](#)
 - [Annex E: Cumulative impact of Placemaking Plan Policies and amended Core Strategy policies](#)
 - [Annex F: Core Strategy amendments screening](#)
 - [Annex G: Core Strategy amendments appraisal matrices](#)
 - [Annex H: Potential cumulative effects with other Plans](#)

- [Annex I: Contextual indicators monitoring programme](#)
- [Habitats Regulations Assessment](#) and [Appendix](#)
- [Natural England's letter of confirmation that HRA is fit for purpose](#)
- [Regulation 18 Consultation Statement](#)
- [Regulation 22 \(1\) \(c\) Consultation Statement](#)
- [Duty to Cooperate Statement](#)
- [Legal Compliance Checklist](#)
- [Soundness Self-Assessment Checklist](#)
- [Neighbourhood Planning Protocol \(September 2014\)](#)

Consultation on the Draft Placemaking Plan (Pre-Submission version)

The Draft Placemaking Plan was published for consultation for a 7 week period between 16th December 2015 and 3rd February 2016.

At this stage in the plan making process consultees were asked to comment on whether the Draft Plan has been prepared in accordance with legal requirements - 'legally compliant' - and whether it is 'sound'. The National Planning Policy Framework (NPPF) sets out the four Tests of Soundness against which the Draft Plan will be assessed by the Planning Inspectorate.

The Draft Placemaking Plan and the Core Strategy have been combined into one document for clarity but as the Core Strategy is already adopted, comments can only be made on the Placemaking Plan part. The difference between the Placemaking Plan text and the Core Strategy text is made clear in the amalgamated document.

A [Schedule of Representations](#) received during the consultation period can be viewed via this [link](#).

[The Draft Placemaking Plan was agreed for publication on 3rd December 2015. This was to provide the opportunity for consultees to make formal representations to an independently appointed Inspector about its soundness. The Draft Placemaking Plan was published for consultation for a 7 week period between 16th December 2015 and 3rd February 2016.](#)

Submission

The Council submitted the Placemaking Plan to the Secretary of State for independent examination on 12th April 2016. The submitted documents, as required under Regulation 22 of The Town and Country Planning (Local Planning) (England) Regulations 2012, can be viewed via the links in this section. The Inspector was also sent copies of the original representations and supporting information that was submitted to the Council during the consultation.

A [Core Documents List](#) was produced which provided links to all of the background evidence submitted to the Planning Inspector along with the submitted Placemaking Plan. The list was updated during the subsequent examination with further relevant and submitted information.

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6. The Examination

The [Placemaking Plan](#) was subject to Examination in Public conducted by Claire Sherratt DIP URP MRTPI, an Independent Planning Inspector. The Examination Hearings took place between 13th September 2016 and ended on 13th October 2016

The role of the Inspector in examining such a document is to consider whether it is:

- Legally compliant: meets the requirements of the Planning Compulsory Purchase Act 2004 and associated Regulation, and
- Sound: whether it is justified, effective and consistent with national policy.

The Examination was facilitated by Chris Banks, a Programme Officer, who acted independently on behalf of the Inspector and Council to organise and manage the administrative and procedural matters of the examination process,

Examination Hearings and Documents

During the Examination the [Placemaking Plan Examination Core Documents List](#) was updated with further background evidence, a complete set of which was given to the Planning Inspector and which was available for public viewing.

The Planning Inspector issued a number of documents prior, during and after the hearings, these are available below.

Examination Stage	Title	Description	Date issued
Pre-Hearing	ID/1	The Planning Inspector has issued their initial comments and questions to the Council, to which the Council has responded with BNES/PMP/001	29/04/16
Pre-Hearing	ID/2	The Planning Inspector has issued this Guidance Note is to explain procedural and administrative matters relating to the examination of the Placemaking Plan	05/07/16
Pre-Hearing	ID/3A	The main matters and issues to be examined during the Hearings in September. ID/3A replacing a previously issued document ID/3.	08/07/16 revised on 09/08/16
Pre-Hearing	ID/4	The Planning Inspector's Draft Programme for the Hearings	27/07/16 Revised on

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			29/09/16
Hearings	ID/5	Agenda for Week 1, Day 1, 13th September 2016	08/09/16
Hearings	ID/6	Agenda for Week 1, Day 2, 14th September 2016	08/09/16
Hearings	ID/7	Agenda for Week 1, Day 3, 15th September 2016	08/09/16
Hearings	ID/8	Agenda for Week 2, Day 1, 20th September 2016	19/09/16
Hearings	ID/9	Agenda for Week 2, Day 2, 21st September 2016	19/09/16
Hearings	ID/10	Agenda for Week 2, Day 3, 22nd September 2016	19/09/16
Hearings	ID/11	Agenda for Week 3, Day 1, 27th September 2016	20/09/16
Hearings	ID/12	Agenda for Week 3, Day 2, 28th September 2016	20/09/16
Hearings	ID/13	Agenda for Week 3, Day 3, 29th September 2016	20/09/16 (Revised on 21/09/16)
Hearings	ID/14	Agenda for Week 4, Day 1, 13th October 2016	13/10/16
Hearings	ID/15	The Planning Inspector's closing remarks	14/10/16
Hearings	ID/16	Note Regarding Core Strategy	31/10/16

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Post-Hearing	ID/17	The Inspector's Interim Report on the submitted Placemaking Plan following the Examination Hearings	11/11/16
Post-Hearing	ID/18	The Planning Inspector has now written to the Council to confirm that the Examination can proceed to the consultation on the Main Modifications (see her note ID/18).	16/01/17

Consultation on the Main Modifications

[The Planning Inspector invited comments on the Main Modifications to the Submitted Placemaking Plan \(see her note ID/18\)](#). The Main Modifications were those which the Inspector considers were necessary to make the plan sound and/or legally compliant.

Alongside the Main Modifications, the Council produced a Schedule of Minor Proposed Changes on which people were also able to comment on; these changes are not considered necessary for the plan's soundness or legal compliance:

- [Schedule of Main Modifications](#)
- Sustainability Appraisal of Main Modifications
 - [Non-technical Summary](#)
 - [Report](#)
 - [Annex D Appraisals Amendments](#)
 - [Annex E Cumulative Effect Amendments](#)
 - [Annex G Amendments](#)
 - [Annex H Cumulative Effects with other Plans and Policies](#)
 - [Annex J Screening of Main Modifications](#)
- [Habitat Regulations Assessment of the Main Modifications](#)
- [Schedule of Minor Proposed Changes](#)

Representations made submitted during the consultation on the Main Modifications to the Placemaking Plan. These were sent to the Planning Inspector for her consideration:

- [Schedule of Representations on the Main Modifications to the Submitted Placemaking Plan](#)
- [Schedule of Representations on the Main Modifications to the Submitted Placemaking Plan \(Late\)](#)
- [Schedule of Representations on the Main Modifications to the Submitted Placemaking Plan \(Not Duly Made\)](#)

The Inspector considered the representations in making her decision on whether the document was 'sound' and producing her final recommendations in the Inspector's Report:

- [Letter](#)
- [Report](#)
- [Appendix to the Report – Main Modifications](#)

7. The Adopted Placemaking Plan



Bath and North East Somerset Council's Placemaking Plan was formally adopted by the [Council on 13th July 2017](#). A six week period followed during which any person aggrieved by the Placemaking Plan could make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004 on the grounds that the document is not within the appropriate powers, or that a procedural requirement has not been complied with. No challenge was served upon the Council so the final version of the document was produced/

The Placemaking Plan now forms part of the [Development Plan](#) for the District and will be used in the determination of planning applications.

The Adopted Placemaking Plan was produced in 6 volumes and incorporates the Core Strategy:

- [Volume 1 - District-wide Strategy and Policies](#)
- [Volume 2 - Bath](#)
- [Volume 3 - Keynsham](#)
- [Volume 4 - Somerset Valley](#)
- [Volume 5 - Rural Areas](#)
- [Volume 6 - Appendices](#)

A number of associated documents accompany the Placemaking Plan:

- [Placemaking Plan Adoption Statement](#)
- Sustainability Appraisal (July 2017)
 - [Main Report](#)
 - [Non-Technical Summary](#)
 - [Annex A](#), [Annex B](#), [Annex C](#), [Annex D](#), [Annex E](#), [Annex F](#), [Annex G](#), [Annex H](#), [Annex I](#), [Annex J](#)
 - [The Sustainability Appraisal Adoption Statement](#)

- [Habitats Regulations Report \(2017\)](#)

Policies Maps

The Policies Maps for the Placemaking Plan are available on the Council's website. They can be accessed via the top right-hand corner of every page of the Council's website through the [Services in Your Area](#) and '[My Maps](#)' function, or [directly via this link](#) (found within the Planning Map in the Development Plan category).

To use the '[My Maps](#)' service, once opened, to view the current policy maps:

- select 'Planning' from the 'Show Map' menu in the top-left corner
- select 'Show Map Categories' further down the left-hand side of the screen
- select 'Development Plan' to see the Policy Maps for the Placemaking Plan and other [Development Plan](#) documents
- select the mapped policies you wish to view by clicking the box to the right of each policy (we do not advise clicking the box next to the category title as this shows all the policies at once and is not easily read).

Printed/Hard copies of Policy Maps can be obtained through the Council's GIS Team, please note that there will be a charge for this service. To request a map, and for details of the cost, please contact the GIS Team on 01225 394260 or via GIS_Team@BathNES.gov.uk.