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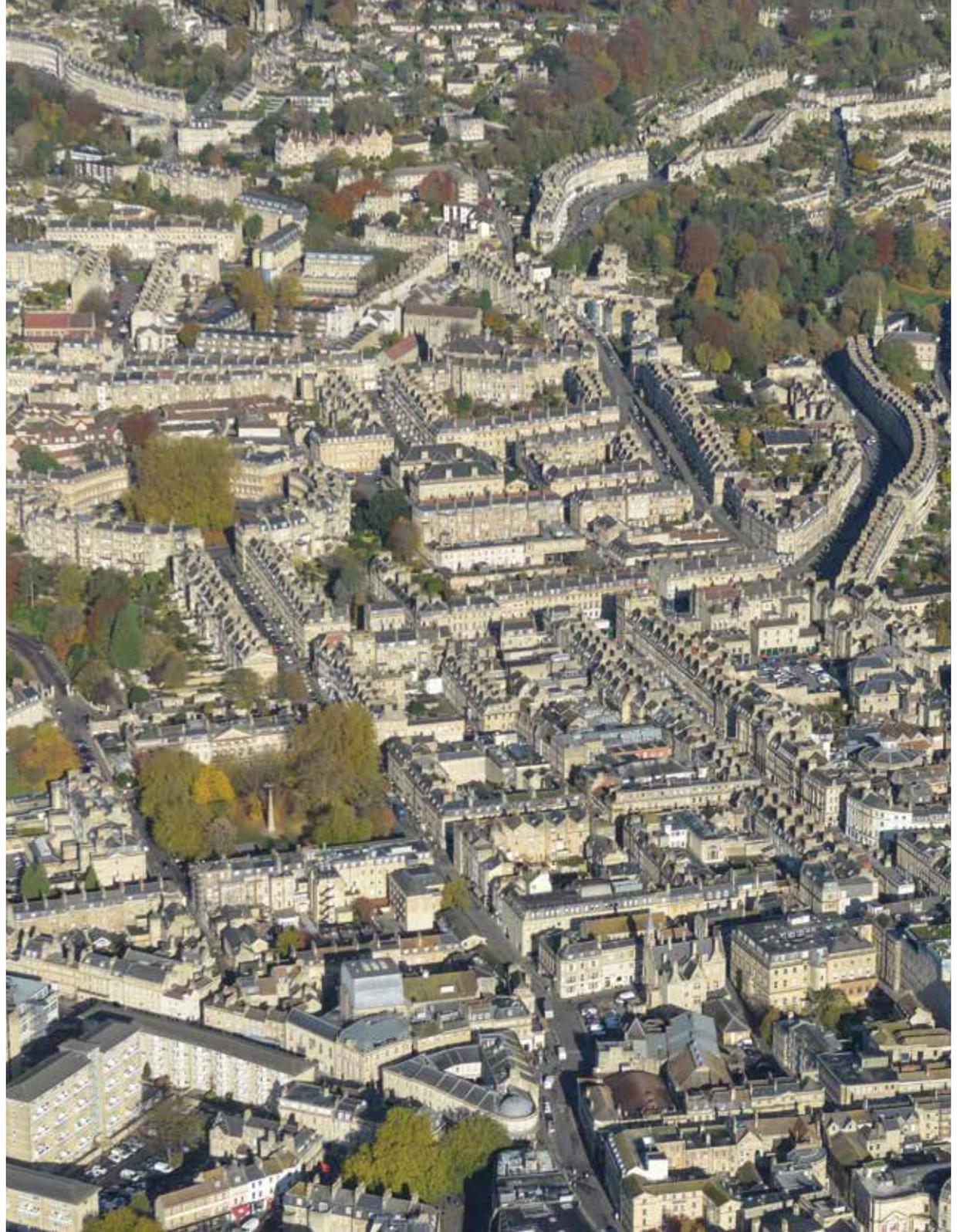
**Bath and North
East Somerset**

Placemaking Plan

Part 2 of the Local Plan
Options Document

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Introduction

Placemaking

1 Placemaking is a process and way of thinking aimed at achieving better quality places as the physical setting for life in cities, towns and villages. Placemaking is a multi-faceted approach to the planning, design and management of new development and spaces, as well as the protection and enhancement of existing assets. It is fundamentally about responding to the context of a place, through an understanding of its evolution, its functionality, and its impacts.

2 Crucially, it involves working in a collaborative way with those who live and work or have an interest in Bath and North East Somerset to discover what their needs and aspirations are and how these can be addressed through the Placemaking Plan. Ultimately it is about creating good places that promote people's health, happiness, and well-being

3 Key to achieving better places for everyone will be to make sure the planning policy framework for managing development, and conserving and safeguarding valued assets is tailored to deliver these objectives.

What is the Placemaking Plan?

4 The Placemaking Plan will help to deliver better places by facilitating the delivery of high quality, sustainable and well located development supported by the timely provision of necessary infrastructure. It complements the strategic framework in the Council's Adopted [Core Strategy](#) by setting out detailed development and design principles for identified and allocated development sites, as well as a range of policies for managing development and protecting valued assets across Bath and North East Somerset.

5 The Core Strategy forms Part One of the Local Plan. The Placemaking Plan is Part Two of the Local Plan. Like the Core Strategy it needs to accord with government policy set out in the [National Planning Policy Framework](#) (NPPF). Once adopted, the Placemaking Plan, will ensure a robust and up to date planning policy framework is in place for the period up to 2029.

National Planning Policy Framework

Core Strategy

Part 1 of the Local Plan

Sets the strategic planning framework for Bath & North East Somerset

Placemaking Plan

Part 2 of the Local Plan

Develops a framework for delivering the Core Strategy Vision and Objectives by allocating sites and developing a policy framework for managing development

Links with the Council Vision and Key Strategies

6 The Core Strategy contains the spatial vision for the District. Whilst the vision for the District, led by the Council with the other public services on the Public Services Board, has changed since the Core Strategy was written, the new vision incorporates key elements which will be achieved by the Core Strategy.

7 The vision for the area led by the Council is:

Bath and North East Somerset will be internationally renowned as a beautifully inventive and entrepreneurial 21st century place with a strong social purpose and a spirit of wellbeing, where everyone is invited to think big – a ‘connected’ area ready to create an extraordinary legacy for future generations

8 This Vision is reflected in and will be delivered by the Council’s key strategies (see below). The Placemaking Plan will help to deliver the Council’s Vision and its three key strategies, as well as other supporting strategies and initiatives. The Council’s 3 key strategies are:

Economic Strategy

Health & Well Being Strategy

Getting Around: Transport Strategy

9 There are a range of other Council strategies and initiatives supporting these three key strategies, including the Fit for Life strategy and those related to climate change, development and regeneration, housing, education and cultural development.

10 These strategies will influence the evolution of the Placemaking Plan and contribute significantly to the aspirations for development sites and the planning requirements that will be set out in the Placemaking Plan.

Core Strategy

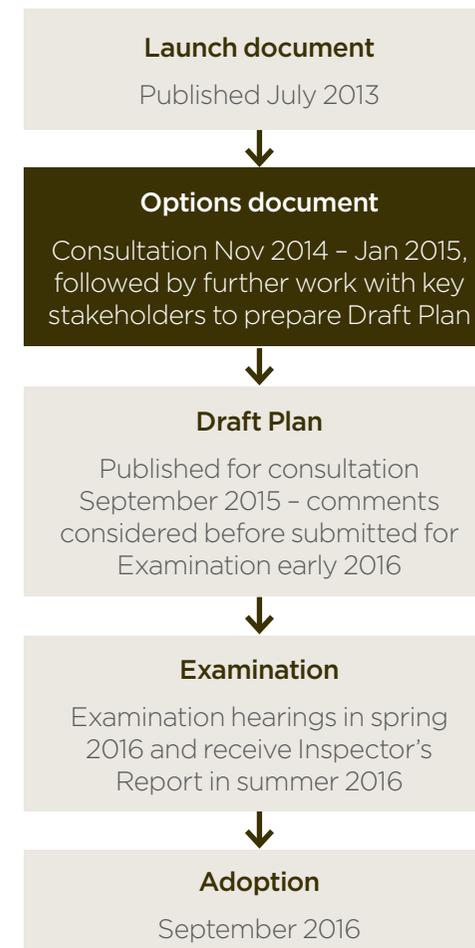
11 In setting out the strategic planning policy framework for the District, the Core Strategy identifies the broad housing and employment numbers, and strategic locations for development. It also sets out 7 strategic objectives. The Placemaking Plan will help deliver the housing and employment requirements established in the Core Strategy and its strategic objectives:

- Pursue a low carbon and sustainable future in a changing climate
- Protect and enhance the District’s natural, built and cultural assets and provide green infrastructure
- Encourage economic development, diversification and prosperity
- Invest in our city, town and local centres
- Meet housing needs
- Plan for development that promotes health and well being
- Deliver well connected places accessible by sustainable means of transport

The Core Strategy was adopted by the Council in July 2014.

Placemaking Plan Preparation

12 The process and broad programme of preparing the Placemaking Plan is set out in the diagram below.



13 The preparation process is aimed at achieving a 'sound' plan. The 'soundness' of the Draft Plan is tested at Examination. In order to be 'sound' the Plan must be:

- Positively prepared – seek to meet objectively assessed development and infrastructure requirements.
- Justified – should be the most appropriate strategy when considered against reasonable alternatives.
- Effective – deliverable over the Plan period.
- Consistent with national policy.

14 The preparation of the Placemaking Plan commenced with the publication of and consultation on the Launch Document. The comments raised on the Launch Document have helped to inform and shape this document.

Options Stage

15 In preparing the Placemaking Plan the Council is required to test reasonable alternatives. This document outlines the Council's view of the reasonable alternatives or 'options' in respect of both site allocations and development management policies. It has been published for consultation and comment during a nine week period from late November 2014 through to the end of January 2015. This period of consultation is the start of a longer period of discussion and debate and collaborative work with key stakeholders in preparing the planning policy framework for the District.

16 The Options document is a stepping stone to the preparation of the Draft Plan. It is the Draft Plan that will confirm the Council's site allocations and policy requirements. In progressing from this Options document to the Draft Plan further evidence needs to be gathered and assessments undertaken. These areas of further work are flagged in the document.

17 This document broadly follows the same structure of the Core Strategy and is split into two broad parts – site allocations (structured spatially) and development management policies (structured by policy issue). The scope of the options presented in this document is outlined in the relevant sections below.

Sustainability Appraisal and Habitat Regulations Assessment

18 The testing of options and the preparation of a sound plan requires a Sustainability Appraisal (SA) and a Habitat Regulations Assessment (HRA) of the Plan are undertaken. At the Options stage the SA considers and outlines the sustainability effects of the options or 'reasonable alternatives' presented and the HRA assesses whether any of the options are likely to have a significant effect on European protected species. The SA and HRA are published alongside this document. The conclusions and recommendations of both appraisals will be considered and reflected in preparing the Draft Plan.



Bath & North East Somerset Placemaking Plan

Section 1

Development Sites



Context

1.1 The allocation of development sites and the establishment of development and design principles will help to achieve the objectives set out in the Core Strategy and deliver the vision for specific places outlined in the Core Strategy and articulated in this Plan.

Why Allocate Development Sites?

1.2 The allocation of specific sites for development will help to ensure that the strategic housing and employment requirements outlined in the Core Strategy are delivered in the most suitable locations and through high quality development. In respect of the management and growth of town centres specifically the [National Planning Policy Framework](#) (NPPF): 23 (bullet 6) states that local planning authorities should allocate a range of sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It states that it is important that the needs for retail, leisure, office and other main town centres uses are met in full and are not compromised by limited site availability.

Where there is insufficient town centre capacity it advises that edge-of-centre sites and then sites that are well connected to the town centre should be allocated. There is also good reason in some circumstances to allocate other sites for residential or other non-town centre types of development.

1.3 The allocation of development sites will enable the Council to:

- Set out clearly planning and development aspirations for sites.
- Outline the mix of uses.
- Establish key design and development principles e.g. relating to development form, layout, scale etc.
- Identify and deliver key infrastructure requirements.
- Help facilitate development by providing clarity.

Site Allocations in the Options Document

1.4 The Options document is a stepping stone to producing the Draft Plan. In the Draft Plan the Council will confirm which sites are allocated for development and will set out a policy establishing the development and design principles to guide development and to determine a planning application.

1.5 It is crucial that the proposed allocations in the Draft Plan establish a mix of uses and scale and form of development appropriate to the site's location and context and that the development of sites is viable and deliverable.

1.6 In the options document the Council is testing and seeking comments on both land use/scale options and also the emerging site development & design principles. Further evidence work is needed to inform the Draft Plan, including viability assessments which will be undertaken to ensure that the mix of uses and the site development and design principles set out in the policy are financially viable and deliverable.

1.7 Explained in the place based chapters below the following may be options for consultation:

- Which site or sites should be allocated e.g. to meet the housing requirements set out in the Core Strategy for some villages.
- The mix of uses appropriate on a site.
- The suggested site boundary.
- The emerging principles to guide development.

Why these sites and not others?

1.8 The sites presented as potential allocations in this document have come from a number of sources, including sites identified:

- In the Strategic Land Availability Assessment (SHLAA) – focussing on those sites that are available and most suitable for development.
- By town and parish councils as part of the collaborative work on the Placemaking Plan.
- In other Council strategies/plans.

1.9 The urban extension sites at Odd Down, East and South West Keynsham and Whitchurch have already been allocated for development in the Adopted Core Strategy. The development of these sites will be progressed through the preparation of a Masterplan by the developer/land owner and in consultation with the local community. These sites do not form part of the Placemaking Plan and are therefore, not subject to public consultation through this document.

LOCAL GREEN SPACE

1.10 In addition to allocating development sites the NPPF encourages local communities to identify green areas of particular importance to them for special protection. The identified areas can be designated as Local Green Spaces through either the Placemaking Plan (as part 2 of the Local Plan) or a Neighbourhood Plan. Once designated these open spaces will not be developed except in very special circumstances.

In putting land forward for designation as a Local Green Space local communities need to be able to demonstrate that the land in question meets all of the following criteria (as stipulated by the NPPF):

- Where the green space is in reasonably close proximity to the community it serves.
- Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.
- Where the green area concerned is local in character and is not an extensive tract of land.

1.11 The Planning Policy Guidance (NPPG) also suggests that if the land is already protected by designation such as Area of Outstanding Natural Beauty, Site of Special Scientific Interest, Scheduled Monument or Conservation Area, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space. The green area does not need to be in public ownership.

1.12 Part 1 (Development Sites) of the Placemaking Plan therefore outlines on a place by place basis progress in identifying green areas for potential designation in the Draft Plan and where relevant options.

Bath

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Former Transport Depot, Brougham Hayes	50
Hartwells Garage, Newbridge	51
Former Ministry of Defence sites at Foxhill, Warminster Road and Ensleigh	52
The University of Bath at Claverton Down	53
Bath Spa University at Newton Park	57
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Policy Context: Core Strategy

1.13 The Council's Core Strategy contains a vision and spatial strategy for the city, and a set of strategic policies (B1-B5) that provide the framework within which site specific development proposals will need to comply. It also contains other Core Policies, covering for example sustainable construction, district heating, the economy, green infrastructure and environmental quality that reflect Council priorities and will shape the overall approach for each of the development sites.

Placemaking Plan Bath: The Aim

1.14 The Placemaking Plan will complement the Council's Core Strategy by setting out in more detail the development aspirations and the planning requirements for the delivery of key development sites in Bath. It will focus on creating the conditions for better places, and on providing greater clarity to enable developments to be delivered. It provides the detail to show how development within the city can benefit and enhance local communities.

Placemaking Plan Bath: The Objectives

1.15 There are a series of significant development opportunities within Bath that need to be taken forward with vision and aspiration. This must be intelligently applied, informed by a thorough understanding of the qualities of Bath as a place, its outstanding universal value as a World Heritage Site, and future role as a small, yet high profile city of international importance. Many of the sites that are now being considered for redevelopment result from what are now regarded as post war architectural, planning, and political failures when typically the response to the heritage context was misunderstood, when cost was often more important than value, and when the need for development trumped the need for quality. The Placemaking Plan advocates a more sustainable approach to city development so that enduring places are created. It can establish the conditions within which such change can take place.

1.16 The history of Bath and elsewhere shows that in many cases high quality buildings and places endure beyond the time of their creation and are often recycled with different uses/occupiers over time. The Placemaking Plan focuses on both the creation of new areas of townscape and the first package of uses that need to be accommodated to deliver the city's socio-economic needs for the current plan period.

1.17 In facilitating the delivery of development opportunities and setting out policies to manage development and change the Placemaking Plan also needs to ensure the functions and quality of the River Avon corridor through Bath are protected and enhanced.

Placemaking Plan Bath: The Evidence Base

1.18 An extensive and evolving research base is available to inform the site allocations and policies of the Placemaking Plan. Much of this evidence was applied in drawing up the Core Strategy and has been applied to policy at a strategic level e.g. the SHMA, SHLAA and studies assessing the need for office and retail space.

1.19 Because the Placemaking Plan focuses on specific sites and areas of the city additional research is needed to inform a finer resolution of policy making. The evidence base will be published alongside the Options document and includes but is not limited to:

- The Natural Environment (Biodiversity by Design).
- Bath Morphology Study (Karl Kropf).
- Historic overview of development sites (Mike Chapman).
- [Bath Building Heights Strategy](#) (Urban Initiatives).
- B&NES Economic Strategy.

- [World Heritage Setting SPD](#) (Bath & North East Somerset Council, 2012).

- 'City Identity' Project and the Bath [Public Realm and Movement Strategy](#).

- [Transport Strategy for Bath](#).

- [Green Infrastructure Strategy](#) (B&NES, 2013).

- [Bath Enterprise Area Masterplan](#).

1.20 By basing policy making on this evidence the Placemaking Plan can set out a more detailed planning and design framework for specific sites within the Central Area, the Enterprise Area and elsewhere in the city. This will provide a vehicle for resolving contentious planning issues for key areas where the change is envisaged.

1.21 The evidence based policies of the Placemaking Plan will:

- Establish the potential use of individual sites and set out design principles.
- Resolve conflicting objectives in areas subject to development pressures.
- Protect environmental assets that are particularly sensitive to change.
- Help to stimulate development and enable the delivery of planned growth and economic potential.
- Act as a focus and a catalyst for key agencies and landowners to work together.

1.22 There may be instances where the achievement of objectives clash. This is the nature of planning and reuse of urban land and where the future of places is contested. The purpose of the Placemaking Plan is to arrive at sustainable solutions, taking into account, and giving appropriate weight to the full range of matters that must be considered. The Government's NPPF and PPG provide the framework within which to devise local planning policy. These are key material considerations to take into account alongside the views of interested parties.

Design Values for New Development in Bath

1.23 One of the key matters to address in advance of site specific issues is the concept of 'Design Values' for Bath as a means of creating authentic and locally distinctive enduring places.

1.24 Paragraph 60 of the National Planning Policy Framework (NPPF) states that:

Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

1.25 The design of new buildings in Bath has always been a difficult and contentious subject. A straightforward question of 'what should new buildings in Bath look like?', is met with animated debate. Should new buildings continue the theme of Bath as a classically inspired city or should they reflect the spirit of the age, and adopt a modern approach to new architecture? Should they mimic the Georgian idiom, or should they be of their own time, whilst responding to their sensitive environmental context?

Do copies of the Georgian architecture undermine the authentic, or do they continue an established precedent? Do they evolve a city renowned for design innovation or not? Are different approaches appropriate for different areas?

1.26 Whilst there are inevitably a wide variety of views about the best approach (or indeed which approach to take where), it is nonetheless an important issue that that Placemaking Plan – as the key planning document for managing change in Bath – should address.

1.27 For developers seeking planning permission, there is currently a lack of clarity as to the design of new buildings that the city would like to see. There are high levels of uncertainty as to what constitutes 'good design', what 'preserves or enhances the character of the conservation area'. In practice, particularly for larger schemes, a developer will seek guidance from their consultants and advisors, from planning officers and from Councillors, and through early consultation with stakeholders. In practice, the design of new buildings is often based on what is least likely to challenge convention, and what is most likely to be successful in gaining planning permission. Is this the best way of managing change and delivering high quality, sustainable development in a World Heritage Site?

1.28 To provide the context for considering the design of new buildings in Bath, and to seek to 'promote or reinforce local distinctiveness' as required by NPPF, the Placemaking Plan Options consultation proposes a set of emerging design values. These are intended to establish a framework within which the design of new buildings can be considered, without imposing 'architectural styles or particular tastes'. They should encourage building design 'innovation, originality or initiative', and ensure that new development is authentic to Bath, not anywhere else. These design values are intended to help guide and shape the emerging outputs of development proposals, ensuring that they capture the essence of Bath's DNA, and the key aspirations of the Council.

1.29 The framework has been derived from the '[World Heritage Site Attributes](#)', and from the work undertaken following the production of the '[Public Realm and Movement Strategy](#)'. This established, via a collaborative stakeholder process, a set of design values for the public realm. It is intended that the following emerging design values for new buildings in Bath will undergo a similar collaborative process to ensure that they are robust, and reflect aspirations for the visual appearance of new development in Bath.

EMERGING DESIGN VALUES

Reinforce a sense of composition and balance

1. The deliberate creation of a beautiful city (WHS). Harmonious and logical integration. Transposition of Palladio's ideas to a city scale.
2. Elegance and Beauty. Proportion. Human scale.
3. Read as one / Unity – part of a complete landscape / visual homogeneity.
4. Importance of historic routes into the city.

Design innovation

1. Building design – unified façade, with individual expression internally, irregular backs.
2. Integrated relationship between buildings and the public realm (including wide flat pavements), facilitating social interaction and activity.
3. Dramatic forms of development that blends and integrates with the landscape.
4. City as theatre set, with visual surprises and open spaces.
5. Contrast between formal front and informal backs.
6. Within a townscape approach, allow and encourage the quirky, unusual, surprising, unconventional.
7. The pursuit of excellence. “The World Heritage Site is not a constraint, but an invitation to excel”.
8. Mediocrity is not acceptable in new buildings. Although there should be room for the ‘ordinary’, as long as it is good quality.

Celebrate Bath's Independent Spirit

1. Bespoke.
2. Foster the small scale.
3. Many small, fewer big
4. Nurturing growth.
5. Encourage and foster the individual and eccentric – entice the radical.

Craftsmanship

1. Encourage the Inventive, the progressive and challenging.
2. Encourage craftsmanship in natural materials.
3. Simplicity, only using embellishment with purpose.
4. Evolution or translation of design ideas, not mimicking / slavishly copying.

Life Enabling

1. Intrigue/depth.
2. Variety/interest/diversity.
3. Relationship of buildings to the public realm, wide pavements (WHS).
4. Biophillic benefits of enhanced river corridor and other open space/green infrastructure (masterplan).
5. The importance of views.

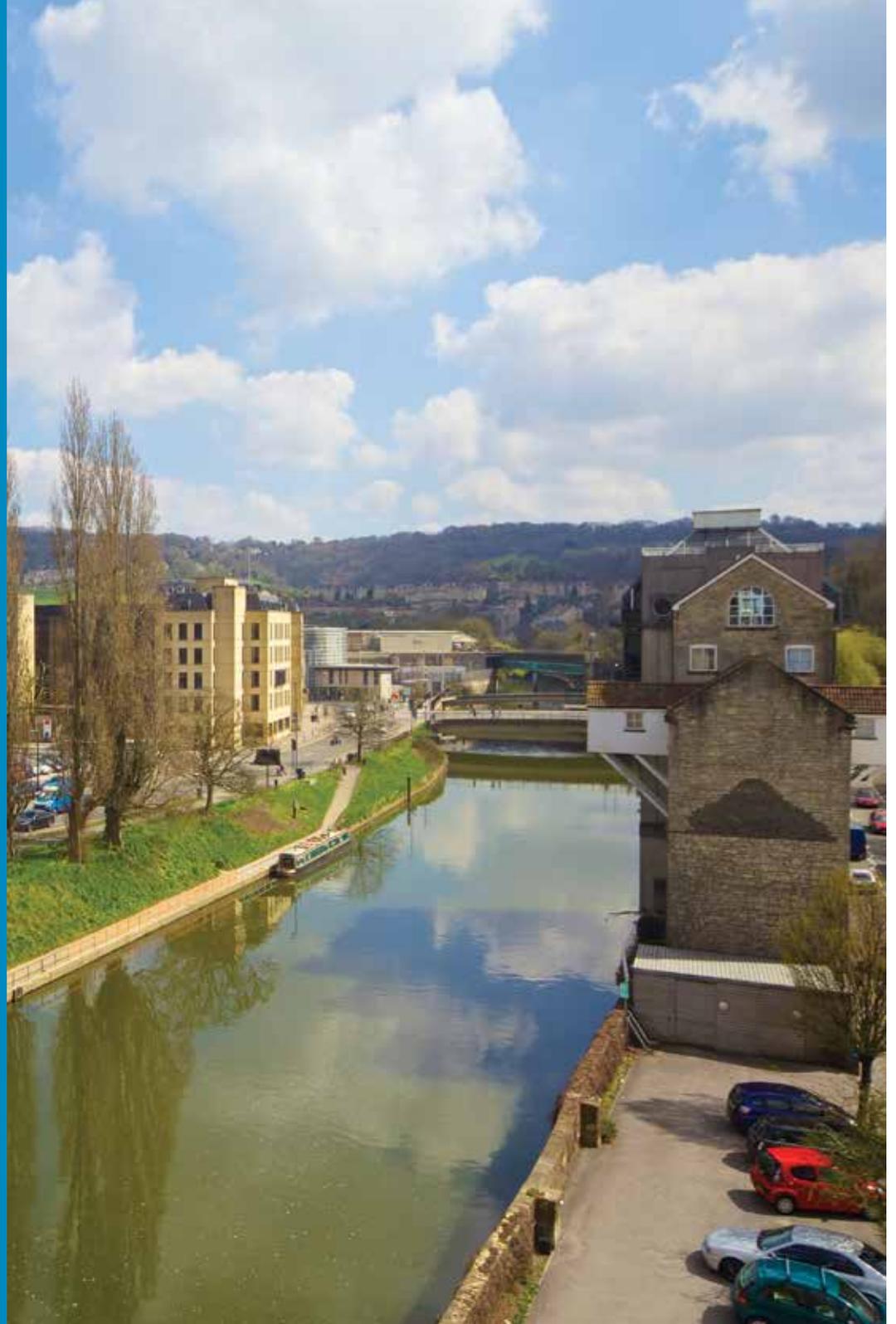
Looking responsibly to the future

1. Low carbon materials.
2. Use of natural materials (WHS).
3. Energy efficiency and human scale / buildings relate to the pedestrian.
4. Protect and further enhance biodiversity value.



The Central Area and River Corridor

Walcot Street / Cattlemarket Site	20
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Twerton Park	49
Former Transport Depot, Brougham Hayes	50
Hartwells Garage, Newbridge	51



Context

1.30 The development potential of the Central Area and land either side of the River Avon lying between the Lower and Upper Bristol Roads (A36 and A4) presents the key opportunity for delivering many parts of the vision for the city.

1.31 The valley floor is the headline development location for Bath; a complex area, where both significant change and conservation is needed. This means realising this area's economic usefulness and property value whilst protecting heritage assets, responding to character, enhancing recreational potential, managing flood risk, addressing land remediation, improving connectivity, the functioning of the highway network and sustaining wildlife habitats.

1.32 The importance of the River Avon corridor must be recognised in managing development in this part of the city. The tree lined river corridor is recognised for its landscape and visual contribution to the city and it also supports a variety of wildlife. As such it is a key component of the District's Green Infrastructure providing benefits for people, place and nature.

1.33 For much of its length the river comprises a dark tranquil corridor that connects with a network of green spaces and recreational routes in the city. It supports a rich diversity of wildlife, including nationally and internationally protected species for which special protective legalisation applies. The dark vegetated, and tranquil characteristics of the river are key attributes.

1.34 The focus for large scale re-development and additional flood alleviation measures in the river corridor brings significant, but not insurmountable, challenges to the planning process and for its long term management and stewardship. Development brings significant pressures for increased lighting and urban public realm and with it the potential for loss of darkness, tranquillity and vegetation. These impacts will need to be managed through the Placemaking Plan policy approach. A River Strategy is also proposed as a means to guide change, and to help deliver sustainable benefits for people, place and nature.

1.34a The Placemaking Plan seeks to combine the different, and potentially conflicting roles of the river environment, and attempts to create a response where the whole is greater than the sum of its parts:

A river environment that maintains and enhances its important contribution to the landscape character of the city, that enriches important biodiversity habitats, that transforms our perception of the river as a neglected part of the city, and which is seen by developers and occupiers as an asset to their development sites, and as a key reason to occupy buildings near it.

The Natural Environment Evidence Base describes what is becoming known as design 'biophilic design', where incorporation of biodiversity, clean water, and variations in aspect and view can contribute to the wellbeing and productivity of citizens, thereby resulting in the perceived quality of place. In short, the kind of exemplary place that we are seeking the river environment to be, is good for all of us; good for biodiversity, good for business, good for well being and good for the World Heritage site.

1.35 The Core Strategy identifies strategic policy areas within the valley bottom of the River Avon. It sets out their roles, the scope and scale of change to be achieved and broad Placemaking principles to shape change. The policy areas are:

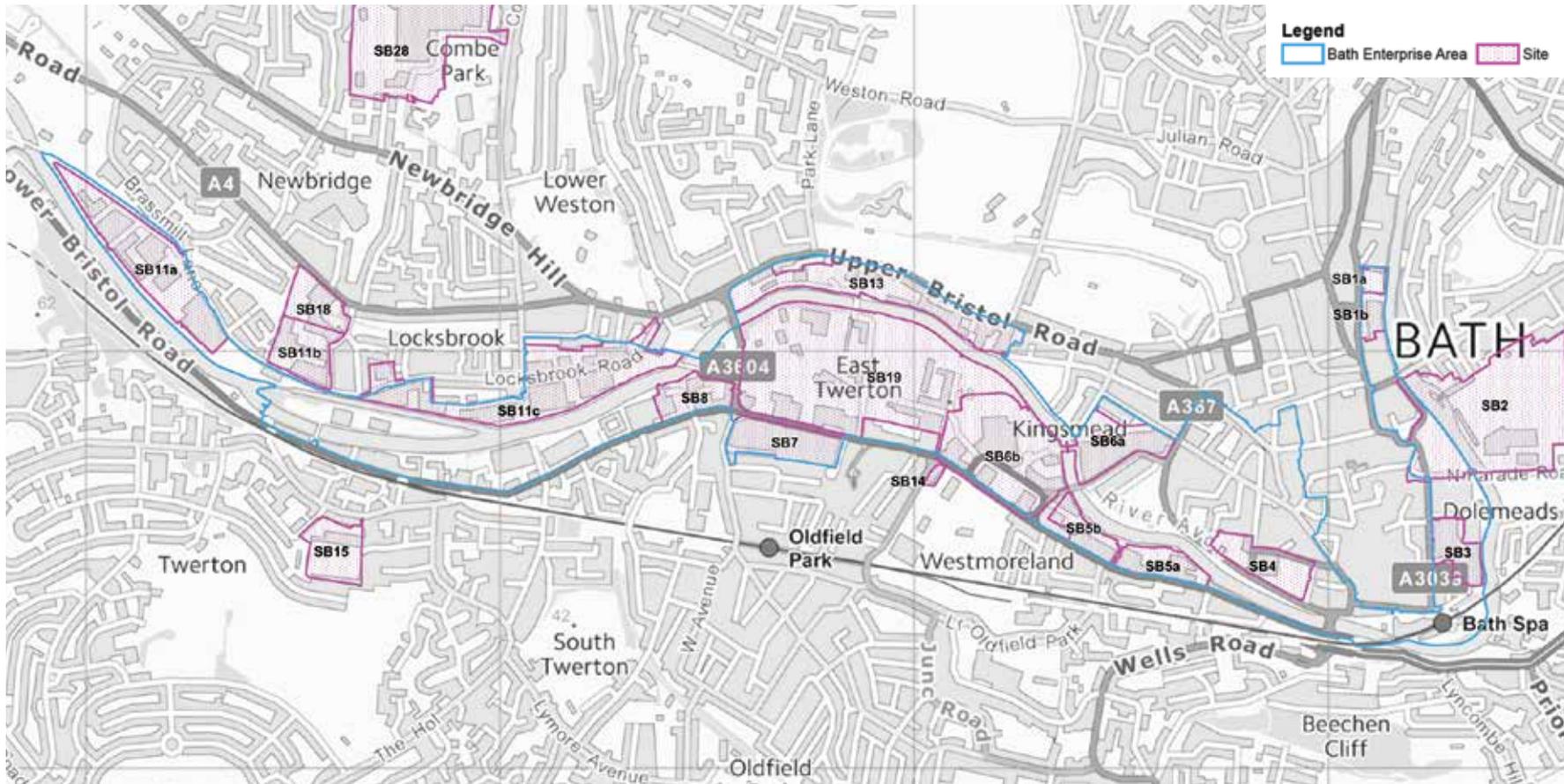
- The Central Area (comprising the City Centre, South Quays, Green Park Station and Sydenham Park).
- Western Riverside.
- Twerton and Newbridge Riverside.

Bath City Riverside Enterprise Area and Masterplan

What is this?

1.36 The Bath City Riverside Enterprise Area is land designated as a key zone for economic growth by the West of England Local Enterprise Partnership. This area is included in the Bristol & West of England City Deal negotiated with Government. It has the potential to deliver more than half of the District's job growth during the Plan period and play a key role in providing much needed accommodation for the area's flourishing high-value business sectors.

1.37 The Bath City Riverside Enterprise Area Masterplan was commissioned by Bath and North East Somerset Council to develop a vision for the Enterprise Area. It sets out a possible strategy for the delivery of the employment growth that B&NES is attempting to deliver as part of the Bristol City Region City Deal. The Masterplan sets out an overall level of ambition for bringing 'the riverside to life', and focuses on delivery and unlocking funding opportunities to enable the regeneration of riverside development sites.



How does it relate to the Placemaking Plan?

1.38 The Masterplan provides part of the context for the production of the Placemaking Plan. The Masterplan process involved the commissioning of various pieces of research that will help to inform the Placemaking Plan.

1.39 The resulting Masterplan is one means by which the Central Area and River Corridor could be developed. It is however, not a statutory planning document and has not been subject to the level of scrutiny that is required of such. It is not uncommon for vision documents to be prepared as part of the development of Economic and Planning Policy e.g. York City Beautiful and Birmingham's Big City Plan

1.40 To be a sound planning document the Placemaking Plan will need to contain the most appropriate development strategy when tested against reasonable alternatives. Therefore, alongside the approach set out in the Masterplan, this Placemaking Plan Options document sets out two alternative approaches.

Emerging land use Options and Design Principles for Enterprise Area Development Sites

1.41 The land use options and the development & design principles for each site should be read within the broader policy context established by the Core Strategy, for example the Strategic Policies that relate to Bath, and the Core Policies, such as those relating to sustainable construction and green infrastructure, as well as relevant development management policies in this document.

Developing 'packages' of site allocation options in respect of the mix of uses.

1.42 The land use options presented in this section in respect of the land use mix for each site form part of a package that fits together as a strategic concept for the development of the Central Area.

1.43 The Core Strategy sets the strategic context for the allocation of sites within the Central Area and Enterprise Area. In combination the site allocations need to 'add-up', in conjunction with projects built or committed since 2011, to deliver the Core Strategy requirements e.g. in relation to office, retail and leisure space. These sites can also contribute to the achievement of 7,000 dwellings for the city.

A collection of potential development sites have been identified to achieve this. The level of certainty about their availability in time varies. Some are more immediate prospects; others may be developable later in the plan period. B&NES Council owns many of the sites in question.

1.44 Land use options for each site are presented to explore spatial strategies for allocating sites within the Central Area & Enterprise Area for mixed-use development to deliver some of the key objectives of the Core Strategy. The options are presented for consultation to illustrate the reasonable spectrum of possibilities and to invite debate.

1.45 This section of the Placemaking Plan should be read alongside an accompanying data table and written appendix, which presents individual sites assumptions within a wider spatial context. Note that, for comprehensiveness the data table includes sites where development has taken place, is under construction or is permitted. For example, the Premier Inn site is completed but is included to identify the total number of new hotel bedrooms that would come forward during the plan period.

1.46 There is no expectation at this stage that any one of the three options, as currently constructed will translate directly to a chosen approach within the Draft Placemaking Plan. Indeed, the preferred option that emerges through consultation may be an amalgam or fusion of the options presented here.

1.47 The chosen way forward may also reflect as yet unknown additional issues raised in the consultation. For example representations may be made by landowners/developers and other agencies that that will affect the chosen way forward including inter alia deliverability, viability, buildings heights, highways impacts and parking requirements.

1.48 There may well be other possibilities or refinements in term of land use mix and/or the capacity of sites. The consultation should be seen as an opportunity for all interested parties to generate site specific options for consideration in the preparation the Draft Plan.

1.49 Despite some uncertainty at this stage the chosen approach that will be published for statutory consultation in the Draft Plan (2015) should not emerge as a surprise following the Options consultation in 2014. Stakeholders should be able to understand how and why it has emerged. The Options consultation seeks to 'set-up' the chosen approach and cover the range of alternatives that can reasonably be considered. These will be tested for their significant sustainability effects.

1.50 To keep the consultation manageable three spatial strategies governing the allocation of uses to sites within Central Area and elsewhere in the Enterprise Area are presented. Although the consultation will be time bound, it is not a statutory phase which means that participation will continue well in to 2015 as part of an iterative process of policy development with statutory consultees, stakeholders, interest groups, developers and landowners.

1.51 The three Options can be characterised thus:

- Option 1 is an indicative interpretation of the Enterprise Area Masterplan. The most central sites are prioritised for the delivery of about 50,000 sqm GIA of office space. There is consequently a very limited additional retailing role on these sites. Retail is instead directed to a new 'destination' created within Green Park Station West & the proposed 'Sydenham Park'. This concept assumes the future re-location of Sainsbury's within Sydenham Park.

- In Option 2 the growth in retailing floorspace (25,000 sqm GIA) is instead focussed on the sites that lie closest to the primary shopping area. About two thirds of the office floorspace allocated in Option 1 on the affected sites is redirected to more peripheral areas e.g. Sydenham Park. Sainsbury's remains in situ in Option 2 with major implications for the future role of the immediate area around Green Park Station.

- Option 3 is an intermediary concept delivering a more even split of retail and office across the most central sites. As in Option 2 Sainsbury's remains in situ. Only about 40% of the evidenced need for additional retail space is planned for. This option also introduces additional sites not considered in 2 and 3. The consultation will determine whether any of the additional sites are realistic allocations or whether further sites should be considered.

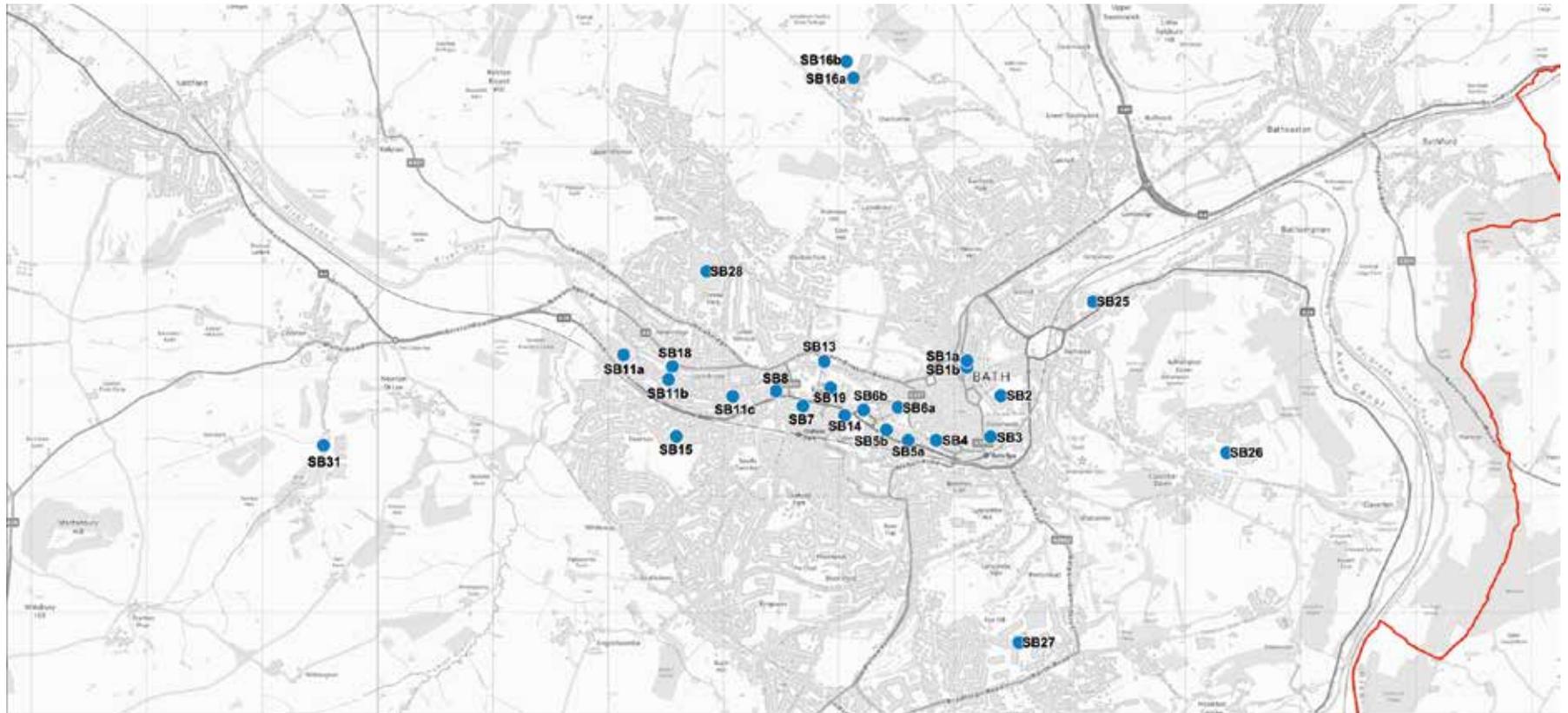
- There is of course an Option 4, a 'do-nothing' or do not allocate approach but this is really only 'useful' in respect of undertaking sustainability appraisal and testing the effects of policy vs no policy. No policy does not mean, 'no development', as planning applications would still come forward. It simply means that there would be less guidance or control of development.

1.52 Within each option there is a 'base' overall floorspace assumption and in some cases a 15-20% lower capacity. The lower figure is in lieu of proper sensitivity testing that still needs to take place in respect of the base figure e.g. in respect of heritage impact and associated building height matters. Reasonable height, scale and massing parameters for sites need to be established through the Placemaking Plan. This needs to include consideration of how options will be perceived from immediate and long distance views. Visualisations of development sites will be helpful in informing this process.

This testing may reveal that the base figure is reasonable or that a lower figure is more appropriate. There may be some sites where further work indicates that a higher capacity is achievable than is currently set out. Evidencing a reasonable set of parameters and capacity for each site (in partnership with relevant key stakeholders) will continue up to the publication of the Draft Plan.

1.53 The specific 'numbers' indicated in this section (taken from the accompanying data table) may not translate directly into actual planning policy within the Draft Placemaking Plan. This might result in a Plan that is too prescriptive. A choice needs to be made in respect of the balance between dictat and discretion in the final policy wording. The land use mix 'numbers', if translated into Policy requirements may only be presented as being indicative, within reasonable 'tolerances', meaning that there would be some room for slightly different packages of policy compliant planning applications to come forward on each site.

However, the use of the indicative numbers in this document usefully illustrates the vision for each site within a coherent spatial strategy for meeting objectively assessed needs for a range of uses. A fuller explanation of each of the three strategic options is set out in a separately published Background Paper. This needs to be read alongside the options document itself to aid full understanding.



Option 1

	Site Area (Ha)	Developable sqm (GIA)	OFFICE sq m	FOOD Retail sqm	COMP Retail sq m	A3 sq m	HOUSING sq m	units	HOTEL sq m	Beds	CIVIC sqm	INDUSTRIAL sqm
Cattlemarket		5,500	2,500	0	500	500	2,000	23	0	0	0	0
Manvers Street		23,500	9,000	0	1,000	1,000	6,500	74	6,000	173	0	0
Bath Quays North		36,000	19,500	0	0	2,000	6,000	69	8,000	231	500	0
City College		0	0	0	0	0	0	0	0	0	0	0
Kingsmead House		10,500	0	0	0	0	0	0	10,500	177	0	0
Kingsmead House Losses		-4,500	-4,500	0	0	0	0	0	0	0	0	0
Premier Inn		2,845	0	0	0	0	0	0	2,845	107	0	0
Premier Inn Losses		-1,240	0	0	-1,240	0	0	0	0	0	0	0
Gainsborough Hotel		7,300	0	0	0	0	0	0	7,300	90	0	0
Sawclose		2,555	0	0	0	0	0	0	2,555	74	0	0
South Quays New Build		18,000	14,000	0	0	1,000	3,000	34	0	0	0	0
South Quays Conversion		6,000	6,000	0	0	0	0	0	0	0	0	0
South Quays Losses		-2,875	-2,875	0	0	0	0	0	0	0	0	0
South Bank		18,500	15,500	0	0	500	2,500	29	0	0	0	0
Green Park Station West		24,500	12,000	0	3,000	500	9,000	103	0	0	0	0
Green Park Station West Losses		-8,200	-2,000	-4,960	-1,240	0	0	0	0	0	0	0
Sydenham Park		88,000	4,500	12,000	27,000	1,500	38,000	434	0	0	5,000	0
Sydenham Park Losses		-14,200	-5,500	0	-5,300	0	0	0	0	0	0	-3,400
Permitted Development Allowance		0	-10,000	0	0	0	10,000	114	0	0	0	0
Central Area Gross		243,200	83,000	12,000	31,500	7,000	67,000	766	37,200	852	5,500	0
Central Area Net		212,185	58,125	7,040	23,720	7,000	77,000	880	37,200	852	5,500	-3,400
Bath Press		30,000	5,000	0	0	0	7,000	80	0	0	0	18,000
Roseberry Place		17,000	5,500	0	0	0	11,500	131	0	0	0	0
Enterprise Area Gross		290,200	93,500	12,000	31,500	7,000	85,500	977	37,200	852	5,500	18,000
Enterprise Area Net		259,185	68,625	7,040	23,720	7,000	95,500	1,091	37,200	852	5,500	14,600

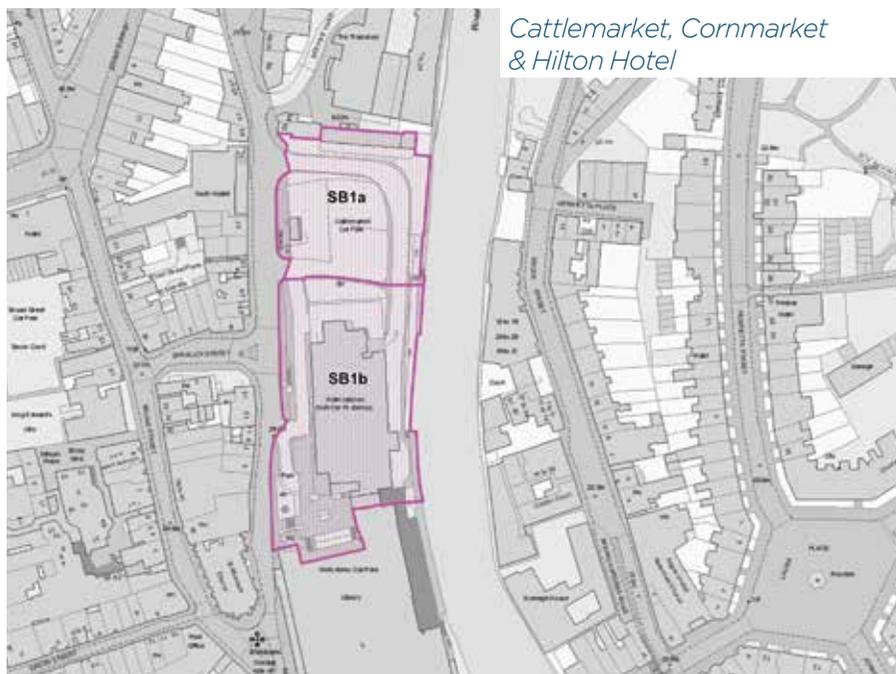
Option 2

	Site Area (Ha)	Developable sqm (GIA)	OFFICE sq m	FOOD Retail sqm	COMP Retail sq m	A3 sq m	HOUSING sq m	units	HOTEL sq m	Beds	CIVIC sqm	INDUSTRIAL sqm
Cattlemarket	5,500	2,500	0	500	500	2,000	23	0	0	0	0	0
Manvers Street	23,500	5,500	0	5,500	1,000	6,000	69	5,500	159	0	0	0
Bath Quays North	36,000	6,000	0	17,000	2,000	5,800	66	5,200	150	0	0	0
City College	0	0	0	0	0	0	0	0	0	0	0	0
Kingsmead House	10,500	0	0	0	0	0	0	10,500	177	0	0	0
Kingsmead House Losses	-4,500	-4,500	0	0	0	0	0	0	0	0	0	0
Premier Inn	2,845	0	0	0	0	0	0	2,845	107	0	0	0
Premier Inn Losses	-1,240	0	0	-1,240	0	0	0	0	0	0	0	0
Gainsborough Hotel	7,300	0	0	0	0	0	0	7,300	90	0	0	0
Sawclose	2,555	0	0	0	0	0	0	2,555	74	0	0	0
South Quays New Build	18,000	14,000	0	0	1,000	3,000	34	0	0	0	0	0
South Quays Conversion	6,000	6,000	0	0	0	0	0	0	0	0	0	0
South Quays Losses	-2,875	-2,875	0	0	0	0	0	0	0	0	0	0
South Bank	18,500	9,000	0	0	500	9,000	103	0	0	0	0	0
Green Park Station West	4,000	0	800	200	0	3,000	34	0	0	0	0	0
Green Park Station West Losses	-2,000	-2,000	0	0	0	0	0	0	0	0	0	0
Sydenham Park	78,000	35,000	0	6,500	1,500	30,000	343	0	0	5,000	0	0
Sydenham Park Losses	-16,200	-5,500	0	-7,300	0	0	0	0	0	0	0	-3,400
Permitted Development Allowance	0	-10,000	0	0	0	10,000	114	0	0	0	0	0
Central Area Gross	212,700	78,000	800	29,700	6,500	58,800	672	33,900	757	5,000	0	0
Central Area Net	185,885	53,125	800	21,160	6,500	68,800	786	33,900	757	5,000	-3,400	0
Bath Press	20,000	3,000	0	0	0	17,000	194	0	0	0	0	0
Roseberry Place	17,000	5,500	0	0	0	11,500	131	0	0	0	0	0
Total Gross	249,700	86,500	800	29,700	6,500	87,300	998	33,900	757	5,000	0	0
Total Net	222,885	61,625	800	21,160	6,500	97,300	1,112	33,900	757	5,000	-3,400	0

Option 3

	Site Area (Ha)	Developable sqm (GIA)	OFFICE sq m	FOOD Retail sqm	COMP Retail sq m	A3 sq m	HOUSING sq m	units	HOTEL sq m	Beds	CIVIC sqm	INDUSTRIAL sqm
Cattlemarket		16,500	3,750	0	1,000	750	5,500	63	5,500	159	0	0
Cattlemarket losses		-5,500	0	0	0	0	0	0	-5,500	-159	0	0
Manvers Street		23,500	7,500	0	2,500	1,000	7,000	80	5,500	159	0	0
Bath Quays North		36,000	12,000	0	8,000	1,000	10,000	114	5,000	145	0	0
City College		20,000	0	0	4,000	0	2,000	23	0	0	14,000	
Kingsmead House		10,500	0	0	0	0	0	0	10,500	177	0	0
Kingsmead House Losses		-4,500	-4,500	0	0	0	0	0	0	0	0	0
Premier Inn		2,845	0	0	0	0	0	0	2,845	107	0	0
Premier Inn Losses		1,240	0	0	1,240	0	0	0	0	0	0	0
Gainsborough Hotel		7,300	0	0	0	0	0	0	7,300	90	0	0
Sawclose Casino/Hotel/A3		2,555	0	0	0	0	0	0	2,555	74	0	0
South Quays New Build		18,000	12,000	0	0	1,000	5,000	57	0	0	0	0
South Quays Conversion		6,000	3,000	0	0	0	3,000	34	0	0	0	0
South Quays Losses		-2,875	-2,875	0	0	0	0	0	0	0	0	0
South Bank		8,000	4,000	0	0	0	4,000	46	0	0	0	0
Green Park Station West		1,000	0	800	200	0	0	0	0	0	0	0
Green Park Station West Losses		-2,000	-2,000	0	0	0	0	0	0	0	0	0
Sydenham Park		78,000	22,000	0	6,500	1,500	43,000	491	0	0	5,000	0
Sydenham Park Losses		-16,200	-5,500	0	-7,300	0	0	0	0	0	0	-3,400
Permitted Development Allowance		-10,000	-10,000	0	0	0	0	0	0	0	0	0
Central Area Gross		230,200	64,250	800	22,200	5,250	79,500	909	39,200	910	19,000	0
Central Area Net		190,365	39,375	800	16,140	5,250	79,500	909	33,700	751	19,000	-3,400
Bath Press		20,000	3,000	0	0	0	17,000	194	0	0	0	0
Roseberry Place		17,000	5,500	0	0	0	11,500	131	0	0	0	0
Enterprise Area Gross		267,200	72,750	800	22,200	5,250	108,000	1,234	39,200	910	19,000	0
Enterprise Area Net		227,365	47,875	800	16,140	5,250	108,000	1,234	33,700	751	19,000	-3,400

Walcot Street / Cattlemarket Site



*Cattlemarket, Cornmarket
& Hilton Hotel*

Context

1.54 Located on a key route into and out of the city centre, the Cornmarket building, the Cattlemarket site, and potentially at some point in the future, the Hilton Hotel, provide significant opportunities to remodel the fabric of this area, providing a more engaging experience that links the upper part of Walcot Street to the city centre. All sites have a river and street frontage and their key features are as follows:

- Cornmarket: Listed, two storey former Cornmarket Building, currently vacant, poor structural condition.
- Cattlemarket: Long used as a surface level car park, with market use on Saturdays. River frontage, vaults underneath a quarter of the site, these are used by SAC bats; archaeologically significant, likely contamination and structural issues. The site sits at a key ecological node (double vegetated banks through to Bathampton – key section of dark habitat corridor).
- Hilton Hotel: Building of poor aesthetic quality with negative relationship to context. Potential future opportunity for redevelopment or remodelling.

1.55 The site is currently allocated for comprehensive mixed use development in the Adopted Local Plan (Policy GDS.1, site B16). This allocation and policy is being reviewed through the Placemaking Plan.

1.56 For many years, this site has been an eyesore in this part of the city centre street scene. The site benefits greatly from the vibrancy of the weekly Saturday market and by the expansive views over the river towards the trees and hillsides to the east. There is also much footfall from pedestrians coming into the city centre from the east.

Vision

1.57 Walcot Street is well known for its vibrant mix of small scale, independent businesses, which contribute so much to the appeal and identity of this part of the city. The development of this site provides the opportunity to add to this diversity, and provide a mix of business space to support the growth of this important sector. Reference should be made to the Council's Supplementary Planning Document, '[Walcot Street Works](#)', in formulating proposals.

1.58 The imaginative re-use of this site provides a long overdue opportunity to repair the gap in one of Bath's most diverse and visually distinct streets. Development that integrates with the historic environment, and makes an exceptional response to a challenging and complex site, including the repair and re-use of the Cornmarket building and the network of vaults that overlook the river would be welcomed. The historical and ecological interests should drive the form, detail and function of the site.

EMERGING DEVELOPMENT AND DESIGN PRINCIPLES: SB1

Development will be expected to:

1. Provide a fine grained, mix of uses that reflect the diverse and varied nature of Walcot Street, containing units of varied size and tenure. This is to comprise as a minimum:
 - a. Smaller scale retail spaces targeted at independent traders to reinforce the existing character of Walcot Street; OPTION – or larger retail spaces targeted at businesses that support the retail and business character of Walcot Street.
 - b. Separate B1 (office/workshop) spaces
 - c. A3 food and drink uses, including opportunity for outdoor eating (which may be particularly suited to the Cornmarket building and vaults)
 - d. A residential element, to include affordable housing.
 - e. Other city centre uses that contribute to the rich mix of uses on the site.
2. Repair the broken street frontage of Walcot Street by re-establishing the historic building line. Behind this street frontage, developers are invited to provide an engaging and varied architectural response, that enhances the diverse built character and riverside setting of the area.
3. The frontage building onto Walcot Street should be flanked by two streets, one adjacent to the Cornmarket building, and the other adjacent to the Hilton Hotel. The later should provide for revised egress from the Podium multi-storey car park, and where feasible, service access to and from Waitrose. The streets will provide views of the river corridor and the hillsides beyond, and pedestrian access to the riverside walkway. This will improve legibility and maintain and enhance the sites relationship with the river.
4. Undertake associated public realm works to Walcot Street and the public realm within the site in accordance with the Bath Pattern Book.
5. Development should not detract from important views over the site. An analysis of viewpoints is required to enable an appropriate response, and to influence the height, massing and orientation of buildings. The Bath Building Heights Strategy should be used as part of the evidence base for this analysis. This identifies this site as being within zone 1 – the Georgian City, and recommends that for new development ‘the overall height should not be less than or exceed the overall prevailing height of nearby Georgian buildings.’
6. Embrace the existing function of the vaults as a bat roost, and deliver imaginative and compatible re-use of the vaults associated with the site, wherever practicable.
7. Note that this is a recommendation for the general height only and is subject to modifiers.
8. Conserve and retain the whole of the Cornmarket Building, and provide a public space adjacent to it. This public space should relate to, and interact with the ground floor of the Cornmarket building and uses within, and have a positive but sensitive relationship with the vaults beneath part of the Cattlemarket Site, and with the river corridor.
9. Have full regard to the impact of development on important longer distance views of the area from within the World Heritage Site, on locally cherished views in the Conservation Area, including of the river corridor, and from Walcot Street to the river and the hillsides beyond.
10. Explore opportunities to facilitate the redevelopment or remodelling of the adjacent Hilton hotel site within a comprehensive redevelopment proposal.
11. Restore and enhance the biodiversity value of the river and the river edge by retaining and enhancing the green edge to the riverside, ensuring the provision of a dark corridor to the river to enhance conditions for bats.
12. Provide improved pedestrian and visual links to the river. Provision should be made to improve and connect the existing riverside walkway, enabling the provision of a continuous riverside walkway from Pulteney Bridge northwards. This will require sensitive and appropriate lighting solutions to retain the existing dark river corridor.
13. The potential of a new pedestrian and cycling bridge over the River Avon to provide additional choice of routes through the city should be explored.
14. Car parking requirements. Either:
 - a. Operational minimum
 - b. minimum parking standards required to meet the needs of the new development; or
 - c. provision of additional public car parking.

Land Use Options

1.59 These are presented within the context of three strategic options for the Central Area. Each option is part of a distinctive package for the Central Area. These packages and the role of sites within them are explained in appendix x

1.60 Options 1 and 2 relate solely to development on the Cattlemarket and Cornmarket. Option 3 includes the Hilton hotel as a site, with the current hotel replaced on the Cattlemarket. Figures are in sq.m GIA.

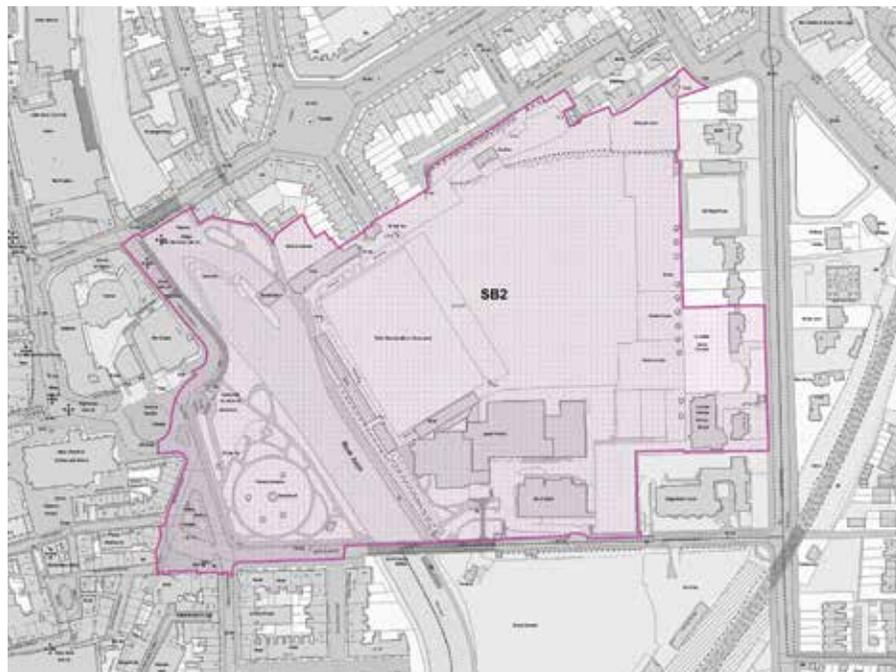
	Options 1 and 2	Option 3	Option 4
Site Capacity	5,500 sqm	16,500 sqm	No allocation/ Do nothing retain as car park/hotel with Saturday market use
B1 Office	2,500 sqm	3,750 sqm	
C3 Housing	2,000 sqm*	5,500 sqm	
A1/A3 retail	1,000 sqm#	1,750 m ² #	
Replacement Hotel	0 sqm	5,500 sqm	

* Within Options 1 and 2 proposals that instead sought to utilise not more than half the residential space as B1 office use would also be acceptable.

Proposals for 100% retail schemes that occupied the full floorspace capacity of the site will also be acceptable in-principle instead of the mix presented here.



Central Riverside & Recreation Ground



Context

1.61 The Core Strategy sets out the context for this issue.

Vision

1.62 This area, comprising the natural environment of the river corridor and the green spaces associated with it, can be characterised as a sharp contrast and relief to the busy, urban character of the city centre. It is approached from many directions and affords many spectacular views including the notable views from Grand Parade over the river corridor to Widcombe and the green hillsides beyond, from North Parade Bridge to Pulteney Bridge and from the river walk and Recreation Ground to the Abbey. The iconic view of the formal Pulteney Bridge with the wild river running beneath is a dramatic example of the contrast between the built and natural environments that is one of the city's defining characteristics.

1.63 There is an opportunity to emphasise this contrast with the city centre, reinforcing the healthy tension between the built and natural environment. There are opportunities to improve the visual and physical connectivity through the streets and spaces of Terrace Walk, Orange Grove and Grand Parade into Parade Gardens, to improve existing links from Pulteney Bridge and North Parade Bridge to the riverside path on the east side.

These will be encouraged provided they protect and enhance the Outstanding Universal Value of the World Heritage Site.

1.64 The aspirations and requirements include the following:

- The creation of a green heart to the city, with the river in its centre, as a forum for leisure, recreation, wildlife, entertainment and culture.
- A 21st century interpretation of the historic 'pleasure garden' role of Harrisons Walks.
- An inspirational setting for the development of a new sporting, cultural and leisure stadium (as established in the Core Strategy).
- Safeguarding valued assets and attributes including key views.
- To enhance and improve relationships and connections with fragmented individual sports areas and more intensive uses.
- To potentially include a broader range of leisure facilities to meet identified need, for example ten pin bowling, skate park etc.
- Relocation of the coach parking.
- Provision of enhanced green infrastructure and enhanced biodiversity of the riverside.

EMERGING DEVELOPMENT AND DESIGN PRINCIPLES: SB2

Riverside West (Parade Gardens, Terrace Walk, Orange Grove, Grand Parade)

1. Enable the reuse of current voids with appropriate city centre uses underneath Grand Parade and Terrace Walk, providing opportunities for better access to the riverside, with enhanced access to and activity in Parade Gardens.
2. Improve accessibility to the river edge from Parade Gardens whilst enhancing the view corridor to Pulteney Bridge and the river itself.
3. Connect Terrace Walk to Slippery Lane with low level footway along colonnade
4. Provide connection through from Terrace Walk to Parade Gardens, with a potential new building in front of Terrace Walk.
5. Maintain open views from Grand Parade, Orange Grove and Terrace Walk to the hillsides beyond.

The River

1. The potential removal of the radial gate provides an opportunity to improve the ecological function of the river.
2. Protect existing and provide for improved habitats along the river edge for increased biodiversity.
3. Lighting at this location needs to be SMART and designed to improved ecological function of river corridor.

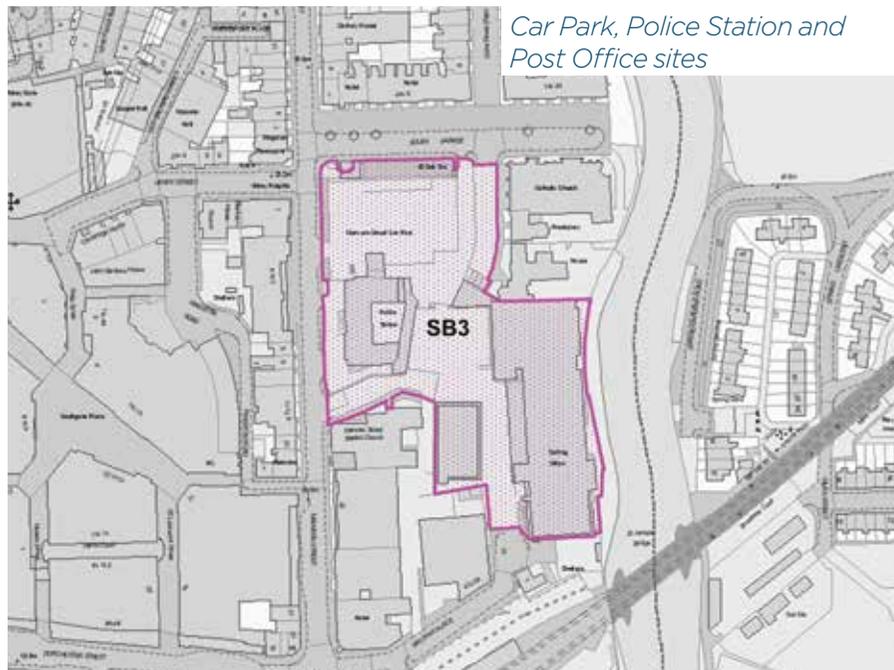
Riverside East (The Rec, including Bath Rugby Club, Bath Sports and Leisure Centre, the Pavilion etc.)

1. The green and well treed character of the eastern side of the river corridor should be conserved and enhanced.
2. Enhance and intensify and connect leisure offer i.e. individual sports.
3. OPTION - Subject to discussions with landowners, there is the potential to explore options for car and/or coach parking in this area or on adjacent sites such as the former St Johns School site and/or the Cricket Club.
4. Improve access to rugby stadium.
5. Provide opportunity for the leisure centre to be redeveloped.
6. Permanent stadium.

Measures should also be introduced that enhance Green Infrastructure, including the biodiversity of the river, and provision of habitats for important species. It is requirement for a biodiversity study to be commissioned to inform the development of the site.



Manvers Street



Context

1.65 This area comprises a number of sites extending from the Grade 1 listed South Parade towards the Bath Spa Railway Station, and sandwiched between Manvers Street and the river. It is part of the Enterprise Area, and forms the setting for the Grade 2* listed St John's Church, and contains the listed Old Post Office Sorting Office. The wider area contains other listed buildings such as Bayntum's Bookshop, Manvers Street Baptist Church.

1.66 It is an area in very close proximity to the train and bus station, and Manvers Street is a key pedestrian route and entrance into the city.

1.67 There are a number of poorly designed buildings and spaces that detract from the image and identity of the area.

Vision

- Mixed used development; providing a new commercial quarter for the city that optimises the very close relationship to the public transport interchange.
- Development must help to positively transform Bath's reputation and express the city's commitment for delivering its vision. The development must appeal to the target economy, as identified in the Economic Strategy.

- A significant new public space, that:
 - Creates a new destination for the general public.
 - Showcases the architectural significance of South Parade to Bath on a key arrival route into the city.
 - Respects and maintains the important setting of South Parade and its relationship with the landscape beyond, including Prior Park and Beechen Cliff.
 - Provides an impressive setting for St John's Church.
 - Enhances value of adjacent buildings, and influences proposed uses adjacent to the space.
- Buildings should mend the broken townscape rather than be 'landmark' buildings; simplicity of plan layout and development form are therefore key principles.
- There should be improved access and habitat enhancements to the riverside environment.

EMERGING DEVELOPMENT AND DESIGN PRINCIPLES: SB3

1. A varied, mixed use economic development-led area reflecting the diverse and fine grained buildings within of the city centre. OPTION: Could this site be appropriate for a larger office development, should the economic development opportunity arise?
2. The urban design/architectural approach should respond to the variety of contexts within the site:
 - a. Development must respond to the setting of South Parade, including its relationship to Beechen Cliff and Prior Park, and to the setting of St John's Church. This will result in a public space being formed in front of South Parade, and will inform the design and arrangement of buildings on the site in order to maintain these views. There are opportunities, subject to archaeological considerations and any risks to the Bath Hot Springs, for below ground level development and/or low height pavilion buildings on the existing Manvers Street Car Park.
 - b. Fronting Manvers Street and South Parade: The priority is to mend the importance and usability of Manvers Street as a major connecting route by improving the pedestrian experience of the street and creating new development blocks that add to the character and grain of this part of the city centre. This is likely to lend itself to buildings that tend to be more formal or regular, based on an ethos of simplicity and pared back design, reflecting, but not mimicking the design ethos of John Wood's Parades. There is also scope for exceptional individual buildings to add to the architectural variety that already exists in the street such as Bayntum's and Manvers Street Baptist Church. Active uses should front onto at least Manvers Street and the new public space.
 - c. Within the site and facing the river and railway line there is the capacity for a contrast of architectural expression, with a strong potential for a different approach to appeal to different users/occupiers. This needs to be within the confines of the dominant building height of South Parade, and creating a positive response to the townscape and public realm.
3. The design of the development, in particular its roofscape must be sensitive to its prominence when seen from Beechen Cliff and from other surrounding hillsides.
4. The building height of South Parade, and the relationship of South Parade to the wider landscape, will strongly influence the position of buildings and the appropriate building heights. Development should not detract from important views over the site. An analysis of viewpoints is required to enable an appropriate response, and to influence the height, massing and orientation of buildings. The Bath Building Heights Strategy should be used as part of the evidence base for this analysis. This identifies this site as being within zone 1 – the Georgian City, and recommends that for new development 'the overall height should not be less than or exceed the overall prevailing height of nearby Georgian buildings.' Note that this is a recommendation for the general height only and is subject to modifiers.
5. Bath stone should be the dominant building material in the area to respond to the homogeneity of the city centre.
6. A north-south street must be provided that is aligned to Duke Street and carried through the site to Railway Place. To improve circulation and access this is to be designed as a shared space that also potentially allows limited vehicular access to the Railway Station.
7. An east-west axis should be provided that connects the current Royal Mail route from Manvers Street to the riverside to improve visual and physical connections to the river edge.
8. A new pedestrian and cyclist bridge, possibly physically connected to the existing railway bridge (St James's Bridge), that connects this site with the residential community beyond, should be considered.
9. Secondary (more intimate) public spaces/streets within the site, particularly on the riverside.
10. The design of the streets and spaces associated with the development is to respond to the Bath Pattern Book, and will be implemented by the developers of the sites.

11. Measures should be introduced that enhance Green Infrastructure, taking into account the potential of extending and creating new green infrastructure networks, including measures to restore and enhance the biodiversity value of the river and the river edge, a dark corridor for bats. It is requirement for a biodiversity study to be commissioned to inform the development of the site.

12. Car parking related to development will be limited to disability users only/ minimal/ operational needs. This needs to be tested/confirmed through the transport strategy work and assessment of potential public car parking locations to be retained in the city centre.

Development Options

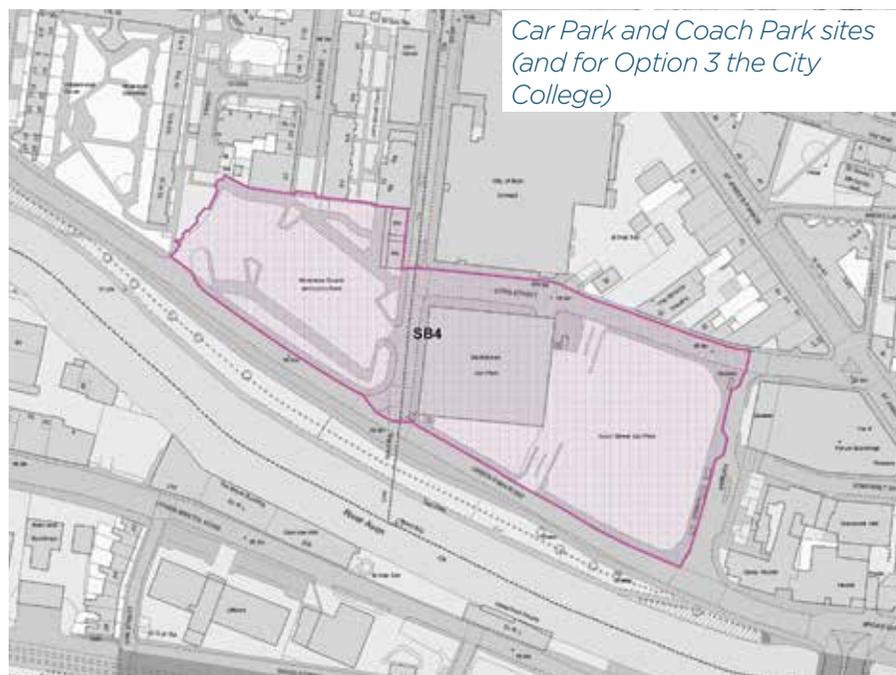
1.68 These are presented within the context of three strategic options for the Central Area. Each option is part of a distinctive package for the Central Area. The rationale for each option and the role of this site within it is explained in a separate Background Paper.

All options anticipate the development of about 24,000 sqm of above ground floorspace with 8,700 sqm of basement parking. Figures are in sqm GIA.

	Option 1	Option 2	Option 3	Option 4
Site Capacity	23,500	23,500	23,500	Retain as parking, office and distribution
B1 Office	9,000	5,500	7,500	
A1	1,000	5,500	2,500	
A3	1,000	1,000	1,000	
D1 Hotel	6,000	5,500	5,500	
C3 Housing	6,500	6,000	7,000	



North Quays



Context

1.69 This area is in a central location, with an enviable river frontage, overlooking the former wharf buildings and the striking backdrop of Beechen Cliff. Currently used as the Avon Street car park, the coach park, and adjacent to the City of Bath College, it is fragmented from the city's core and currently fails to make the most of the assets in the area.

1.70 Affecting this site is a current planning application for the [Bath Quays Waterside project](#) which will implement significant changes to the context of this site. In summary it will:

- Provide the flood mitigation to enable the redevelopment of the Bath Quays and Manvers Street sites.
- Significantly widen the north bank to up to 15m wide at the lower tow-path level between Churchill Bridge and Green Park to move water through this area more quickly in flood conditions. This would require that Green Park Road is diverted away from the riverside northwards to link up with Corn Street creating the major opportunity to open up the riverside to the city.
- Remove trees along the southern verge of Green Park Road and along the new road alignment and replace them with new planting. There are currently no plans to alter Green Park itself, other than some landscape improvements at the river's edge.

- Install new flood walls and raise existing river walls on the south side of the river between Churchill Bridge and Midland Bridge.
- Improving flood defences on existing buildings fronting onto the river along the Lower Bristol Road.

Vision

1.71 A new mixed use quarter that expands the city centre and connects the heart of the city to a vibrant and remodelled riverside environment, that respect the sensitivity of its wider urban context. Its proximity to the city centre, its backdrop and south facing orientation make this one of the most exciting riverside regeneration opportunities in the central area.

1.72 A key requirement for the Bath Quays North area is for it to be stitched back into of the city centre. It will form part of an expanded central area with the social, cultural and economic activity and ambience that this entails. It will provide a pedestrian dominant environment that connects directly through to the riverside edge and beyond to the surrounding communities via a beautiful new pedestrian and cycling bridge. To achieve this effectively requires skilful placeshaping, to create the conditions for its regeneration and its successful operation as part of an expanded centre.

EMERGING DEVELOPMENT AND DESIGN PRINCIPLES: SB4

The following development and design principles are proposed to achieve a development or series of developments that is seen as part of an expanded city centre, one that extends and responds to the core characteristics of the city centre.

1. The development of this area must comprise of mixed use buildings. To successfully integrate into city centre, the developments must also accommodate other city centre uses, particularly on the ground floors to ensure an active frontage. There is the potential for this area to accommodate an expanded retail offer, and this will be considered in the options below.
 2. Development will generally be fine grained, reflecting the dominant characteristics of the wider city centre, including a mix of tenures and ownerships. This means that development will need to host a wide range of businesses, a rich mix of uses, and a high degree of plot division within development blocks. The number of entrances onto streets must be maximised to create an active, human scale public realm. This is in contrast to the larger format buildings in the immediate vicinity of the site, which typically contrast with these characteristics of the city centre.
 3. The network of streets and spaces in the area should be experienced as a natural extension of the city centre. They should be legible, pedestrian friendly, directly connected to the river and aligned to enjoy views of the hillsides beyond. Therefore a new street pattern is to be established that is orientated to connect the existing streets (Avon Street, Milk Street) and spaces (St James's Rampire (an historic viewing point in medieval Bath)) within the city centre directly to the riverside (north to south). The number of streets through the site on the east to west axis is to be maximised to provide a pedestrian friendly environment whilst enabling appropriately sized development blocks. Development must have a positive relationship with the adjacent public realm at ground floor level, especially on key routes through the area.
 4. The creation of an enhanced riverside environment associated with the implementation of flood conveyance measures provides the context and the opportunity for development to make this into a key city centre destination. Imaginative responses that integrate, and contrast, the qualities of the natural environment with the built will be anticipated, including opportunities to enhance biodiversity habitats and connections by linking the river bank and flood defence scheme with Green Park. The lighting of buildings and the associated public realm will be a key consideration in relation to bats.
 5. A beautiful new foot and cycle bridge, of exemplary design and as a defining object within the area, is to be provided over the river to connect an expanded city centre with the South Quays development and to the significant residential communities to the south.
 6. The design treatment of streets and spaces in the area is to respond to the relevant typology provided in the Bath Pattern Book, and will be implemented by the developer/s.
 7. Development should not detract from important views over the site. An analysis of viewpoints is required to enable an appropriate response, and to influence the height, massing and orientation of buildings. The Bath Building Heights Strategy should be used as part of the evidence base for this analysis. This identifies this site as being within zone 1 – the Georgian City, and recommends that for new development 'the overall height should not be less than or exceed the overall prevailing height of nearby Georgian buildings.'
- Note that this is a recommendation for the general height only and is subject to modifiers.
8. The design of the development, in particular its roofscape must be sensitive to its prominence when seen from Beechen Cliff and from other surrounding hillsides.
 9. Within the requirement of the area to be an extension of the city centre, the architecture of new developments should seek to define a confident and contemporary identity for this area, one that responds to the existing varied architectural character of adjacent sites and to appeal to the needs and aspirations of the target business sector for this part of the Enterprise Area. However, the design of buildings will also need to respond to the wider context of Bath as a World Heritage Site.
 10. Coach drop off be provided as either an interim measure, or as part of the redevelopment of the wider area.

Design Options

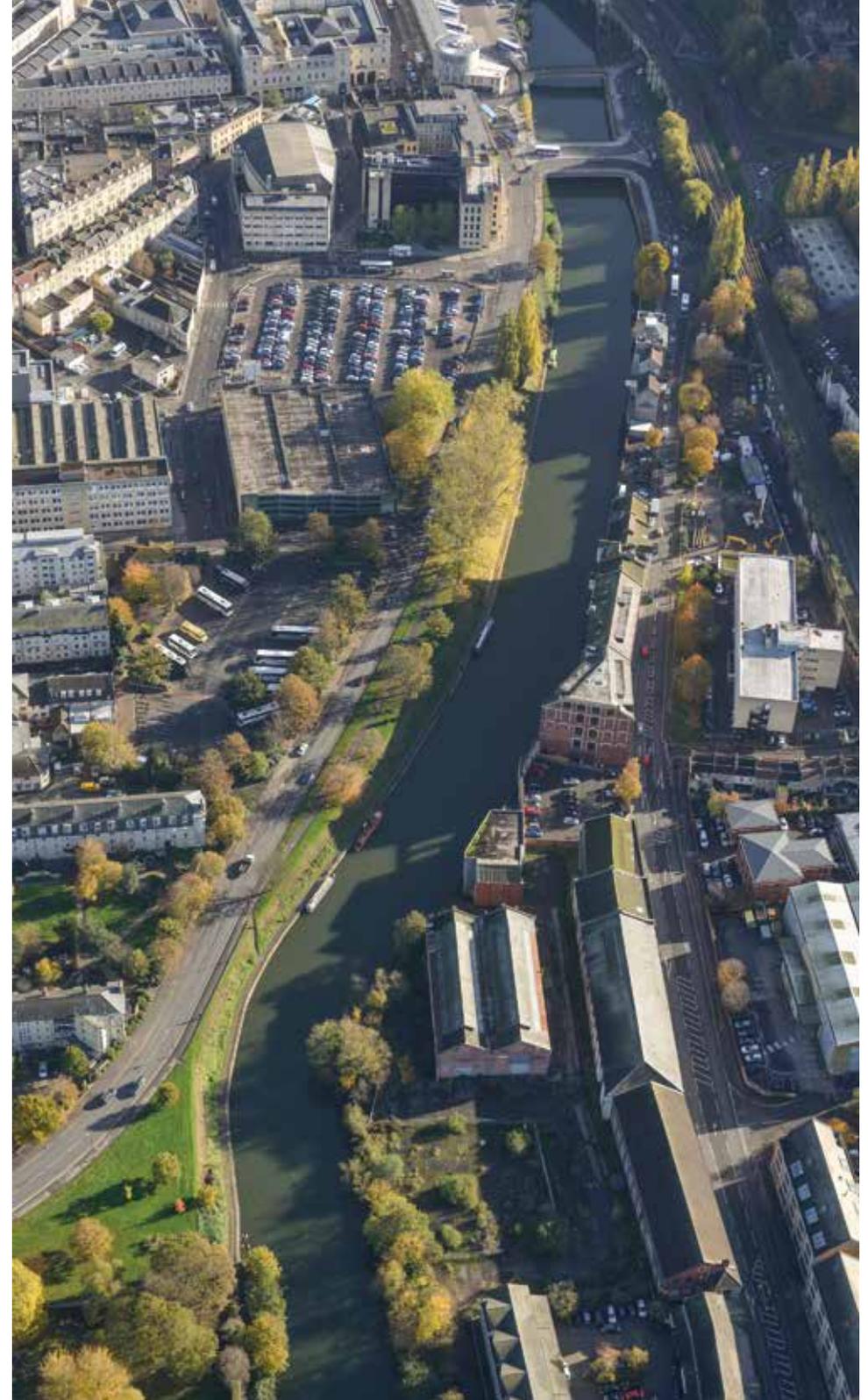
1. The Masterplan proposes that development of this site should comprise of 'buildings planted within the landscape', emphasising and extending the green characteristics of the riverside environment, 'creating a new architectural identity to the riverside' and 'creating a distinctive and contemporary expansion of the city centre'. A consequence of this approach is that development is read more as a part of the river environment rather than taking its cues from the characteristics of the city centre. Is this option more appropriate than the alternative described above?

2. A further approach relates to the opportunity that this area might present to accommodate larger format office development, one that would be in contrast to the fine grained development of the city centre. The economic benefits of a larger format office development could be very significant for the city, but at what cost to the urban grain. How important is this, and should the Placemaking Plan allow development of this kind?

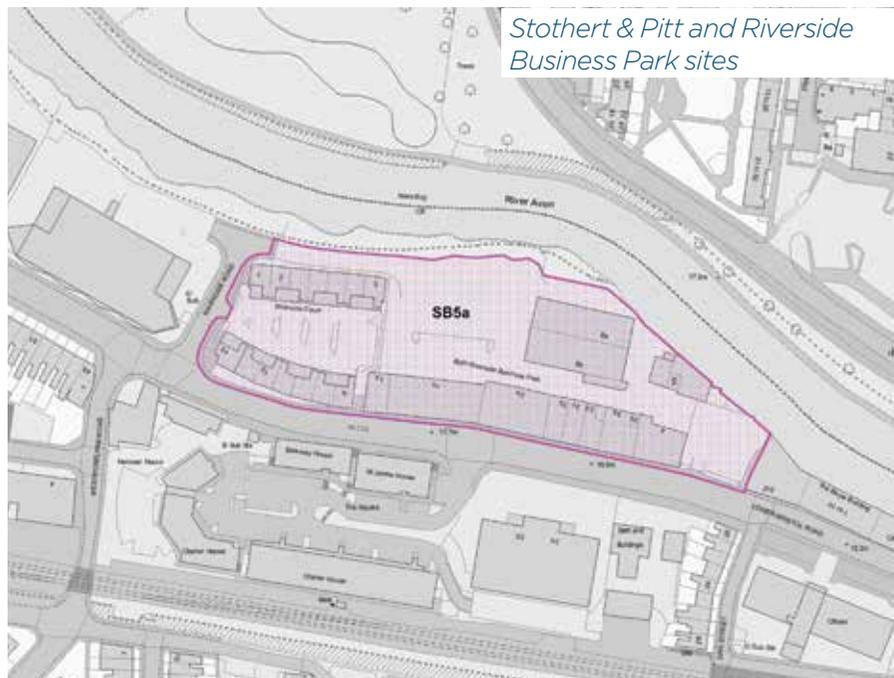
Development Options

1.73 These are presented within the context of three strategic options for the Central Area. Each option is part of a distinctive package for the Central Area. The rationale is explained in a separate Background Paper. Options 1&2 anticipate the development of about 36,000 sqm of above ground floorspace on the car and coach park areas, with 11,300 sqm of basement parking. Option 3 incorporates the concept a redeveloped City College site to incorporate retailing at ground floor level in addition to replacement educational buildings. It therefore anticipates 56,000 sqm of above ground development and 11,300 sqm of basement parking.

	Option 1	Option 2	Option 3	Option 3CC	Option 4
Site Capacity	36,000	36,000	36,000	20,000	Retain as car park and coach park
B1 Office	19,500	6,000	12,000	0	
A1	0	17,000	7,500	4,000	
A3	2,000	2,000	1,500	0	
D1 Hotel	8,000	5,200	5,000	0	
C3 Housing	6,000	6,000	10,000	2,000	
Civic/Edu	500	0	0	14,000	



South Quays & Riverside Court



Context

1.74 Lying just beyond the Bath City Centre, the area is bordered by the River Avon to the north and the Lower Bristol Road to the south. It forms an important part of the wider city landscape context and allows important views through and over the site from all directions. The immediate context of Bath Quays South area is made up of a variety of buildings and built forms. Typically of large scale, massing and at a range of heights, these buildings now contain a broad mix of businesses, at a range of sizes. Beyond the site to the south, lie the residential areas of Oldfield Park, Holloway, and Bear Flat.

1.75 Buildings in the vicinity tend to form bold relationships with their surroundings; butting up to the river's edge, and forming a strong boundary along the Lower Bristol Road. Many of these represent an important part of Bath's industrial heritage, notably Stothert & Pitt, contrasting with the city's more widely known collection of Georgian buildings.

1.76 The landscape treatment of the river edge in this location is an area of contrast, from the soft landscape edge to the riverside, changing to a hard edge formed by a series of buildings and walls.

1.77 The Riverside Court development is a late 20th century office building hosting a variety of business. There may be the potential for this site to be redeveloped within the plan period.

Vision

1.78 This variety of architecturally bold and robust buildings is unusual in Bath and should inform the architectural response to new buildings on the site. Imaginative, contemporary architecture should contrast with the sensitive conservation of historic buildings and public realm, to create a mix of new build and remodelled historic buildings that can reflect the spirit of innovation that the site is historically associated with.

1.79 South Quays provides an important opportunity to create new pedestrian and cycling routes through the site, connecting the residential neighbourhoods to the south to the city centre via a beautiful new pedestrian and cycling bridge.

1.80 Development proposals must respond positively to the river frontage, reinforcing the importance of the tree lined river corridor for enhancing the biodiversity value of the area and its contribution to wider cityscape views.

EMERGING DEVELOPMENT AND DESIGN PRINCIPLES: SB5A

Bath Quays South

1. Facilitate the development of a new high quality mixed use scheme. It is envisaged that this will comprise of a mix of different types of office space, including a significant proportion targeted at the creative industries. This will be complemented by other uses to animate the area throughout the evening and weekends, including an element of residential uses to enable delivery
 2. In response to the context of the site, it is important that new and refurbished buildings and associated landscape treatment create a strong visual and cultural identity to ensure the commercial success of the development. The overall built form should be varied to reinforce the existing built context, and enhance wider cityscape and views along the river.
 3. The conservation of the historic buildings, public realm and other industrial heritage on the site should be influenced by an appropriate assessment of their historic, cultural and architectural value.
 4. Given the character of the site, it is anticipated that the riverside building on the eastern extremity of the site (whether new or refurbished) will present a bold frontage to the river and provide an engaging experience for users passing through the site.
- Further west, where the site is wider, development will be required to be set back from the river edge in order to accommodate highly visible tree planting that extends the existing green edge to the riverside.
5. Development should not detract from important views over the site e.g. from Wells Road towards the Royal Crescent, and looking south, towards the backdrop of Beechen Cliff. An analysis of viewpoints is required to enable an appropriate response, and to influence the height, massing and orientation of buildings. The Bath Building Heights Strategy should be used as part of the evidence base for this analysis. This identifies this site as being within zone 3 – the Valley Floor, and recommends that for new development ‘building shoulder height should be 4 storeys. One additional setback storey within the roofscape is likely to be acceptable’. Note that this is a recommendation for the general height only and is subject to modifiers.
 6. The design of the development, in particular its roofscape must be sensitive to its prominence when seen from Beechen Cliff and from other surrounding hillsides.
 7. A new bridge should be commissioned that embodies innovative design and technologies whilst being a beautiful addition to Bath’s cityscape. It is to be located and orientated to optimise pedestrian and cyclist movement from neighbouring communities to the city centre, including the bus and railway stations. To achieve this, it needs to be located at the eastern end of the site and orientated towards the north east. It will serve to better connect, physically and psychologically, the development site in to an expanded city centre.
 8. There should be a publicly accessible pedestrian and cycling route providing safe access through the site, connecting the bridge to the residential communities to the south. Additional pedestrian, cycling and vehicular access points onto the Lower Bristol Road should be provided wherever practical, and in response to historic buildings and the character of the area. There should be pedestrian access to the riverside, and preferably along the river’s edge.
 9. Materials, design and specification of the public realm must respond to the historic assets, character and context of the site, and be in accordance with the Bath Pattern Book. It is envisaged that the public realm will predominantly be a hard landscape, utilising sustainable urban drainage.
 10. Measures should be introduced that enhance Green Infrastructure, taking into account the potential of extending green infrastructure networks, including measures to restore and enhance biodiversity value of the river and the river edge, including the retention of a dark corridor for bats. It is requirement for a biodiversity study to be commissioned to inform the development of the site. This should include an assessment of the impact of lighting.
 11. Car parking on the site should be limited to operational requirements and should have minimal impact. OPTION – car parking requirements may need to be higher to accommodate potential office occupier demand for more car parking spaces.

Riverside Court

1. The potential redevelopment of Riverside Court should comprise of a mix of uses, including B1 office development.

The emerging Development and Design Principles above will also mostly apply to this site.

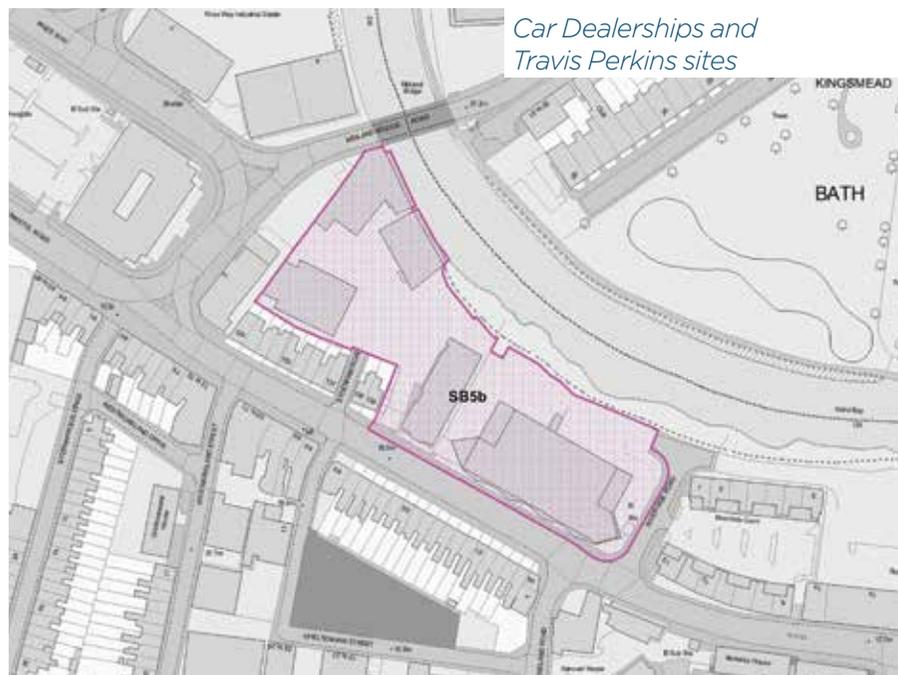
Land Use Options

1.81 These are presented within the context of three strategic options for the Central Area. Each option is part of a distinctive package for the Central Area. The rationale is explained in a separate Background Paper. All options anticipate the development of about 18,000 sqm of above ground new build floorspace, 6,000 sqm of converted floorspace. This area is not seen as being a potential A1 retail location.

	Option 1	Option 2	Option 3
Site Capacity	24,000	24,000	24,000
B1 Office	20,000	20,000	15,000
A1	0	0	0
A3	1,000	1,000	1,000
D1 Hotel	0	0	0
C3 Housing	3,000	3,000	8,000



South Bank



Car Dealerships and Travis Perkins sites

Context

1.81 Situated to the South of Green Park between the Lower Bristol Road, Midland Bridge Road, this area comprises car showrooms and the Travis Perkins Builders Yard, valuable functions within the city. The site is immediately to the west of the South Quays site and to the east of the proposed Sydenham Park.

Vision

1.83 Whilst the retention of these types of businesses within the city are important considerations, there are opportunities for this area to host a series of employment based mixed use developments that optimise their riverside location and position on the edges of Bath's Central Area.

1.84 The green edge to the riverside is an important asset to the city and will need to be protected and enhanced.

EMERGING DEVELOPMENT AND DESIGN PRINCIPLES: SB5B

1. Mixed use, with a significant proportion of employment space. The retention of the existing business spaces should be sought in any redevelopment proposals.
2. An analysis of viewpoints is required to enable an appropriate response, and to influence the height, massing and orientation of buildings. The Bath Building Heights Strategy should be used as part of the evidence base for this analysis. This identifies this site as being within zone 3 - the Valley Floor, and recommends that for new development 'building shoulder height should be 4 storeys. One additional setback storey within the roofscape is likely to be acceptable'. Note that this is a recommendation for the general height only and is subject to modifiers.
3. The design of the development, in particular its roofscape must be sensitive to its prominence when seen from Beechen Cliff and from other surrounding hillsides.
4. Measures to restore and enhance the landscape and biodiversity value of the river and the river edge, including the retention of a dark corridor for bats are required. A biodiversity study is to be commissioned by developers to inform the development of the site. This should include an assessment of the impact of lighting.
5. There should be public access to the riverside.

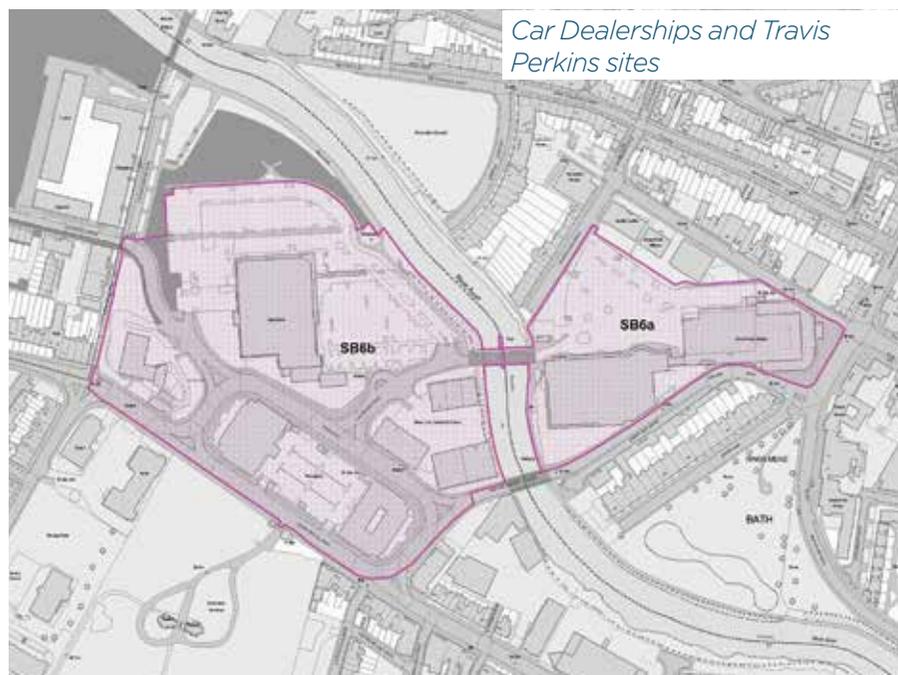
Development Options

1.85 These are presented within the context of three strategic options for the Central Area. Each option is part of a distinctive package for the Central Area. The rationale is explained in a separate Background Paper. All options anticipate the development of about 18,500 sqm of above ground floorspace with 7,000 sqm of basement parking.

	Option 1	Option 2	Option 3
Site Capacity	18,500	18,500	8,000
B1 Office	15,500	9,000	Exiting uses remain on site with a broadly even mix of housing (4,000) and office space (4,000) above.
A1/Sui generis	0	0	
A3	500	500	
D1 Hotel	0	0	
C3 Housing	2,500	9,000	



Green Park Station West & Sydenham Park



Context

1.86 This area comprises

- Green Park Station West
 - Green Park Station, the units facing James Street West, Sainsbury's.
- Sydenham Park*
 - Bath Riverside East: Homebase its car park and overflow Sainsbury car park.
 - Pinesway: Pinesgate offices and the associated road gyratory.
 - Pinesway Industrial Estate.

A note on the name: An historical study was commissioned into this area which identified an area called Sydenham Meadow, where the 'Sydenham Cricket Ground' was located and on which one of the world's most famous cricketers, W.G. Grace, played several times. The name 'Sydenham Park' is proposed to capture that area currently occupied by a variety of uses and buildings, and which currently lacks a clear identity as a place. The 'Park' is a reference to the neighbouring 'Green Park' and 'Oldfield Park', whilst creating a strong green identity for the area, emphasising the importance of enhancing the green infrastructure throughout.

1.87 This is a complex area, with a variety of site ownerships and a diversity of different uses. Some of the uses are on leases that are due to expire before the end of the plan period. There is a great degree of uncertainty over whether leases will be renewed, or whether certain businesses such as Sainsbury's will remain in their current location or seek to relocate as suggested by their recent planning application, which was subsequently withdrawn. What is clear is that the Bath Riverside development has raised the ante, and the prospect of more development within this area is highly likely.

1.88 Due to this complexity and uncertainty, there is a risk that delivery could be undertaken in a phased or piecemeal manner, with different landowners bringing forward development at different times, as and when their sites become available and delivering sub-optimal outcomes. It is considered crucial for the Placemaking Plan to provide the organising framework within which these developments will take place, and it is a requirement on developers and landowners that a masterplan for this wider area be formulated with the involvement of the relevant stakeholders so that individual development phases can contribute positively to the vision for the wider area.

Vision

1.89 The wider area represents an exciting opportunity to create a new city destination, with a rich mix of vibrant uses and events that responds to the bold architectural presence of Green Park Station; a new city quarter that complements the new residential development of Bath Riverside and defines a new stage in the evolution of the city.

1.90 A place that delivers a world class zero carbon development, with integrated green infrastructure, a vibrant community of varied businesses, and an extension of a riverside residential environment. It is a location that would benefit from a clear identity and point of differentiation, one with a strongly defined built environment that responds creatively to the broader context of the World Heritage Site.

1.91 The bold architectural form of Green Park Station provides the inspiration for the provision of a vibrant and significant linear public space – Sydenham Park Street – that provides a focus for development in the area, and provides an enticing tree-lined route that connects the adjoining residential communities to the city centre.

1.92 The riverside environment will be enhanced as a key landscape and biodiversity asset.

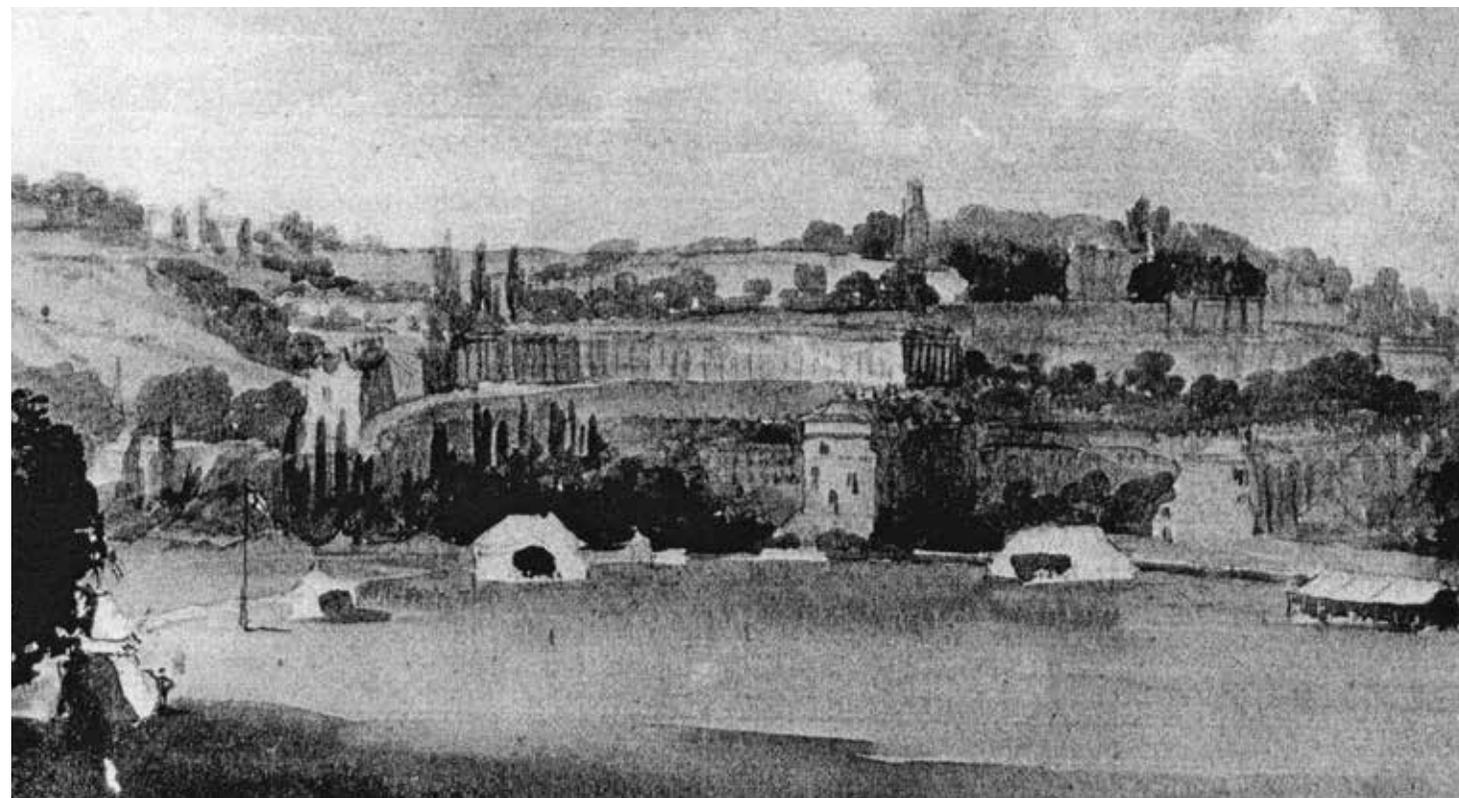
Emerging Development and Design Principles

1.93 Given the specific site requirements of the area, the design principles are divided into:

- Generic principles that apply across the wider areas.
- Site or area specific principles.

Right: Green Park Station

Below: The Sydenham Cricket Ground looking north, from a water-colour by Nicholas 'Felix' Wanostrucht, a noted member of the All-England team who played here in the mid-19th century.



GENERIC DESIGN PRINCIPLES: SB6

1. Responding to strategic viewpoints into and across the sites and to the character and sensitivity of valued assets within the World Heritage Site, this area has a significant opportunity to provide a distinct and contrasting built character to the city centre, including different building forms.
2. Sydenham Park Street will be the central public realm feature of the new development. It is to be a grand gesture, reflecting the architectural presence of Green Park Station, and will be a key green infrastructure corridor that extends the existing avenue of trees at its western end providing a continuous high quality pedestrian and cycle route through to Brougham Hayes. It will be a pedestrian dominant route requiring development to present an active frontage at ground floor level, but it will also serve as a cycling and public transport corridor, traversing past Green Park Station into the city centre and providing a direct and preferential bus route through the site from the Lower Bristol Road to the city centre.
3. Streets and spaces must be designed and orientated to provide safe and direct links through the site, to facilitate pedestrian and cyclist movement. The treatment of the public realm should be inspired by the Bath Pattern Book.
4. The river corridor should be treated as key component of the area, creating a destination and providing generous public access and activity along the riverbank or at key points along it. The trees along the riverbank should be retained and enhanced to strengthen and reinforce its biodiversity and landscape value, and its role as a vital part of the city's green infrastructure, including its function as a dark corridor for bats. It is requirement for a biodiversity study to be commissioned to inform the development of the site, and to resolve any potential tension between the design details of public access and habitats for bats.
5. There should be strong visual and green infrastructure links through the area, connecting and integrating neighbouring areas beyond, for example between Norfolk Crescent Green and St James's Cemetery.

Green Park Station West

1. The Green Park Station West element of the wider regeneration area is dependent on the aspirations of Sainsbury's. Should they remain in their current location with associated surface level car parking, then there is little scope for physical change over majority of the site.
2. If Sainsbury's relocate to Sydenham Park (or indeed elsewhere), then this area has tremendous potential to be designed to as a mixed use environment, providing for smaller scale uses that complement the city centre environment and help to serve the needs of the new residential community at Bath Riverside.
3. There are opportunities for development at the periphery of the site. Development, including building height and form, will need to respond appropriately to this part of the conservation area and to neighbouring buildings.
4. The height and position of new buildings must preserve the view corridor to Green Park Station, which should remain dominant in views and height to new development.

5. Development should not detract from important views over the site. An analysis of viewpoints is required to enable an appropriate response, and to influence the height, massing and orientation of buildings. The Bath Building Heights Strategy should be used as part of the evidence base for this analysis. This identifies this site as being within zone 1 – the Georgian City, and recommends that for new development 'the overall height should not be less than or exceed the overall prevailing height of nearby Georgian buildings.' Note that this is a recommendation for the general height only and is subject to modifiers.

Sydenham Park

1. Focused on Sydenham Park Street, this area will need to be designed as a pedestrian dominant environment, facilitating easy and comfortable movement through the area for the new residents of Bath Riverside, and for the larger pool of existing residents in the outlying areas.
2. Active uses are expected adjacent to Sydenham Park Street, accompanied by a variety of other uses, typically comprising of residential and B1 employment uses.

3. The height and position of new buildings must preserve the view corridor to Green Park Station, which should remain dominant in views and height to new development.
4. An analysis of viewpoints is required to enable an appropriate response, and to influence the height, massing and orientation of buildings. The Bath Building Heights Strategy should be used as part of the evidence base for this analysis. This identifies this site as being within zone 3 – the Valley Floor, and recommends that for new development ‘building shoulder height should be 4 storeys. One additional setback storey within the roofscape is likely to be acceptable’. Note that this is a recommendation for the general height only and is subject to modifiers.
5. Development to the north of Sydenham Park Street must comprise of a finer grained mix of uses, reflecting its proximity to the river corridor, and its residential context. Larger format uses are to be located to the south of the area where they are able to reinforce the role of the Lower Bristol Road as a key route into the city, and benefit from better transport access. There should be a clearly defined frontage to the Lower Bristol Road.
6. Subject to Transport Assessment, the Pinesway gyratory is required to be removed to enable a much more imaginative and place focussed development response to be delivered.
7. The car parking requirements will need to be tested and determined.

Development Options

1.94 These are presented within the context of three strategic options for the Central Area. Each option is part of a distinctive package for the Central Area. The rationale is explained in a separate Background Paper.

Green Park Station West

Option 1 assumes the development of about 25,000 sqm of floorspace and the relocation of Sainsbury’s to Sydenham Park. Options 2 & 3 and assume that Sainsbury’s remains in situ. The development capacity is therefore significantly lower.

Sydenham Park

The options assume the development of about 80-90,000 sqm of floorspace. Option 1 anticipates the relocation of Sainsbury’s to Sydenham Park. Options 2 and 3 retain Sainsbury’s in its current location at Green Park Station. Figures are ‘gross’ based on the site being comprehensively redeveloped, phased over the plan period. Figures are GIA.

Green Park Station West	Option 1	Option 2	Option 3
Site Capacity	24,500	4,000	1,000
B1 Office	12,000	0	0
A1	3,000	1000	1,000
A3	500	0	0
D1 Hotel	0	0	0
C3 Housing	9,000	3,000	0

Sydenham Park	Option 1	Option 2	Option 3
Site Capacity	88,000	78,000	78,000
B1 Office	4,500	30,000	22,000
A1 Food	12,000	0	0
A1 Non Food	27,000	6,500	6,500
A3	1,500	1,500	1,500
D1 Hotel	0	0	0
C3 Housing	38,000	35,000	43,000
Civic*	5,000	5,000	5,000

*Civic to revert to office or residential if no project is identified within x years

Bath Riverside — Core Area

Context

1.95 This is part of an area that has a mixture of outline planning and reserved matters planning consents for up to 2,281 dwellings, a primary school student accommodation and other works. Implementation began in 2011.

1.96 It is proposed that an allocation remain in the Placemaking Plan in case circumstances change during the plan period. The proposed allocation within the Placemaking Plan would relate only to those areas that have not been built or are not under construction. The extent of this area may change during the process of preparing Draft Plan and likely during the examination period. The boundary will therefore need to evolve (contract) to reflect change on the ground.

Vision

1.97 As set out in the Bath Western Riverside SPD



DESIGN PRINCIPLES: SB19

1.98 As set out in the Bath Western Riverside SPD

Land Use Options

- 1) Residential-led development, not including additional student accommodation to that which has been permitted.
- 2) No other options identified.

Bath Riverside — North Bank



Context

1.99 This area hosts a series of sites (in industrial type use) along the Upper Bristol Road that are allocated for residential-led redevelopment in the B&NES Local Plan under Policy GDS.1/B1. The accompanying SPD provides a master plan and design guidance for the development of these areas. The sites comprise:

- The corner of Windsor Bridge Road.
- The rear of Argos.
- Comfortable Place.
- The Omega Centre.
- Hinton Garage.

Vision

1.100 See Bath Western Riverside SPD.

Land Use Options

1. Residential-led redevelopment, not including student accommodation.
2. The group value of these industrial sites has been considered but is not assessed to be sufficient to re-allocate this area as a strategic employment site.

EMERGING DEVELOPMENT AND DESIGN PRINCIPLES: SB13

As set out in the Bath Western Riverside SPD.

In addition it is proposed to emphasise, within the Placemaking Plan the need to:

1. Provide an active building frontage to Upper Bristol Road, Windsor Bridge Road, and the riverside.
2. Create an appropriate townscape response that relates to the scale of the Upper Bristol Road and its function as a key route into the city, rather than seeking to create 'gateway' buildings.
3. Ensure that development does not detract from important views over the site. An analysis of viewpoints is required to enable an appropriate response, and to influence the height, massing and orientation of buildings.
4. Develop this area to enhance the Green Infrastructure network for people and wildlife, including where practicable measures to restore and enhance the biodiversity value of the river and the river edge, including the retention of a dark corridor for bats.

The Bath Press



Context

1.101 The former Bath Press sites present a dominant and landmark frontage to the Lower Bristol Road. It is in very close proximity to residential community of Oldfield Park, the future community at Bath Riverside and is located just to the north of Oldfield Park train station.

Vision

1.102 Mixed use development providing for a variety of uses – indicative mix to be established.



Development Options

1.103 These are presented within the context of three strategic options for the Central Area & Enterprise Area more widely. Each option is part of a distinctive package for the Central Area & Enterprise Area. The rationale is explained in Background Paper 1 to be published as part of the consultation

Development options	Option 1	Option 2	Option 3
Site Capacity	30,000	20,000	20,000
Mixed Economic Development functions including bulky goods retailing	23,000	0	10,000
Office Type Space	0	3,000	
A1	0	0	0
A3	Minor	Minor	Minor
C3 Housing	7,000	17,000	10,000

Note: the higher floorspace capacity of option 1 assumes large footprint buildings (high site coverage but not more than 3 storeys), whereas Option 2 creates a more neighbourhood/mixed use/ residential environment requiring a lower site coverage and slightly higher buildings

EMERGING DEVELOPMENT AND DESIGN PRINCIPLES: SB7

- The mix of uses is to comprise of employment and residential development, potentially complemented by opportunities within the leisure sectors or with bulky goods retailing, subject to assessment of retail and transport impacts.
- In recognition of a valued local asset, the retention of the 1920s factory façade and the historically important elements of the building should be considered as an integral part of an urban design response which will enhance the Lower Bristol Road and the surrounding area.
- Development will protect northerly views across the site through the identification and retention of key view corridors.
- Development should not detract from important views over the site. An analysis of viewpoints is required to enable an appropriate response, and to influence the height, massing and orientation of buildings. The Bath Building Heights Strategy should be used as part of the evidence base for this analysis. This identifies this site as being within zone 3 – the Valley Floor, and recommends that for new development ‘building shoulder height should be 4 storeys. One additional setback storey within the roofscape is likely to be acceptable’. Note that this is a recommendation for the general height only and is subject to modifiers.
- The site lends itself to larger scale building typologies that can offer a different format of business space to more centrally located sites. Together these form a complementary offer of employment spaces throughout the city.
- The built form must create a more engaging and pedestrian friendly response to the key streets surrounding the site, including an active edge to Lower Bristol Road and Brook Road. The development should help to redefine the identity of the junction of Windsor Bridge Road and Lower Bristol Road.
- Innovative construction technology and building design to achieve a carbon neutral development that creates a new image and identity for the area, and a market for new business space investment, will be encouraged.
- New streets and spaces through the site must provide improved connections to Oldfield Park Railway Station, Moorland Road District Centre, and Victoria Park for neighbouring residential communities.
- Improvements to the pedestrian and cycling experience along the Lower Bristol Road are required.
- The creation of a new green infrastructure link that connects to the green link within the approved scheme of phase two of the BWR development is required. This will provide a green corridor from Royal Victoria Park, the river, through Western Riverside, via the Bath Press Site and associated streets, into the Oldfield Park area.
- It will link strategic and existing pocket green spaces to create a green corridor for the benefit of people and wildlife. This could include the potential for green roofs on some elements of the Bath Press site.

Roseberry Place

Context

1.104 Forming the corner of Lower Bristol Road and Windsor Bridge Road, and lying to the south of the River Avon, these sites are in a prominent location on a key route into the city. They are currently occupied by a range of industrial buildings, workshops, and a B1 office building.

1.105 Its riverside location has been identified as an 'Ecological Node' in the Natural Environment Evidence Base [link] commissioned to inform the Council's Masterplan for the Enterprise Area. An 'Ecological Node' is defined as an area 'where wildlife corridors intersect and/or there are features of particular ecological value in the river channel'.

1.06 Stable Yard lies to the north of Roseberry Place. It is a trade business park, and is occupied by a variety of businesses that perform an important role in the city's economy. This site is not currently available for development.

Vision

1.107 Roseberry Place – a development that redefines this area, enhances access to the river, and hosts a mix of residential and variety of business uses.

1.108 There is significant scope for the remodelling of this site to provide a development that:

- Provides significant improvements to this key nodal site, redefining its image and identity.
- Provides a diverse range of business spaces, including the relocation of displaced businesses from the central area, plus additional uses such as residential and local needs retail that provides for more activity during the day and evening.
- The site will provide direct connections to an extended Bristol Bath Cycle Path and to the Two Tunnels Cycle Route, with potential for new pedestrian and cyclist bridges over the Lower Bristol Road and Windsor Bridge Road. This route should be strengthened as a key Green Infrastructure route.
- An engaging and active frontage to the river, with potential for river related activities.



Development Options

1.109 These are presented within the context of three strategic options for the Central Area & Enterprise Area more widely. Each option is part of a distinctive package for the Central Area & Enterprise Area. The rationale is explained in a Background Paper to be published as part of the consultation.

	Option 1	Option 2	Option 3
Site Capacity	17,000	17,000	17,000
B1 Office	5,500	0	5,500
A1 Food	0	0	0
A1 Non Food	0	0	0
A3	0	0	0
D1 Hotel	0	0	0
C3 Housing	11,500	17,000	11,500
Civic	0	0	0

EMERGING DEVELOPMENT AND DESIGN PRINCIPLES: SB8

- Mix of uses to include residential and employment. Other complementary uses to enable a more diverse and engaging environment, such as small scale retail will be permitted where these do not adversely impact on existing retail centres.
- Windsor Bridge is a high point allowing long views in all directions towards the hillside slopes of the city. Development of this site must allow visual connections to these hillsides as an essential part of the World Heritage Site Values.
- Development should not detract from important views over the site. An analysis of viewpoints is required to enable an appropriate response, and to influence the height, massing and orientation of buildings. The Bath Building Heights Strategy should be used as part of the evidence base for this analysis. This identifies this site as being within zone 3 – the Valley Floor, and recommends that for new development ‘building shoulder height should be four storeys. One additional setback storey within the roofscape is likely to be acceptable’. Note that this is a recommendation for the general height only and is subject to modifiers.
- Provision of a green infrastructure and cycle link that connects Linear Way (two tunnels cycle route) to the safeguarded sustainable transport route (extension of the Bristol/Bath cycle route). There is strong potential to provide new cycling and pedestrian bridges over Windsor Bridge Road and Lower Bristol Road.
- Measures should be introduced that enhance green infrastructure and the ‘ecological node’, with reference made to the Natural Environment Evidence Base [link]. Such measures should take into account the potential of extending green infrastructure networks, including measures to restore and enhance the biodiversity value of the river and the river edge, including the retention of a dark corridor for bats. It is requirement for a biodiversity study to be commissioned to inform the development of the site.
- Providing a defined and active edge to Lower Bristol Road and Windsor Bridge Road to enhance this key entrance into the city.
- Flexible and robust building forms, enabling changes of use over time
- Given the context of the site, there is considerable scope for a wider variety of building forms and materials to be used, responding to its mixed use character whilst respecting the homogenous character of the whole city.
- Facilitate carriageway improvements to the junction, and safeguard/implement the road widening required to enhance highway capacity at this junction.

Locksbrook Road and Brassmill Lane

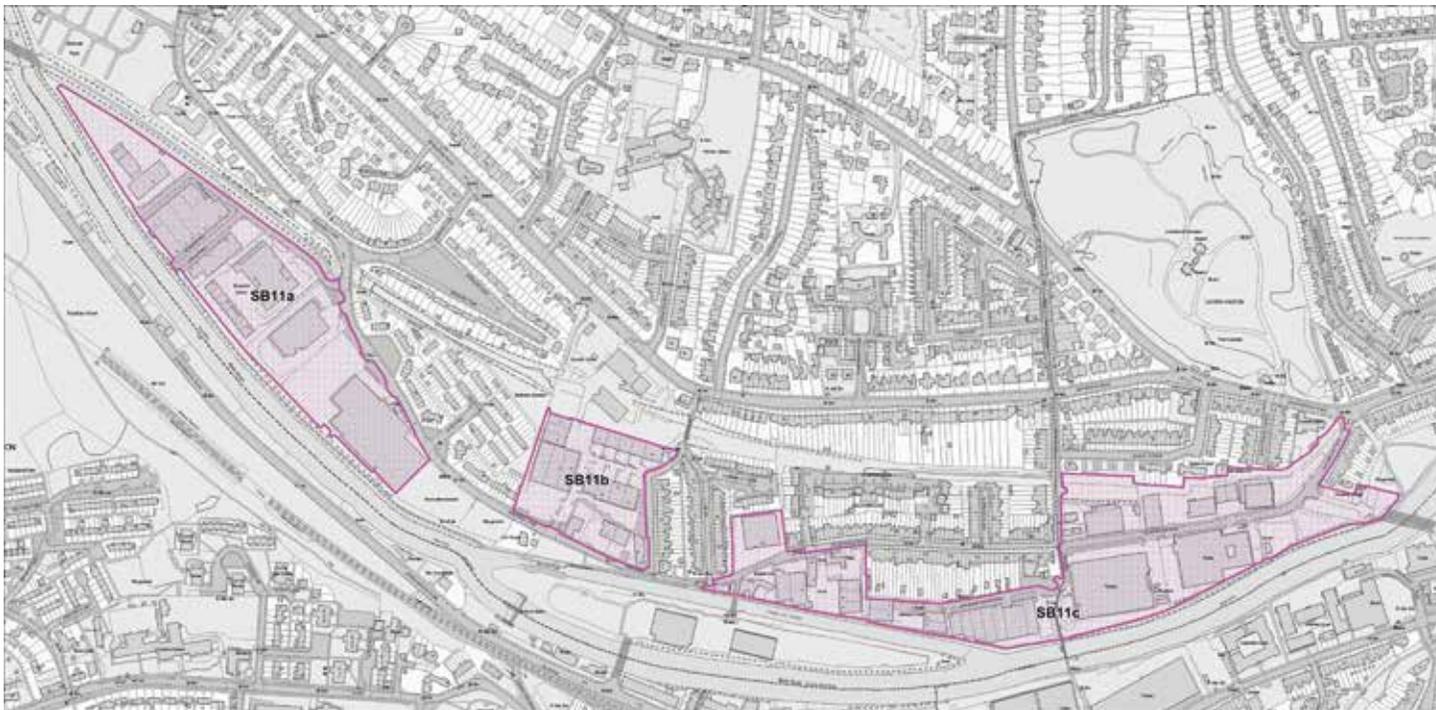
Context

1.110 The Locksbrook and Brassmill areas are dominated by a range of industrial premises, adjacent to residential neighbourhoods.

1.111 The Core Strategy, through Policy B3, supports the important role that this area plays to the economy of the city, whilst seeking opportunities to enhance the image and identity of the area to secure on-going inward investment. The scope and scale of change is explored further in the Options section below.

1.112 Individual businesses include very successful and specialised manufacturing firms such as Herman Millar, Rotork and Horstmann, and a wide range of other businesses. There is a clear industrial bias to the area, with many trade businesses that play a key role in supporting the life of the city.

1.113 There are opportunities to redevelop sites by optimising site coverage, and subject to important views, to increase building heights. This will help to achieve an increase in floorspace levels, and to accommodate a wider diversity of businesses in the area.



1.114 Its riverside location has been identified as an ‘Ecological Node’ in the Natural Environment Evidence Base [link] commissioned to inform the Council’s Masterplan for the Enterprise Area. An ‘Ecological Node’ is defined as an area ‘where wildlife corridors intersect and/or there are features of particular ecological value in the river channel’.

Vision

1.115 Newbridge and Twerton Riverside – larger scale business, production and innovation quarter, building on its significant role in Bath’s industrial history. Involving the creative re-use of listed buildings, and significantly enhancing the quality of, and access to, the riverside environment as a key green infrastructure corridor and asset to the wider area.

1.116 The vision seeks to redefine the image and identity of the Western Corridor as an economically prosperous area that complements the offer of the Central Area, set within a high quality natural environment, and accessed by a comprehensive sustainable cycling and pedestrian network. It will become a highly sustainable location, home to the creative industrial sector of the city that has for a long time played a crucial role to the economy of the city.

1.117 The area should be enhanced as a destination for those businesses with particular spatial or operational requirements that suit an industrial location, albeit one that in some areas is close to residential properties.

1.118 There are a number of industrial buildings in the area, notably those occupied by Herman Millar and Rotork, which are Grade 2 listed principally in recognition of their innovation in architectural design. It is their contribution to advances in technological construction and building configuration, rather than their aesthetic that is of particular importance. Such buildings provide the inspiration and set the benchmark for the level of innovation expected in new development proposals that emerge.

1.119 The disused rail line between Brassmill Lane and Windsor Bridge, Bath is safeguarded as a Sustainable Transport route for non-motorised forms of transport (with the exception of mobility scooters). It will provide a high quality and safe cycling and pedestrian route through to Western Riverside that extends the Bristol to Bath Railway path, connects to the Two Tunnels Greenway, and provides a wider choice of sustainable transport routes for local communities to efficiently connect to the city centre and to Bath’s Enterprise Area.

The provision of this route will be complementary to the current riverside path. It will help to reduce pressure and potential conflict between cyclists and pedestrians, and enable the riverside to be properly enhanced as an environmental asset and an important part of the city’s green infrastructure network.

1.120 There are opportunities to radically enhance the riverside environment providing an innovative green infrastructure corridor alongside the river, as a key contributor to changing the image and identity. This will benefit employees, the existing residential community, and those passing through.

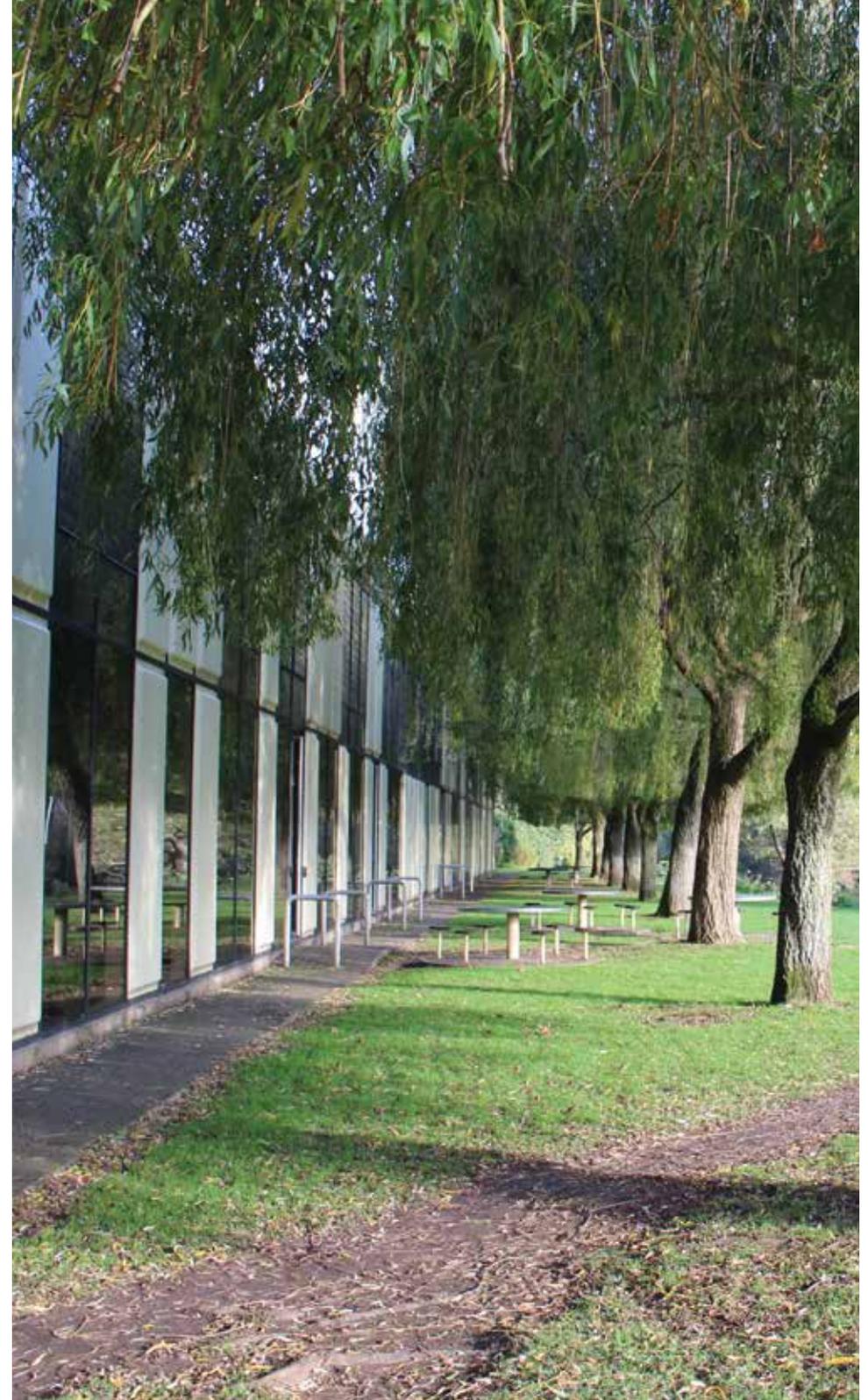
1.121 To strengthen their role, direct and legible pedestrian and cycle connections to the existing local retail areas of Chelsea Road and Twerton High Street will be provided.

Emerging Land Use Options

1.122 The current and future role of this area is set out in Policy B3 of the Core Strategy. There are no options to explore in the Placemaking Plan. However the Placemaking Plan will formalise the area based Policy of the Core Strategy as a site specific policy will a detailed boundary. This site is already allocated as a ‘core employment site’ in the B&NES Local Plan (2007). This saved policy will be replaced by the Placemaking Plan.

EMERGING DEVELOPMENT AND DESIGN PRINCIPLES: SB11

1. Redevelopment opportunities must improve the relationship of the built environment to the riverside, improve pedestrian and cyclist permeability and provide a net increase in business space.
2. Development should not detract from important views over the site. An analysis of viewpoints is required to enable an appropriate response, and to influence the height, massing and orientation of buildings. The Bath Building Heights Strategy should be used as part of the evidence base for this analysis.
3. Measures should be introduced that enhance Green Infrastructure, and the 'ecological node', with reference made to the Natural Environment Evidence Base [link]. Such measure should take into account the potential of extending green infrastructure networks including the enhancement of the riverside as a green setting and context for the area. This should include measures to restore and enhance the biodiversity value of the river and the river edge, including the retention of a dark corridor for bats. It is requirement for a biodiversity study to be commissioned to inform the development of the site.
4. The existing varied context of the area provides for a range of building typologies that can more flexibly respond to occupier and/or market demand. Provided these buildings respond positively to the public realm, respect important views through and over the sites, and respond to other issues of acknowledged importance, there is scope for architectural freedom.
5. The provision of lower cost workspace will be encouraged to support a broader economic offer to the central area.
6. Opportunities to improve accessibility to surrounding communities, in particular connections to local centres of Chelsea Road and Twerton High Street must be achieved wherever practicable.
7. Innovative re-use of listed industrial buildings will be supported.
8. Development proposals will be expected to contribute towards the extension of the Bristol Bath Cycle route along the safeguarded sustainable transport route.



Twerton Park



Context

1.123 This site is currently occupied by Bath City Football Club. The adjacent car park is also used for the weekly Twerton Market. Bath City Football Club, who own Twerton Park football stadium, has stated that the site will be available for redevelopment during the Plan period. It intends to leave Twerton Park and sell it or facilitate a land swap elsewhere in B&NES on which it can build a new facility. The site will therefore be available for redevelopment as part of a residential/mixed-use scheme during the Plan period. Any scheme should preferably benefit and must not adversely affect the local centre at Twerton.

Vision

1.124 There are a few potential futures for this site.

1. That the club relocate to an alternative site (although no options for this are identified in the Placemaking Plan) or fold. Either provides the opportunity for the comprehensive redevelopment of the current ground and associated car parking area.

2. That the club maintains its presence on the current site but seeks partial redevelopment of its current land holdings. This option could include:
 - The redevelopment of the stands to the north of the pitch, to include retail or commercial space, as well as facilities for the football club as required.
 - A partial development of the car parking area.

EMERGING DEVELOPMENT AND DESIGN PRINCIPLES AND LAND USE OPTIONS: SB15

Regardless of whether the club stays relocates or folds, any significant development at Twerton Park should seek to enhance the Twerton High Street area as a local centre, where possible, by enhancing local retail or commercial leisure provision. There is also significant scope for the associated residential redevelopment of the site.

- Views through site, pedestrian routes and building heights will be key design parameters requiring guidance in the Draft Placemaking Plan
- The retail evidence base identifies a small need for additional convenience food shopping from post 2020. Does this site to provide an opportunity for meeting that need, given that it is one of the few developable sites adjoining a local centre?

Hartwells Garage, Newbridge



Context

1.126 This is currently occupied by the Hartwells Motor Group. The Group have submitted a planning application for student accommodation on this site. This follows planning permission being granted for a replacement car dealership at Bath Business Park, Peasedown St. John.

DESIGN PRINCIPLES: SB18

To be established, but will focus on the appropriate response to the split levels within this site. The officer report on the current planning application will be utilised for this purpose once available.

Development proposals will need to respect the safeguarded sustainable transport route that runs through the development site.

Option 1

Allocate the site for wholly residential or residential-led development. The site is identified in the SHLAA delivery trajectory as a housing site.

Option 2

An alternative is student accommodation. This is not the favoured use.

Former Ministry of Defence sites

Foxhill (SB27)
Warminster Road
(SB25)
Ensleigh (SB16)

1.132 Outside the river corridor the most significant opportunities for development within the city are the three former Ministry of Defence (MoD) sites. [Concept Statements](#) were prepared and endorsed by the Cabinet in September 2012. These Concept Statements outline the planning policy framework for and key requirements in redeveloping the sites primarily for housing led mixed use redevelopment. The Concept Statements are material considerations in the determination of planning applications. They were prepared in advance of disposal of the sites by the MoD. Since that time all three sites have now been sold, planning applications have been submitted in relation to all three sites and part of the Ensleigh site has been granted planning permission for residential development.

1.133 Core Strategy Policy B3C also identifies land owned by the Royal High School adjoining the Ensleigh MoD site for the development of 120 dwellings during the Plan period. The Core Strategy confirms that the Placemaking Plan will allocate the site comprising the Ensleigh MoD site and the land adjoining it for comprehensive residential led mixed use development. The planning requirements relating to land adjoining the MoD site are set out in Policy B3C.

1.134 It is intended that the three MoD sites will be allocated for development within the Draft Plan. The development & design principles for the sites will be taken from and closely reflect the Concept Statements. If development of any of the three sites has been substantially implemented before the Draft Plan is prepared and approved by Cabinet they will not be allocated in the Plan.

The University of Bath at Claverton Down



UNIVERSITY OF
BATH

Context

1.135 The University of Bath was founded at Claverton Down in 1965. It has grown into a top flight British University for teaching and research, with a strong international profile.

1.136 Policy GDS.1/B 11 has guided development on the campus since the adoption of the [B&NES Local Plan](#) in 2007. This Plan also removed land from the Green Belt to enable the future growth of the University. The Placemaking Plan is an opportunity to review the performance of this policy as a means of achieving development that meets the University's space requirements, in its environmental context.

1.137 The Green Belt change that was made in 2007 is not matter to be reviewed as it is not considered that the exceptional circumstances necessary to warrant altering the Green Belt boundary can be demonstrated. Therefore, only the policy framework for development within the area covered by B11 is being reviewed.

1.138 At this stage it is considered likely that the Placemaking Plan Policy will retain the structure of the Adopted B&NES Local Plan Policy GDS.1/B 11. The Placemaking Plan Policy will also build on and supersede the reference that is made to The University of Bath in Policy B5 of the Core Strategy.

1.139 Taking the Adopted B&NES Local Plan Policy as the starting point there are set out below some suggested changes to the Policy and options for consultation. Where no change to the wording is suggested comments can also be submitted.

Explanation of Emerging Policy Approach and Options

Development Capacity Options

1.140 There are Policy approach options (set out in emerging policy approach UD1 below) relating to the amount of additional academic and student accommodation floorspace that should be planned for and provided at the Claverton Down campus. The context for these options is primarily defined by the environmental sensitivity and capacity of the campus, the scale of development/expansion the University is seeking to bring forward and the impacts of development on nearby residential areas.

Environmental Capacity

1.141 The Claverton Down campus lies just outside the Bath Conservation Area and partly within the Cotswolds AONB (which extends to the east and north of the campus). The University is surrounded by a landscape of high environmental quality in terms of its natural beauty, historical setting, visual attraction and nature conservation value. Although the campus cannot be seen from the centre of Bath, its hilltop setting means that it is visible from a number of vantage points around the city. Extensive tree cover surrounds the campus and therefore, much of it still appears in harmony with its landscape setting.

1.142 Given its topographical setting and generally harmonious relationship with the landscape there is significant sensitivity to the visual impact of any new developments on both long-distance views and also from the Bath Skyline Walk, which passes through the National Trust land at Bushey Norwood, on the eastern boundary of the campus. Residential areas of the city also adjoin the campus, particularly to the south, and this relationship needs to be respected in considering the University's future development. This context and sensitivity effectively helps to define an 'environmental capacity for the Campus'.



University Aspirations: Academic Space

1.143 The 2014 version of the estates plan identifies through completed projects, current applications and future development zones 60,000 sqm GIA of academic space, whereas GDS.1/B11 allows for approx. 43,250 m² GIA. The policy could be changed to reflect this higher number; however, evidence is needed that it is achievable in relation to the environmental constraints affecting the campus.

Projects	Space (m ²)
Built	13,646
1 West	2,714 (net)
Chancellors Building	8,236
Centre for the Arts	2,696
Applications	14,928
10 West	8,900
4 East South	6,028
Total	28,574
Local Plan residual	14,676
Masterplan residual	31,426

Residential Accommodation

1.144 The 2014 version of the master plan makes provision for 2,400 bedrooms, whereas GDS.1/B11 allows for approx. 2,000 bedrooms in 40,000 sqm. It is important to understand the floorspace figure is 'NIA' (net internal area), although this is not made explicit in GDS.1/B11. NIA only includes the bedrooms themselves and not corridors, shared facilities, stairwells etc. The assumption in GDS.1/B11 was for 20 sqm NIA per room. For GIA sqm per room a figure of 29 m² is a reasonable assumption as shown in the table below.

1.145 It is proposed that GIA sqm figures are used the Placemaking Plan Policy to give a better indication of the total volume of space that will come forward. This will also ensure consistency with the figures that are used for academic space. The following table shows the last three accommodation projects on-campus and justifies the assumptions in respect of GIA m² per bed.

1.146 The NIA for 1,518 beds is about 30,360 m² (at 20 sqm per bedroom). What has been constructed on campus since 2001 correlates with the assumption in GDS.1/B11 of 2,000 bedrooms in 40,000 m² NIA.

Residential Accommodation	GIA m ²	Beds	m ² per bed
The Quads	20,000	700	27.8
Woodland Court	10,500	350	30.0
Marl/Sols Court	13,540	468	28.9
Total/Average	44,040	1,518	29.0

- Of the sites listed above only The Quads has been completed since 2009 and would count towards to 2,000 units of accommodation or 40,000 m² NIA net set out in GDS.1/B11.

- That means that there is a residual of 1,300 bedrooms against the 2,000 identified in the current policy wording, or 1700 in relation to the July 2014 masterplan.

Combined effect of possible changes to academic and residential accommodation figures

- In respect of the aggregate GIA m² to be accommodated on the campus the change could increase this from 101,250 sq.m. to 130,000 m². That is a significant difference with a likely increased environmental impact.

1.147 Emerging from the above is key issue/options for consideration as to whether increased floorspace allowance arising from current University aspirations should be accommodated in policy, given the environmental context/capacity of site. Further assessment of environmental capacity is needed.

Other Emerging Policy Approach Issues

Master Plan

1.148 Whilst the first iteration of the masterplan in 2001 was endorsed by the Council, it has been subject to a number of changes in recent years which have not been re-assessed or re-endorsed by the Council. For planning applications to be presented on the back of a master plan, changes to the master plan would need to be signed-off as being appropriate. This would give all parties confidence on the parameters for decision-taking. This is reflected in the suggested policy approach below (see criterion 1).

1.149 The suggested amendment to the green heart criterion is a site specific application of the Green Infrastructure of Core Strategy Policy CP7. The purpose of the change is to ensure that the central landscaped area does not become boxed-in to the detriment of a GI flow through the campus. Although, this flow is disrupted at the western end of the campus, which terminates with an at grade car park, this does not necessarily have to remain the case for all time.

1.150 Decking, perhaps wrapped, on a smaller footprint, is possible in planning terms either going up or down. This could free up space for low rise development or open space, enhancing the GI credentials of the campus. Too many above ground decks would obviously cause skyline, conservation area setting and WHS harm and should be avoided.

1.151 A further option is to introduce a phasing criterion that would make the granting of permission for academic/teaching space (enabling more students to be taught) conditional on the implementation of (or rather the beginning of construction of) additional on-campus student bedrooms. There is already some 'water under the bridge' in this regard but a policy criterion that establishes a ratio based approach to phasing would assist in ensuring that the growth in students enrolled is matched with on campus accommodation.

The University itself might not enjoy such a constraint but it has potential value in respect of managing some of the negative externalities (re the general housing market) that the growth in enrolment can bring. A precise ratio has not yet been established as this is an emerging concept. The concept is not uncommon in S106 agreements from mixed use sites or where various tenure of housing are to be provided. This option therefore builds on establishes practice.

EMERGING POLICY APPROACH SB26 THE UNIVERSITY OF BATH AT CLAVERTON DOWN 2011-26

1. A comprehensive scheme expressed within a university-wide development framework for the estate, adopted at each iteration by the development control committee for development management purposes, providing for:
 - a. approx. 43,250 sqm GIA or 60,000 sqm GIA of additional university-related non-residential development for uses including learning, research and allied business incubation and knowledge transfer; conferences; university administration and IT; and sports, health, creative arts, social, recreational and catering purposes.
 - b. approx. 58,000 sq.m. GIA (2,000 bedrooms) or 70,000 m² GIA (2,400 bedrooms) of additional student residential accommodation.
 - c. the landscape and ecological management of the campus that the precisely identifies of a central landscaped area, within a broadly east-west green infrastructure corridor, and other visually and ecologically important planted areas and landscape screens.
 - d. adequate and suitable replacement on or off-site of any displaced existing sports pitches.
 - e. On and off-site transport infrastructure necessary to deliver an integrated transport solution, including decking part of the west car park.
 - f. High quality design and landscaping that responds positively and sensitively to the Cotswolds AONB designation and ensures that development on the campus has much-improved visual and landscape relationship with neighbouring land, particularly Bushey Norwood.
 - g. Phasing criterion to be established relating to the delivery of on-campus bedrooms to the approval of academic space.

Bath Spa University at Newton Park

Environmental Context

1.152 The Newton Park Campus sits within a registered (Grade II*) historic parkland 'of outstanding interest' and includes a Scheduled Monument (St Loe's Castle). There are three Grade I listed buildings (The Main House, Castle, and Castle Gatehouse); one Grade II* (the Stables); and one Grade II (the Dairy). The walls to the Italian Garden are also listed (Grade II*). The parkland is also in the Green Belt.

Emerging Policy Option

1.153 The majority of the previously developed part of the campus is defined as a MEDS (Major Existing Developed Site in the Green Belt). Whilst the NPPF drops this terminology, paragraph 89 retains the concept of developing within previously developed sites in the Green Belt. A boundary does not expressly need to be defined in respect of the application of NPPF: 89 but the Council considers that it is useful to do so in this instance, given the change to the built up area of the campus that is taking place. This is an option, in principle and the proposed boundary (also an option) that this might entail is shown overleaf.

1.154 The alternative to not delineating this area now would be 'agree' the area within which NPPF: 89 applies through Development Management processes. This will have to be the case for most previously developed sites in the Green Belt, but Newton Park could be a special case.

Bath Spa Development Framework

1.155 In addition to its environmental sensitivity the other key aspect of the context for this site is Bath Spa University's future development aspirations.

1.156 In 2010 Bath Spa University prepared a Strategic Framework to identify its academic and accommodation deficiencies and requirements and aspirations for the future. This also set out development potential and proposals for each of the sites that it occupies. This led to the production of a Development Framework and subsequent Campus Masterplan for the period 2010-2030. This set out three phases of development.

Phase 1 – Redevelopment to achieve new academic space (Opened July 2014, ref: 10/04747/FUL)

Phase 2 – Residential Development (at the south of the campus, under construction) and the removal, replacement or disposal of unsympathetic buildings and facilities to enhance the significance of heritage assets. This is under construction (ref: 12/02141/FUL)

Phase 3 – Residential Development (at the north of the campus), an intended future phase.

1.157 Although set out against an anticipated consolidation of student numbers Bath Spa has recently embarked on a programme to attract up to 1,000 international students (mostly from the US) with an immediate programme to recruit 500 in the five years from 2014/15.

1.158 The following suggested policy approach responds to and supersedes the reference that is made to Bath Spa University in Policy B5 of the Core Strategy.

1.159 The substantive change is on the southern part of the campus. Additional land is included in the Para 89 area to reflect current construction. Land is removed where demolition and retained and new parking planned and where it would not be appropriate to re-develop.

Map showing proposed changes to MEDs boundary

Existing MEDS Boundary (Red)

New NPPF: 89 boundary (Blue dotted)



EMERGING POLICY APPROACH SB31 BATH SPA UNIVERSITY – NEWTON PARK CAMPUS

1. Development at the Newton Park Campus should be made within the provisions of paragraph 89 (final bullet) of the NPPF. The previously developed area at the campus within which paragraph 89 applies is defined on the Policies Map and reflects the implementation of phases 1 and 2 of the University's master plan to 2030.
2. Development beyond this area will require very special circumstances to be demonstrated. These should be presented with the context of a Strategic Framework for the University's entire estate and should show that there is no reasonable and deliverable alternative outside the Green Belt, as well as assessing the degree of harm that would be caused to the Green Belt.
3. In all circumstances regard should be had to the optimum arrangement of development within the Newton Park Historic Park & Garden and in respect of maintaining or enhancing the significance of heritage assets, including Newton Park Historic Park & Garden. Any rearrangement of uses, utilising land in the Green Belt, that would have a significant positive effect on the significance of heritage assets may form part of a very special circumstance case of itself.

Royal United Hospital

1.127 Located in Weston the Royal United Hospital (RUH) is a major sub-regional healthcare facility serving 500,000 people within B&NES and beyond. The RUH Trust has prepared an Estate Strategy that sets out its proposals for future investment in the site over the next 5 years. The Strategy seeks to secure first class facilities for the delivery of healthcare at the site. The Council will support investment in the development of the hospital to meet the need for health care infrastructure.

1.128 The Council observes that two parts part of the site may become surplus to the Trust's requirements and be available for alternative uses during Plan period. These areas are identified as having housing potential in the SHLAA. For alternative uses to be acceptable evidence will be needed that the RUH can successfully provide its services and operate its site from smaller land area.

1.129 One of the main issues in respect of the operation of the hospital is the level of on-site parking. This may need some site specific planning policy guidance.

1.130 Although the RUH occupies an extensive area, it is not considered to necessary to provide a comprehensive suite of policy criteria to shape the future development of the site. The other policies of the Plan could be applied to determine planning applications.

1.131 If interested parties consider that there are any other specific matters that require site specific policy guidance, then these will be considered for inclusion in the Draft Plan.

EMERGING POLICY APPROACH SB28

1. At this stage the principle of policy criteria relating to parking and alternative uses is being considered as an option. The detailed wording of such criteria requires further consideration.
2. The development of the RUH should maintain a suitable level of parking provision, by retaining the existing level and increasing it where development will increase patient numbers.
3. Proposals for non-healthcare uses on former RUH land should provide evidence that the land will not be required for healthcare provision or parking during the Plan period.

Local Green Space in Bath

1.160 The NPPF offers the opportunity for local communities to identify green areas of particular importance to them for special protection. Once designated these open spaces will not be developed except in very special circumstances. Through the Council's work with the town and parish councils a number of candidate Local Green Spaces have been put forward by the local communities for consideration. These are discussed and listed in the relevant Town and Rural Areas sections.

1.161 As there has not been a similar working arrangement with the communities within Bath to date, this consultation provides the opportunity for local Bath communities to consider whether they wish to promote any green spaces for designation. The starting point could be to review the green open spaces previously safeguarded in the existing Local Plan. These are shown on the map at Appendix 2. Local communities in Bath will need to demonstrate that relevant spaces meet the three criteria set out in the NPPF relating to proximity and importance to the local community and the physical extent of the space (see Part 1: Development Sites introductory text on page 9).

Below: 'Wild Camden', in front of Camden Crescent'



Keynsham



Somerdale	65
Ashton Way Car Park	67
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Context

1.162 Keynsham is a historic town that occupies a strategically important location between Bristol and Bath. The Roman settlement of Trajectus which was recently rediscovered during the Somerdale redevelopment, and which lay at an important junction on the east-west route between the city of Aquae Sulis (Bath) and the Roman port of Abonae (Seamills) highlights this strategic importance. In the medieval period a village developed around the Abbey precinct further to the south which predated the laying out of High Street / Temple Street as the main street of the growing medieval town. The Abbey and the influence it had would have made Keynsham one of the most important small medieval towns in the wider West of England area.

1.163 Although much altered by changes in the 20th century, and having lost many of its historic buildings and some of its historical integrity, notable survivors of its past remain. The limited extant ruins of the Abbey are now situated in the Abbey Park, close to the bypass. St John the Baptist church is the notable landmark at the northern end of the High Street, dating from the 13th century and contains a gothic style Somerset tower. Burgage / tenement plots can still clearly be identified either side of the Bristol Road, High Street and Temple Street, although redevelopment (such as the creation of Ashton Way) has destroyed much of this historical grain. The earliest of these plots were probably on the west side of High Street / Temple Street between Charlton Road and Carpenters' Lane; this part of the town consisted of regularly laid out tenement plots with pasture immediately behind them. The very straightness of High Street / Temple Street indicates its planned origin.

1.164 The population of Keynsham remained relatively small until the 20th century. Keynsham's economy was agrarian until industry arrived in the early 18th century with the production of brass in a series of mills along the River Chew. Further industrial development came with the construction of the Great Western Railway in 1853 to the north of the town, which was the first modern intrusion to sever the town from the Hams, an intrinsically important area in terms of both the origins and development of Keynsham. Another important factor in Keynsham's growth and industrial development was the Fry's chocolate factory, later to become Cadbury's, who developed the factory complex at Somerdale. This development was of historical importance as being a typical example of how at that time industry had developed a social conscience in the way it treated and viewed its employees. A large proportion of the growth occurred in the 1950s and 1960s when the town greatly increased in size due to accommodating overspill housing from Bristol. This was the last major expansion of the town until the present day; recent developments such as Somerdale, the K2 sites and the Core Strategy urban extensions mean that Keynsham is set to grow once more.

1.165 Between 1964 and 1965 the Keynsham bypass was constructed to the north and north east of the town and whilst it considerably improved the road infrastructure it also further severed the town from the Hams, and destroyed much of the Abbey remains. To an extent Keynsham's strategic location between Bristol and Bath, whilst being a strength in bringing economic benefits, has also been a weakness in terms of its historic and archaeological character and has made it vulnerable to unsympathetic change. For example, in 1958 the historic houses between Temple Street and Bath Hill were demolished in order to construct new Council offices, library and shops (these have now recently themselves been replaced), and during the 1960s and 1970s Keynsham lost around 50% of its historic frontages onto High Street and Temple Street to redevelopment.

1.166 It is clear that Keynsham has a rich and interesting history. This is evident in the designation of two Conservation Areas around the town centre area. However, the town has lost some of its sense of historic identity and origins having been subjected to inappropriate and unsympathetic development over the last century. It is imperative therefore that the Placemaking Plan sets out a positive strategy for the conservation and enjoyment of the town's historic environment.



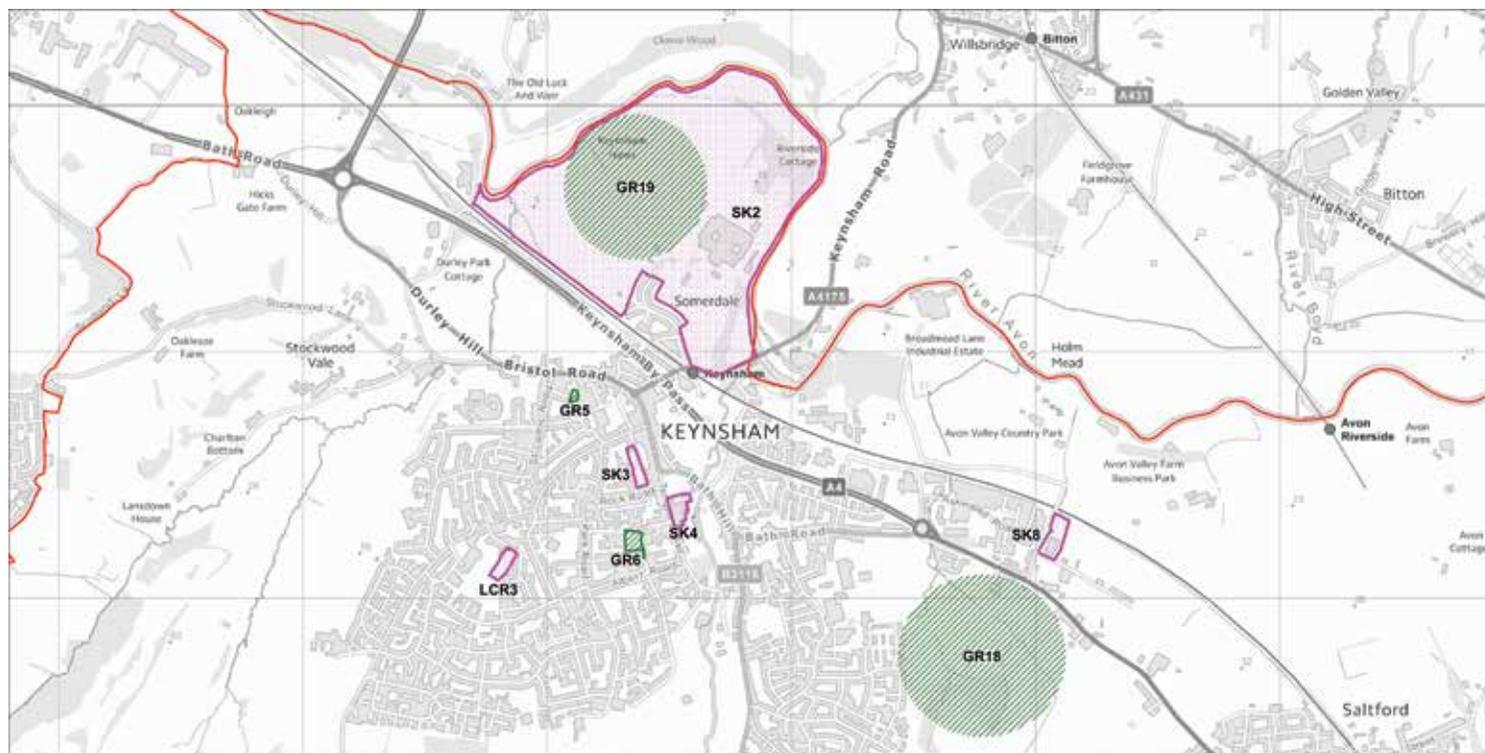
Development opportunities within the historic areas in and around the town centre offer the opportunity to make a positive contribution to local character and distinctiveness, and enhance or better reveal the significance of the Conservation Area.

1.167 The NPPF states that planning should take account of the different roles and character of different areas as a Core Planning Principle. It also states that Local Plan policies should be based on an understanding of an areas characteristics, ensuring that development adds to the quality of the area, establishes a strong sense of place, responds to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation, and that are visually attractive.

1.168 Therefore, a common principle of many of the Keynsham suggested site allocations is to reflect and respond to the character of the historic development of the town, and in particular reflect the identity of the local surroundings and materials. The traditional local walling material of Keynsham is lias limestone which is knapped like flint and is commonly used in rubble or semi-dressed form. Blue lias was historically quarried around Keynsham.

Many of the proposed site requirements include incorporating blue lias stone as part of the palette of materials used in new development schemes. The Council does not wish to repeat the mistakes of past decades, whereby development using unsympathetic materials has resulted in the loss of precious local distinctiveness.

In order to inform the Draft Placemaking Plan and the proposed site allocations, the Council is commissioning a Conservation Area Appraisal and Management Plan to clearly identify what features of the Keynsham Conservation Areas should be preserved or enhanced, set out how this can be done, and identify where enhancement through development can be achieved.



Strategic Policy Context

1.169 The Core Strategy sets out the vision for Keynsham which will continue to act as a market town and service centre for the surrounding area, evolve as a more significant business location and expand to accommodate a growing population. In recognition of this vision the Core Strategy allocates significant amounts of new development within and surrounding the town.

1.170 Many of the key development sites and issues have therefore already been addressed through the Core Strategy. The urban extension sites for example, which provide strategic levels of new homes and new employment space are allocated for development in the Core Strategy (and subject to a Masterplanning process outside of the Placemaking Plan), and the Somerdale redevelopment has planning permission (part outline and part full).

1.171 However, there is still a need for the Placemaking Plan to identify and allocate some sites for development where no guidance is yet provided and to re-iterate existing proposals to help ensure key elements are delivered. The scale of some of these sites means they may be delivered over time. As most of these sites fall within the town centre area, it is important when considering site allocations to reiterate the key points of Core Strategy Policy KE2, which covers the town centre and Somerdale. They include:

- To establish an integrated and sustainable town centre, which is vibrant and attractive and provides new job opportunities.
- Improvement of the management of traffic through the town centre.
- Encouragement of larger retail units within town centre.
- A town centre District Heating Network (also covered in Core Strategy Policy CP4).
- Reinforcement and enhancement of the Conservation Area ensuring local character is strengthened by change.
- Improved quality of public realm.
- Retention of the leisure, sport and recreation function of the town centre.
- Enhancement of Green Infrastructure.
- New high quality mixed use development at Somerdale.

1.172 In addition the Placemaking Plan will need to ensure the necessary infrastructure is delivered in a timely manner. The Draft Keynsham Transport Strategy has been recently published for public consultation. It includes the following measures to be put forward as high priorities in the short term:

- Improved cycle routes to the main schools.
- Audit of pedestrian facilities in the town centre and to/from the centre and rail station, with identification of improvements required.
- Continue to work with the bus operators on improved ticketing and simplified fare structure.
- The Council to actively progress and monitor their Corporate Travel Plan at the new Town Hall.
- An improvement at Wellsway, Bath Hill, Bath Road junction, converting it to a signalised junction to increase its capacity.
- New surveys of car park use are undertaken and future parking demand is estimated.
- A study of Hick's Gate roundabout is commissioned to determine a suitable scheme to increase its capacity.

1.173 Other transport measures could include:

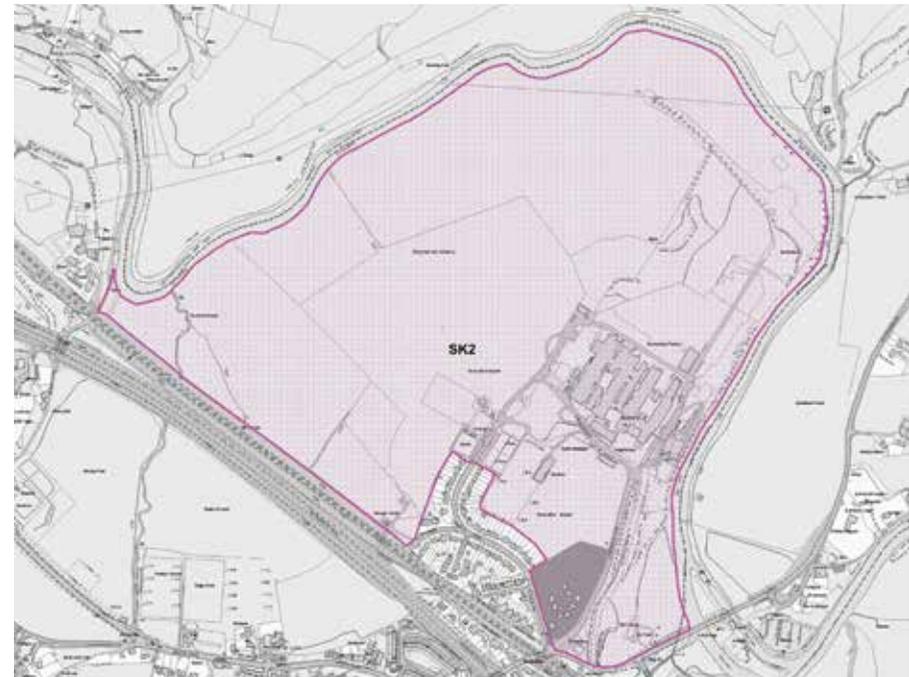
- Two southbound lanes provided at the proposed Keynsham Road / Avon Mill Lane signalised junction.
- Investigate schemes to introduce one-way operation on the High Street in the short term, possibly during off-peak hours only.
- Investigate other strategic improvements (for example a new link road connecting the A4 east of Broadmead either via Pixash Lane or Broadmead Lane to Avon Mill Lane) that could reduce the volume of through traffic in the town centre, allowing one-way operation of the High Street to cater for increased future traffic demand.

Somerdale

Context

1.174 The Somerdale site is located to the north of Keynsham town centre on the site of the former Fry's / Cadbury Factory on the Keynsham Hams. The area was identified for development in the Core Strategy, but not allocated. The site obtained planning permission in February 2014 for a mixed use redevelopment (13/01780/EOUT - part full and part outline). The scheme is arguably the most important strategic development for Keynsham because it delivers many of the Core Strategy requirements for the town, not least in terms of the new employment floorspace approved as part of the permission. Implementation has now commenced.

1.175 In recognition of this strategic importance, not just for Keynsham but for the whole district, and in order to give greater strength to the Council in seeking to ensure that all key elements of the scheme are implemented, the Council is proposing to formally allocate the site in the Placemaking Plan, reiterating the proposals that were granted permission for 13/01780/EOUT in the Decision notice dated 19th February 2014.



Vision

1.176 Core Strategy Policy KE2 requires a new high quality, exemplar, mixed-use quarter at Somerdale, providing significant employment floorspace, new homes, leisure, open space, sport and recreational uses. It also requires the provision of new employment opportunities, retention of the avenue of trees in Somerdale Road, the consideration of converting and reusing some or all of the existing factory buildings, improving the links between the town centre and Somerdale, enhancing the green infrastructure to form an improved green infrastructure network, and protecting the character and recreational value of the Hams.

EMERGING POLICY APPROACH SK2

EMERGING DEVELOPMENT AND DESIGN PRINCIPLES

1. Around 700 dwellings.
2. At least 11,000sqm of B1 office use.
3. Submission of a Design Guide, to be approved by the Local Planning Authority.
4. Retention of Block A and alterations to Blocks B and C.
5. New Primary School.
6. New GP surgery (D1 use).
7. New social and sports club (Fry Club) and sports pitches.
8. New small scale local needs retail (up to 500sqm of A1, A3, A4 and A5).
9. Flood protection measures, including provision of SUDS and an area of wetland habitat.
10. Provision of landscaping (including retention of avenue of trees along Somerdale Road), wildlife areas, open space and cycle/footways.
11. Provision of a multifunctional riverside path.
12. Highway works at Somerdale Road/Station Road.
13. Remediation of land contamination.



Above: Factory buildings and the Fry Club from Somerdale Road



Left: Somerdale from Pixash Lane

Ashton Way Car Park

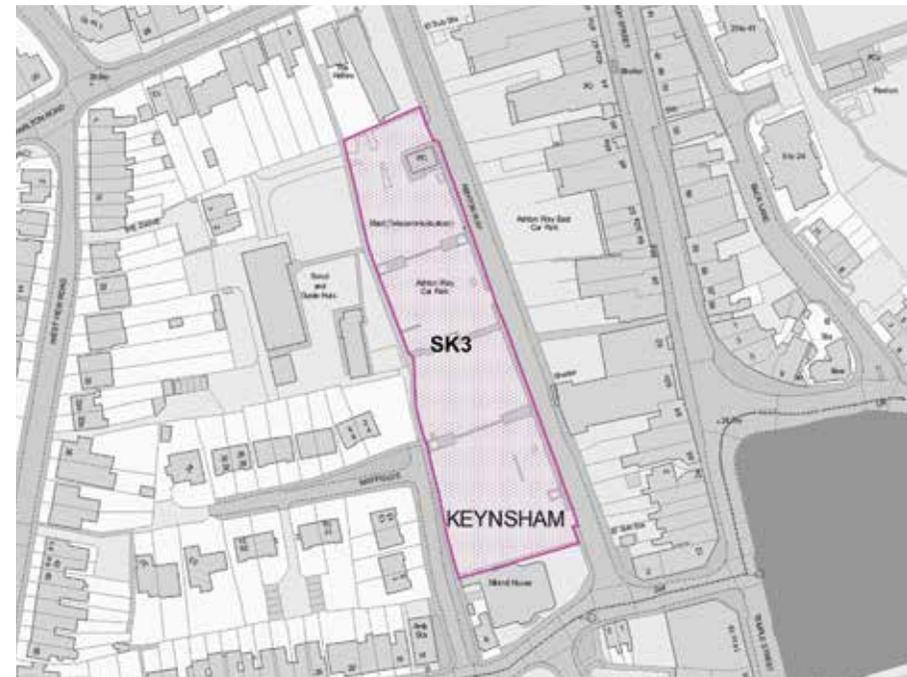
Context

1.177 Keynsham leisure centre is currently embedded within the Riverside complex (which is proposed to be allocated in emerging Policy SK4), accommodating a portion of the ground floor and the basement area. The leisure centre is a large, wet and dryside facility which is linked to the adjacent offices which share a heating system.

1.178 The Council's 'Fit for Life' Strategy (March 2014) presents the priorities for physical activity up to 2017. It identifies that the current leisure centre should be replaced with a new build facility in the town centre to complement the facilities that have been developed at Wellsway School.

Policy KE2 of the Core Strategy includes the retention and enhancement of the leisure, sport and recreation function of the town centre. Should the centre remain within its current location it would compromise the redevelopment of Riverside. The building has also reached the end of its useful life and this combined with its location means that refurbishment is not a cost effective option.

The impending vacancy of Riverside would lead to major financial problems with regards to the cost of heating a vacant building to serve the leisure centre.



1.179 Ashton Way car park has been identified by the Council as the preferred site for relocation of the leisure centre which will retain the facility within Keynsham town centre. The Placemaking Plan will ensure that development should improve the setting of the Conservation Area and nearby listed buildings (for example by requiring that development is compatible with the local built context by requiring amongst others suitable materials and a variation in roof heights). Retention of car parking will also be important.

1.180 The site is located within a 'district heating priority area' as defined by Core Strategy Policy CP4. The proposed development of a new leisure centre provides an excellent base load for a combined heat and power (CHP) plant. This CHP plant should form the basis of the Keynsham town centre district heating network, which in the future can link to other sites, such as the new Town Hall which has been designed to connect to such a network.

Vision

1.181 Regeneration of current car park for a new leisure centre, enhancing the vitality and viability of the town centre and the setting to the Conservation Area. Development will acknowledge and respond to the existing site location and context but provide a contemporary identity. As a key civic building within the town centre it should be a focal point. This will be a high quality development that will provide an inspiration for future regeneration projects along Ashton Way.

EMERGING POLICY APPROACH SK3 EMERGING DEVELOPMENT AND DESIGN PRINCIPLES

1. New leisure centre.
2. Retention or betterment of current numbers of car parking spaces.
3. Incorporation of a combined heat and power (CHP) plant. The leisure centre should provide the base load for the wider Keynsham Town Centre district heating network and be built to an exemplary low carbon standard in line with Keynsham Civic Centre.
4. Enhance the setting of the Conservation Area. The scale and massing must be compatible with the local built context, and development should reference the fine grain pattern of the former burgage plots on site. There must be a variation in roof heights.
5. Incorporate a palette of materials to reflect and complement those of the local vernacular. This must include an element of blue lias stone. Design must provide articulation and relief to the elevations.
6. Green roof to be incorporated into the design of the leisure centre to provide an element of green infrastructure.
7. Improved public realm along Ashton Way, to include tree planting.
8. Incorporation of an appropriate landscape scheme taking into account the trees covered by tree preservation orders to the north west of the site.
9. Provision of SUDS by using infiltration techniques.
10. Strengthen connections to the High Street. The main entrance to the leisure centre should be opposite the pedestrian footpath linking the High Street to Ashton Way.
11. Retention and incorporation of public right of way into the scheme.
12. Avoid significant harm to the amenity of residents of the Mayfields.
13. Incorporation of public conveniences into the design of the leisure centre.
14. Retain highways access to the Scouts site to the west

ALTERNATIVE OPTIONS

1. Include additional adjacent land within an enlarged site allocation which would lessen the need for a decked car park.
2. Include Milland House immediately to the south of the site as part of the allocation. A recent planning application proposed to redevelop this office and residential site for a higher density mixed use development comprising retail, office and residential.
3. A well-designed scheme here for a mix of uses that complemented the design of the leisure centre development could be appropriate in this location. Do not allocate the site and retain in present use as a surface level car park.



Above: Ashton Way Car Park

Riverside Offices and Fire Station

Context

1.182 A key redevelopment opportunity within Keynsham town centre is the site currently occupied by the Fire Station, Leisure Centre and Riverside offices. The provision of a new fire station/training facility has recently been granted permission at Durley Hill on the western edge of the town and the Leisure Centre is proposed to be relocated to Ashton Way Car Park as detailed above. The Riverside offices have been predominantly vacant for a significant amount of time, and the current Council occupation will transfer to the new town hall development during late 2014 leaving this element of the site vacant.

Therefore, the site will be available for redevelopment during the plan period. The freehold of the site is owned by the Council.

1.183 The site currently comprises three distinct elements which are the Riverside offices/ground floor retail, Keynsham fire station and Keynsham leisure centre. The existing buildings collectively do not contribute to the significance of the Conservation Area or its setting.

1.184 This was initially a residential / commercial area with backland orchards, including allotments. Temple Street was until the mid-20th century as active as the High Street, with shops and dwellings along both sides. The site was redeveloped in the 1960s and 70s for the current uses, with the leisure centre completed in



the early 1980s. A number of historic buildings were demolished and replaced when this redevelopment occurred. The former fine grain of the east side of Temple Street was replaced by the more coarse grain displayed today, as many of the historic narrow plots were combined to form the large scale Riverside development.

1.185 Avon Fire and Rescue are proposing as part of their 'Investing for the Future' programme to move their HQ from Temple Back in Bristol to Keynsham on the footprint of the current fire station. Therefore an option within the Placemaking Plan should reflect this intention by allocating a proportion of the site as offices.

1.186 A pre-application in October 2013 proposed to remove all buildings from the site and replace with a mix of retail, offices and residential. It is likely that the redevelopment of the site will need to be phased.

1.187 The site is located within a 'district heating priority area' as defined by Core Strategy Policy CP4. As such, development will be expected to incorporate infrastructure for district heating, and will be expected to connect to existing systems where and when this is available.

1.188 The fire station is within the Town Centre Conservation Area. The remainder of the site falls outside this designation, but redevelopment will have an impact on the setting of both the Town Centre and Dapps Hill Conservation Areas. Taken as a whole, the Riverside complex currently causes harm to the Conservation Area.

1.189 Current connections between Temple Street and the Memorial Park through the site are poor. To travel between the two currently, you have to traverse a series of poorly designed pedestrian alleys, undercrofts and a narrow metal walkway and staircase. The spaces created feel windswept, stark and unsafe. They do not inspire you to make the short journey between Temple Street and the park.

1.190 Views from the park back to the site are dominated by the Riverside complex, which appears incoherent, ungainly and undistinguished, entirely detracting from the appreciation of the tree-studded river valley and park in the foreground.

1.191 This is a key regeneration site for Keynsham. Redevelopment offers significant opportunities to enhance the town centre with a high quality development. Proposals that do not maximise the potential of the site for a high quality development will be resisted.

Vision

1.192 Comprehensive redevelopment of a key town centre site for a mixed use development which enhances the Conservation Area with a high quality design improves links between Temple Street and the Memorial Park and embraces district heating. The site will have close links with the Civic Centre development, but be subservient to it.

Riverside



EMERGING POLICY APPROACH SK4

EMERGING DEVELOPMENT AND DESIGN PRINCIPLES

1. Replacement of existing buildings with a new build mixed use development comprising ground floor retail and/or other town centre uses providing an active frontage to Temple Street, mixed residential and around 2,000sqm of B1 office.
2. Incorporate infrastructure for district heating and be built to a high standard of energy efficiency.
3. High quality design that enhances the Conservation Area and its setting. Scheme should reflect and reproduce the fine grain of development where it exists on the opposite side of Temple Street.
4. The scale and massing should provide a more human and lower scale than that of the existing buildings and the adjacent Town Hall. There must be a variation in roof heights.
5. Replacement with a monolithic building will not be acceptable.
6. Incorporate a palette of materials to reflect and complement those of the local vernacular. This must include an element of blue lias stone. Design of buildings must provide articulation and relief to the elevations.
7. Continuation of Market Walk into the development site.
8. The important view from the southern end of the High Street along Market Walk into the site should be enhanced. This is a crucial vista and development should respond appropriately.
9. Provision of suitable car parking, preferably subterranean, that mitigates the transport impact of the development.
10. Improved public realm along Temple Street. The suitability for tree planting should be investigated.
11. Improvement of relationship between the site, Temple Street, the River Chew and the Memorial Park. This should include enhanced pedestrian links between these areas, including a new link from the park through the development site to the junction of Temple Street and Carpenters Lane which will also provide views to the Cotswolds to the east.
12. High quality open space is to be included within the scheme as part of an appropriate landscape scheme.
13. Green roofs to be incorporated into the design to provide green infrastructure.
14. Provision of SUDS (excluding infiltration techniques)
15. A new leisure centre developed as part of policy SK3 should be completed and occupied before the redevelopment of the current leisure centre to ensure continuity of service

ALTERNATIVE OPTIONS

1. Allocate the site for a comprehensive refurbishment of the current buildings, incorporating the uses outlined above. The appearance of the buildings would need to be significantly improved by new cladding, replacement of windows and breaking up the elevations with additional structures.

There is scope to improve the ground floor with landscaping and incorporation of more active frontages. This would result in an improvement on the current situation. However, comprehensive redevelopment is considered to be the optimal solution.
2. Do not allocate the site and retain in present use – however, this is not considered a realistic option due to the vacation of the site by current occupiers and limited demand for reoccupation in current uses and condition.
3. Is there an alternative mix of uses to consider? Could student housing, or a hotel be included as part of the mix?

Pixash Lane Waste Site

Context

1.193 The Council currently operates a household waste recycling centre at Pixash Lane. The land to the south (a redundant former MoD warehouse) has also been acquired by the Council. The site forms the eastern most extent of the Broadmead / Ashmead / Pixash industrial estate at east Keynsham.

1.194 It will become necessary for a future phase of the Bath Western Riverside redevelopment to relocate the waste operations and transfer station from the Midland Road depot in Bath. The Council proposes to relocate some of these facilities to Pixash Lane using the adjoining land.

1.195 Access to the site is off Pixash Lane, with a right hand turn queuing lane provided for vehicles on Pixash Lane waiting to access the recycling centre. To the west are further industrial uses, to the north is the railway, to the east is currently countryside, and to the south is Worlds End Lane, a skip depot and the back gardens of several houses that front onto the A4.



1.196 The Core Strategy has allocated around 6ha of land immediately to the east of this site for employment purposes. Access to the employment land is proposed to be along an improved Worlds End Lane. Redevelopment of the Pixash Lane site will need to be masterplanned with the land allocated in Core Strategy Policy KE3a to ensure that this access road is upgraded as necessary to enable the strategically important employment site to be developed.

Vision

1.197 Development of a high quality waste facility which enables access to a strategically important employment site allocation to the east.

Pixash Lane Waste Site



EMERGING POLICY APPROACH SK8

EMERGING DEVELOPMENT AND DESIGN PRINCIPLES

1. Redevelopment for waste purposes and ancillary uses
2. Upgrade of Worlds End Lane to enable HGV access to the Core Strategy employment allocation to the east
3. Site should be considered as part of the Masterplan required for Core Strategy Policy KE3a
4. Suitable landscaped street edge onto Pixash Lane
5. Provision of SUDS by using infiltration techniques
6. Appropriate shape, materials and colour of buildings is required to mitigate landscape impact
7. Minimise visual and acoustic nuisance from the site to the residential properties to the south utilising suitable screening including the use of a landscape buffer
8. Odour Management Plan to be submitted with a planning application
9. Remediation of any land contamination
10. Layout should maximise south facing roofs and incorporate PV panels

Local Green Space in Keynsham

1.198 All Town and Parish Councils were requested to assess and identify areas of green space that they want protected from development. It must be demonstrated that these spaces meet the three criteria set out in the NPPF relating to proximity and importance to the local community and the physical extent of the space (see Part 1: Development Sites introductory text on page 9).

1.199 Keynsham Town Council has identified four potential Local Green Spaces. These are:

- The green space West of St. John's Court and East of Millward Road that contains trees with protection orders
- Consideration of provision of some local green space within the plans for any development to the East of Keynsham (land known as Breaches Gate).
- The Old Rec off Carpenters Lane and close to Hawthorns Lane
- The proposed plans for a nature reserve on the Keynsham Hams



Proposed Green Space GR5: Land west of St John's Court / east of Millward Road

1.200 This area of green space meets the NPPF criteria for Local Green Space in that it is in close proximity to the community it serves; is a special open space within the town; and is local in character. It is therefore proposed to designate this area as a Local Green Space.



Proposed Green Space GR6: Land west of Carpenters Lane / east of Hawthorns Lane

1.201 This area of green space meets the NPPF criteria for Local Green Space in that it is in close proximity to the community it serves; is a special open space within the town; and is local in character. It is therefore proposed to designate this area as a Local Green Space.



Land east of Breaches Gate (GR18)

1.202 The land known locally as Breaches Gate forms part of Core Strategy Policy KE3A, a strategic site allocation for between 220-250 dwellings. The land is currently agricultural and until the Core Strategy was adopted formed part of the Green Belt. Policy KE3A requires a comprehensive masterplan to be prepared through public consultation and agreed by the Council to ensure that the development is well integrated with neighbouring areas, and as a key requirement incorporates green infrastructure including public open space.

1.203 As such, the consideration of designating Local Green Space in this locality needs to be undertaken within the context of the site allocation and requirements because, as the NPPG makes clear, Local Green Space designations need to be consistent with local planning for sustainable development in the area (Local Green Space designations should

not be used in a way that undermines plan making).

1.204 Once provision of green space is secured through the masterplan and subsequent planning application, and it is possible to identify a specific area(s) that would qualify as Local Green Space, then a designation can be made through the Local Plan. However, as it is not possible to identify a specific area at this point (other than an extensive tract of land which the NPPF states are not suitable) a designation cannot be currently made. This situation will change when the masterplan and subsequent planning application progresses. Local people have the opportunity to influence the provision of green space through the masterplan and planning application process.



Nature Reserve on the Keynsham Hams (GR19)

1.205 Land on the Keynsham Hams is part of the Somerdale development, a scheme which has achieved planning permission, and is also included as a proposed site allocation within the Placemaking Plan. The southern part of the site has achieved full planning permission; the rest of the site (including the proposed nature reserve) has achieved outline permission. Similarly to the Breaches Gate scheme it is not possible to identify a specific area at this point to designate as Local Green Space (other than an extensive tract of land which the NPPF states are not suitable) and a designation cannot be made at this point in time. This situation will change when the area with outline permission reaches reserved matters stage.

Alternative options

1.206 This consultation provides the opportunity for local communities in Keynsham to consider whether they wish to promote any other green spaces for designation.

Somer Valley

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Somer Valley Development Sites Overview

1.207 The Somer Valley covers the urban areas of Midsomer Norton, Westfield and Radstock, together with a rural hinterland containing the principle villages of Peasedown St John and Paulton.

1.208 The local population identifies itself as separate small communities, mainly based on the former mining settlements. However, residents also recognise that new opportunities and projects need to bring about change and enable these separate communities to come together to benefit the Somer Valley as a whole.

1.209 Midsomer Norton, Westfield and Radstock are very closely connected, both physically and economically; although the settlements are independent and distinct, it can be difficult for those not familiar with the area to establish precisely where the boundaries between the three lie.

1.210 The Core Strategy seeks for the Somer Valley to become more self-reliant, facilitated by economic led revitalisation alongside local energy production and improved transport connections. The roles of Midsomer Norton, Westfield and Radstock are to be complementary, providing key employment opportunities, services and leisure provision to the communities of the Somer Valley.

Midsomer Norton town centre will continue to be the principle centre for the Somer Valley, with Radstock town centre providing a smaller scale but important focal point for neighbouring communities. Westfield, Peasedown and Paulton local centres will continue to provide for the day to day needs of their local communities.

1.211 Core Strategy Policy SV1 sets out the strategy for the Somer Valley as a whole. Amongst a series of requirements is the need to enable the delivery of around 2,470 new homes to be built at Midsomer Norton, Radstock, Westfield, Paulton and Peasedown St John.

1.212 The majority of these dwellings have either been built since the start of the Plan period, or are existing commitments (having gained planning permission but not yet built).

1.213 Additional greenfield sites adjoining Midsomer Norton, Radstock, Westfield, Paulton and Peasedown St John do not need to be allocated in the Placemaking Plan in order to meet the Core Strategy housing requirement. Additional greenfield sites were suggested during the launch consultation and these are listed in the consultation report, but are not taken forward as part of this options consultation. Furthermore, some greenfield sites suggested through the launch consultation have since been granted planning permission. As such they are also not included within this consultation document. However, the Housing Development Boundaries will need to be reviewed to take them into account (see the Housing Development Boundary Review section).

1.214 The Placemaking Plan will therefore focus on the sites that do need to be allocated to meet the requirements of the Core Strategy. These are mainly brownfield sites that are within or adjacent to the town centres of the towns of Midsomer Norton and Radstock and within Westfield.



Local Plan Policy HG.4

1.215 Local Plan Policy HG.4 concerns residential development in Bath, Keynsham, Norton Radstock and the larger villages. This policy was superseded by strategic policies in the Core Strategy. For the Somer Valley this is Core Strategy Policy SV1. However, it is important to note that the Core Strategy specifically states that this excludes Midsomer Norton, Radstock, Westfield, Peasedown St John and Paulton, for which policy HG.4 still applies. The Placemaking Plan will include a new policy which will replace HG.4.

Emerging preferred approach

1.216 To take forward a similar policy framework to that expressed in saved Local Plan Policy HG.4 to apply to Midsomer Norton, Radstock, Westfield, Peasedown St. John and Paulton which will complement Core Strategy Policy SV1. This will provide the necessary clarity when considering planning applications for residential development.

EMERGING POLICY APPROACH HG.4

Residential development in Midsomer Norton, Radstock, Westfield, Peasedown St John and Paulton will be permitted provided:

- a) the proposal lies within the defined housing development boundary; or
- b) it forms an element of mixed use allocated site, and
- c) it is appropriate to the scale of the settlement in terms of the availability of facilities and employment opportunities and accessibility to public transport and other sustainable transport modes (including cycling and walking).

Would replace saved Local Plan Policy HG.4 as applies to Midsomer Norton, Radstock, Westfield, Peasedown St. John and Paulton

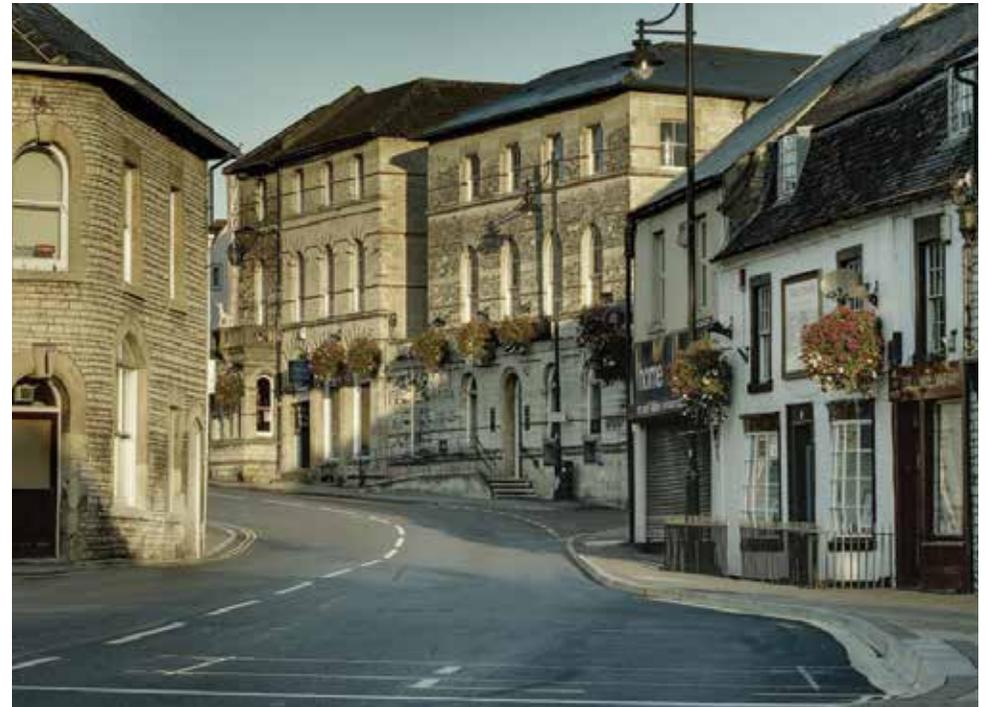
Midsomer Norton Town Centre

Context

1.217 Midsomer Norton is the principal market town for the Somer Valley. The town centre provides a range of retail outlets, a library, community spaces and leisure facilities and caters for the majority of the local service needs in the Somer Valley area attracting frequent shoppers from its catchment. The High Street follows the valley base, with the main residential areas positioned on higher ground either side.

1.218 The River Somer, which flows through the heart of the town, has had a strong influence on the history and the focus of growth in Midsomer Norton. The historic core of the town is known as the 'Island' which contains the oldest buildings in the town such as the 17th century Priory and the Tithe Barn (now the Catholic Church) dating back to the 15th century. The town centre also includes the heritage of Victorian buildings, St John's Parish Church, the Italianate Gothic Town Hall, Bank House, Grey Hound and National Westminster Bank.

View of Midsomer Norton Town Centre



1.219 The qualities of this area are recognised through the Conservation Area designation which extends the length of the High Street and into Welton. The distinctive white lias limestone is a unifying feature of Midsomer Norton's historic buildings, and represents a defining element of the built character of the town across an eclectic mix of architectural styles.

1.220 The Conservation Area Appraisal highlights the town character as 'compact and arranged around a linear High Street' and describes how the town is 'enclosed by higher ground which affords characteristic views from the town to open fields and wooded skylines'. It also notes the significant contribution made by trees to parts of the town, particularly along the High Street.

1.221 The High Street is predominately characterised by two-storey buildings which limits the sense of enclosure and variety in the street scene. The larger retail buildings on the north side of the High Street are often single storey buildings, but their prominence is increased due to the raising topography. In particular, the Sainsbury's building imposes significantly on the High Street area despite being set back from the street by the Hollies Garden. The Methodist Church and St John the Baptist Church are landmark taller buildings in the central area, along with the Town Hall building that occupies a prominent position at the junction of the High Street with Silver Street and the Island.

1.222 The High Street presents an opportunity to create depth by encouraging new and enhanced walking links within the centre itself and to the residential areas surrounding it. Future development needs to consider how the various elements of the town centre (such as the Stones Cross gateway, the retail core and the historic core) can be brought together and considered as a whole. Developing the functionality of civic spaces (such as the Town Hall and Hollies Gardens) in parallel with a range of activities (such as regular markets) will assist in this.

1.223 Coal mining had a significant influence on the town. A number of 'batches', evidence of the coal mining heritage, now form important landscape features around the edges of the town. Much of the architecture stems from the brief period of coal mining prosperity in late Victorian times, including the half-timbered Alms houses on the High Street and the Town Hall in Silver Street.

1.224 The River Somer and Wellow Brook create two green valleys passing north and south of the town centre. Historically the level nature of the valley bases has been used to facilitate strategic movement connections to and from the town, particularly by rail. The former railway lines should continue to provide a strategic movement role, linking Midsomer Norton with neighbouring towns such as Radstock. The river corridors should be celebrated and used to deliver attractive waterside routes, both for people and nature.

Strategic Policy Context

1.225 The Core Strategy provides the strategic planning policy position for Midsomer Norton Town Centre (Policy SV2). The centre will continue to play the role of the market town serving a wider area, with a priority to unlock key redevelopment sites, in particular to avoid the need for out of centre retail development.

1.226 Midsomer Norton Town Council are progressing a Neighbourhood Plan which will become the plan for the town, and be part of the statutory Development Plan upon its adoption. The Neighbourhood Plan will identify and allocate the key town centre sites for development within the context of and enabling delivery of the Core Strategy objectives. These include South Road Car Park and the former Welton Bibby & Baron site.

1.227 The Council will work with Midsomer Norton Town Council to ensure the two plans are consistent and complementary. The infrastructure requirements, including transport measures, will also need to be identified through the Neighbourhood Plan and Council officers will need to review the Plan to ensure this is the case.

1.228 There may be a need for the Placemaking Plan to complement the Neighbourhood Plan by picking up issues that are not considered in the Neighbourhood Plan (such as current Local Plan allocations within Midsomer Norton that are outside of the town centre).

1.229 In advance of Neighbourhood Plan consultation events scheduled for 2014 and 2015, the Placemaking Plan options document will outline initial options for the main sites. Planning Policy and Midsomer Norton Town Council will continue to work together in taking forward the Placemaking Plan and Neighbourhood Plan.

Midsomer Norton Town Hall



Midsomer Norton High Street



South Road Car Park

SSV2

Context

1.230 The South Road site is currently one of the main long stay car parking areas for the town centre. The location of the car park, just south of the core High Street area, reinforces the importance of this site in providing accessible public car parking to support town centre activity.

1.231 However, this important town centre car park could also be a catalyst for wider regeneration in Midsomer Norton. Core Strategy Policy SV2 states that a key principle for the town centre is to enable more intensive use of the South Road car park site providing an opportunity to accommodate a modern food store. Any development here should retain public car parking for the town centre.

1.232 Midsomer Norton Town Council recently commissioned a retail study which identified that a new supermarket of around 45,000sqft is feasible on the site with parking underneath the store.

The B&NES retail study currently being undertaken by GVA will also be assessing the credentials of the site to deliver a supermarket.

1.233 Redevelopment of the site should help stimulate the delivery of new retail floorspace in the High Street Core and facilitate significant public realm improvements. Key to this is the need to improve the pedestrian link from South Road car park to the High Street. Currently there is no pedestrian crossing and the narrow footpath detracts from the eventual open vista of the High Street.

1.234 There are a number of challenges to address in delivery, including how a new food store will relate and connect with the town centre; continue to offer convenient and accessible public car parking for the town; and how development will integrate with the topography of the site and neighbouring areas.



Central High Street Core, including the Palladium and Brewery sites

SSV1

Context

1.235 Core Strategy Policy SV2 states that a key principle for the town centre is to strengthen the shopping offer in the southern end of the High Street and provide better pedestrian connections from the main car parks to the core retail area, creating a stronger frontage to South Road.

1.236 The retail core in this context is considered to be from the Palladium to the Brewery site. Whilst the town centre overall benefits from a wide range of independent shops, at present the core area is relatively weak and fails to fulfil its potential. It is dominated by non-retail uses and small units of a poor character. There are a number of prominent vacant units in a poor state of repair. The poor quality buildings detract from the town centre environment.

1.237 The Conservation Area Appraisal recognises the need for restoration of key buildings such as Palladium and former Brewery to bring them into full use and make a positive contribution to the street.

1.238 Regeneration of the retail core, either as a whole or in phases, would result in an enhanced offer by providing mixed use retail and office units which have been identified by the Town Council as important requirements for the town centre. Attracting larger retail units which complement and support the existing independent shops will be important.



1.239 The historic features of the Palladium and the Brewery should be retained, enhancing the Conservation Area. A fundamental role for the core site would be to provide an attractive link between the new supermarket at South Road car park and the High Street, and to improve the public realm.

1.240 Improving the public realm and establishing a better balance between traffic and pedestrians are key priorities to ensure that Midsomer Norton maximises the potential for retail investment and growth. It will assist in attracting more cafes and restaurants to the area and encourage people to spend more time in the town.

Palladium building



Welton Bag Factory

SSV4

Context

1.241 The Welton Bibby & Baron (Welton Bag) factory located on the north eastern edge of the town centre provides a substantial redevelopment opportunity. The site is positioned on the steep north facing valley side, sloping down from the ridge at North Road to the Wellow Brook base. There is a drop of approximately 10m from the valley ridge down to Wellow Brook, and similar level change on the south facing slope on the other side of the brook against the former railway line.

1.242 The factory buildings and ancillary uses occupy the majority of the 5.7ha site. The core complex straddles the valley base, culverting the Wellow Brook, and fronting out to Station Road. The position of the factory interrupts the valley setting and creates a significant barrier to a potential west-east strategic green infrastructure route following the Wellow Brook.



1.243 There are no buildings at the ridge where the site fronts to North Road and consequently the site remains fairly hidden from this prominent position and the top of the High Street. Aside from a collection of historic buildings (which should be retained) within the adjoining Conservation Area dating to the site's former brewery use, the majority of the buildings on site are of limited built quality. The 1850s brewery buildings survive largely untouched and with most of their external architectural features intact. These present a considerable asset to incorporate into future development of the site.

1.244 The priority will be to deliver an appropriate mix of employment floorspace and housing, and to improve connections through to the High Street. The Stone's Cross roundabout is the key point of arrival to the High Street but fails to capitalise on the range of attractive Victorian buildings there to announce the beginning of the High Street successfully. The steep, single sided pavement route along Station Road combined with heavy traffic creates an unattractive pedestrian environment and difficulties integrating the site.

1.245 It is not considered that the site is sequentially preferable to the South Road car park site in delivering new retail floorspace, due to it being an 'edge of centre' location. The issue of suitable pedestrian links between the High Street and this site also make it difficult for retail uses to function as an integral part of the town centre. However, as with the South Road site, the B&NES retail study currently being undertaken by GVA will also be assessing the Welton Bag site to examine its credentials in delivering a new supermarket.

1.246 An important focus is the frontage to North Road, where an area of hard standing is divided from the valley top by a high wall. This area presents the only real opportunity to establish a more direct and attractive connection between the site and the High Street via the Stone's Cross gateway.

1.247 Incorporation of a high quality green infrastructure link along the Wellow Brook through the site will also be a key priority, linking with the attractive Welton Green community space.



Top: Historic buildings to be retained

Bottom: Stone Cross

Midsomer Norton Town Park

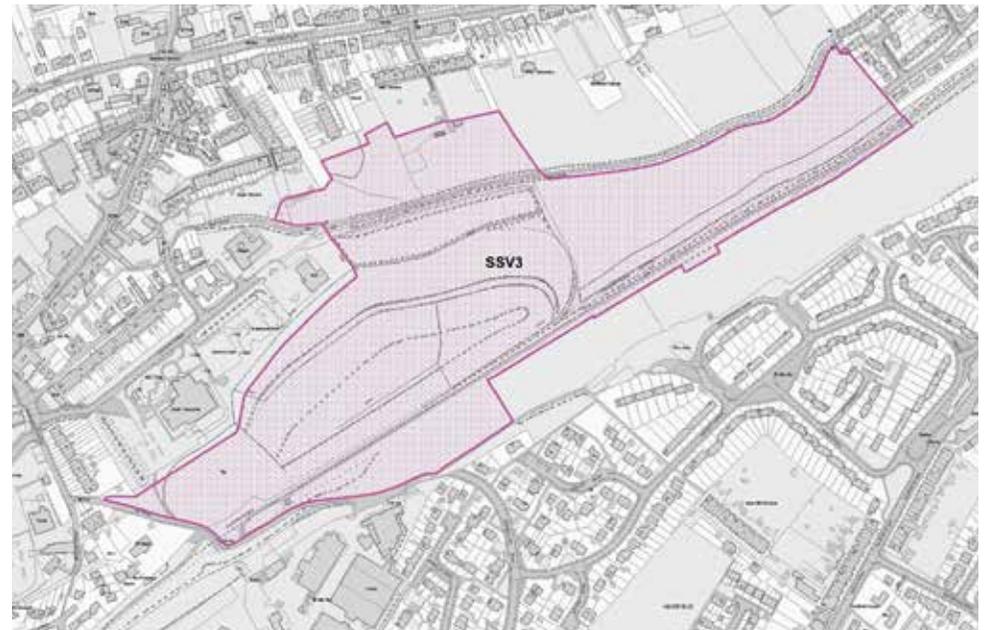
SSV3

Context

1.248 The Town Council voted unanimously in 2012 to secure a Town Park for Midsomer Norton, which will be broadly located between Gullock Tynning and Five Arches. Once achieved, a Town Park, along with the Skate and Adventure Play Park, will offer a fantastic leisure facility to Midsomer Norton and the whole of the Somer Valley, helping to attract visitors to the town.

1.249 The Town Park therefore should be considered as a fundamental element of the towns offering, alongside areas such as the civic core around the Town Hall and the retail core. This fits well with its status as a monument to the Somerset Coalfield and its significant position in the skyline of the town.

1.250 The Core Strategy vision for the Somer Valley states that Midsomer Norton town centre will include the new Town Park. Core Strategy Policy SV1 includes a requirement for the implementation of a new Town Park at Midsomer Norton, and Policy SV2 states that the strategy for Midsomer Norton town centre includes the enhancement of leisure provision and improving access to green infrastructure including the Town Park. The 2007 Local Plan allocated the land as a Town Park and the Placemaking Plan will continue this allocation in order to convert the existing significant green resource at the centre of the town into a recognised Town Park.



1.251 Planning application 14/01020/FUL was granted permission on 9/6/2014 for changing the use of the land for a new Town Park of around 8.28ha set to the south of the River Somer. An associated planning application (14/01019/FUL) for further land to be designated as a Town Park east of Gullock Tynning and north of the River Somer has also been granted permission.

1.252 Including land both to the north and south of the River Somer is crucial because it provides the opportunity to provide linkages between Midsomer Norton and Westfield on a north south axis. The inclusion of a pedestrian/cycle bridge will allow people to travel from Radstock Road, through the park to Westfield. This will also allow cyclists travelling along the existing cycle path to enter the town centre and use its facilities, bringing much valued footfall for the retail core. Including land both to the north and south of the River Somer also creates a park with a river running through the heart of it, rather than a lesser feature running down the side.

1.253 The site currently comprises predominantly open ground with a number of footpaths, the majority of which have evolved as people have walked through the site. Much of the site is a remnant of the coal mining era, and was a colliery spoil heap. Although greatly valued by the community, it currently has no specific function, and although in close proximity, it presently feels rather isolated from the High Street. After 50 years of growing wild, the land offers excellent potential to create a town park which respects and harnesses the ecology of the area.

1.254 The detailed design of the Town Park will evolve over time, but should be made up of an organic combination of spaces and paths utilising the landscape to fulfil its potential as an exciting and interesting destination for leisure and recreation which can play its role in the economic regeneration of Midsomer Norton and the wider Somer Valley. Initial concepts to date have included a large natural amphitheatre and space to hold community events and activities.

1.255 Different areas could be developed for different uses such as green open spaces, steep slopes with trees, paths and other features utilising the topography. This is considered to be appropriate for the character of the area and will protect the setting of the Conservation Area. The park will be delivered incrementally over time to an overall masterplan as and when funding streams arise.

1.256 There is potential to improve the provision of car parking that could be used for both the Town Park and the High Street, helping to reinforce this area as an accessible town centre arrival point. In conjunction with improved pedestrian connections this could encourage greater movement to and from the High Street and greater use of the park and leisure facilities as a combined town centre trip.

1.257 Ecology should be integral to the design of the park. The Five Arches path adjacent to the site is known for commuting and foraging by several species of bat, including Horseshoe Bats.

1.258 The western and southern areas of the site are covered by a woodland Tree Preservation Order. The detailed layout of the park should be informed by the trees and their quality on the site.

1.259 The detailed design should take into account residential amenity. Lighting should not encourage people to gather in the lit areas during unsociable hours.

View from the town park site



Former Sewage Works, Welton Hollow

SSV10

Context

1.260 The B&NES Local Plan allocated the former sewage works at Welton Hollow, Midsomer Norton for employment purposes, and included as part of the Core Employment Area. Development has not yet occurred.

1.261 The Local Plan required pedestrian and cycle links to the Norton-Radstock Greenway and to Midsomer Enterprise Park access road and/or Radstock Road; and satisfactory access from Midsomer Enterprise Park access road or Radstock Road.

Options

1. To reallocate the site in the Placemaking Plan for the same purposes and requirements.
2. To de-allocate the site but retain in the Core Employment Area.
3. To de-allocate the site and remove from the Core Employment Area. What alternative uses are there?



Land West of Midsomer Norton Enterprise Park

SSV12

Context

1.262 The B&NES Local Plan allocated land west of Midsomer Norton Enterprise Park for employment purposes, and included as part of the Core Employment Area. Development has partly occurred.

1.263 It is proposed to de-allocate the site but retain within the Core Employment Area to reflect its proposed employment use.



Radstock Town Centre

Context

1.264 Radstock is located on the northern edge of the Mendip Hills in the Wellow Brook valley in the former coalfields of north Somerset. The town lies at the nexus of five steep-sided valleys and the tributaries of the Wellow Brook flow into the town from the north and south.

1.265 The sub-surface geology of the area is complex; of particular interest are the white lias limestones, which give rise to the local building stone of Radstock and contribute markedly to its local identity. Beneath the sub-surface formations are the upper coal measures, which gave rise to much of the town's development when the resources were being exploited. Many of the town's houses are situated above the valley floor, perched on the valley sides.

1.266 The topography of Radstock reflects the underlying geology, which made coal mining possible, but also contributed to its eventual collapse due to its uneconomic nature. Surrounded by hillsides and sited at the confluence of the Wellow Brook and its tributaries, the town has a distinct landscape backdrop with the countryside encroaching close to the centre of town. The ridges comprise extensive tree cover, with remnant strips of woodland providing a sense of enclosure and focusing views across the town's valleys to the wider countryside beyond. In addition to this natural tree cover, plantations on the spoil heaps, locally referred to as batches, and quarries form distinctive tree groups on or up to the surrounding ridge tops and reflect the natural phenomenon of the highly folded topography and the intense coal-mining activity.

1.267 The discovery of coal in 1763 led to the development of Radstock as the centre of coal mining activity in northern Somerset until the 1950s. In the mid-nineteenth century there were six large collieries working in the town with further pits to the north and west beyond the main centre. The development of transport was essential to the survival of the coal industry and resulted in the opening of the Somerset Coal Canal.

1.268 The tramways and the eventual arrival of the railways in 1854 had a significant impact of the morphology of the town with a shift away from the old historic core around the church of St Nicholas, to the hillsides surrounding the pits. Although the railways are no longer in use for trains, parts of their original routes have been retained as public footpaths and cycle paths, as have the many former collier's paths and narrow gauge tramway routes and branch railways that led from the main railway lines to the collieries.

1.269 The town still retains many important colliery features, and is a rare example of an early industrial landscape where small-scale mining existed in a rural community and has left an important local legacy. This includes engine houses, colliery buildings, huge planted spoil heaps and haulage inclines used to transport the coal. The industrial architecture contrasts sharply with the traditional farming communities of southern Somerset.

1.270 As the size and number of collieries increased in the Radstock area, more people were required and were often housed in small terraces erected by the mine owners. Exceptional groups of these terraces survive and their contribution to the town is unparalleled in their exceptional quality and character. With a shift away from the old medieval core of the town, a scattered settlement developed on the valley sides close to the pits.

1.271 The prevalent and traditional building materials reflect the local geology of the area. White lias stone laid as squared coursed rubble is the common building material, Welsh slate pitched roofs are the dominant roof form, and pennant sandstone is found in boundary and retaining walls. Carved bargeboards emphasise important elevations. It is these locally distinct architectural details that help to shape the character of Radstock, emphasise the town's industrial legacy and impact upon the views into and out of the town contributing significantly to the atmosphere

of the town. It is vital that future development within Radstock references and builds upon these qualities; modern development within the centre has generally not been sympathetic to the more ornate, Victorian buildings, lacking their detail and visual variety. This is particularly evident in Fortescue Road where the alien materials and over-simplified proportions of the 1960s shops contrast sharply (and detrimentally) with the Victorian façade on the opposite side of the road.



Strategic Policy Context

1.272 The Core Strategy provides the strategic planning policy position for Radstock Town Centre (Policy SV3). The centre is to provide a focus for the neighbouring communities and villages with its local retail offer, job provision and community facilities. Policy SV3 seeks to bring into use the under-used and vacant sites within the town centre, whilst enhancing the public realm, heritage assets and links to / quality of green infrastructure.

Working with Stakeholders

1.273 There are a number of development opportunities within and adjoining the town centre. The Core Strategy provides a high level context but there is a need to work with the community to develop a more detailed vision/set of objectives for the town centre that will form the framework for determining the future use of available or potentially available sites, and the infrastructure measures to mitigate the impacts of development.

1.274 The Council continue to work with Radstock Town Council and key partners on the preparation of policies for Radstock in the draft Plan in 2015. Discussions with the Town Council have highlighted important issues such as improving the town centre environment and retail offer, improving green infrastructure, infrastructure provision, and provision of medium sized industrial units.

1.275 Consultation on the options document will be the vehicle for working with the community and other stakeholders to identify the future use for the sites and key development and design principles which will then be outlined in the Draft Plan.

1.276 The Norton Radstock Regeneration Company (NRR) is a particularly important stakeholder for the Council to work with. The company was created through Single Regeneration Budget (SRB) funding and the Market Towns Initiative by the Regional Development Agency in 2000, and set up as a company independent from the partner agencies and the Council, but required to work in close cooperation with them. They are currently bringing forward a major site in the centre of the town on the former railway land. This development will bring around 190 new homes, 1,000sqm of commercial/retail space, new community/employment space in the retained Brunel Shed, enhancement of green infrastructure with a link through the site to the Colliers Way National Cycle Network and a new pedestrian bridge accessing St Nicholas School from the town centre. Development of the former railway land is phase one for the NRR Company, with the next phase being to use any overage and attract funding to kick-start regeneration of the area with further projects.

1.277 The NRR Company have provided the Council with their own vision for the town, to build on the benefits of the redevelopment of the railway land.

1.278 Concurrently, the Local Trust is consulting on their 'Big Local Plan' covering Radstock and Westfield. In November 2010 the two areas were awarded £1 million by the Big Lottery under the Big Local programme. This funding is to be spent over a 10 year period to meet needs identified by local residents. The vision of the 'Big Local Plan' is for a community that is participating in its future and working in partnership to make things happen. This will involve unlocking potential, getting people and communities connected and working together, managing the transition from old mining, printing and industrial to social enterprises and small businesses, and building on the ability of the communities to identify and respond to local need.



1.279 The 'Big Local Plan' consultation document recognises the need to work together with the Council on the Placemaking Plan to ensure that the needs and desires of the residents of Radstock and Westfield are fully considered. The 'Big Local Plan' will include the main elements of what will make the physical environment of Radstock and Westfield a great place to be; the Council will work closely with the 'Big Local Plan' team to ensure this happens.

1.280 This consultation provides an opportunity to comment on these initiatives and suggest ways in which the diverse range of stakeholders can work together effectively to meet the objectives of the Core Strategy and meet the needs of Radstock.

Other Potential Development Opportunities

1.281 The options document highlights below several potential development opportunities within Radstock and suggests development and design principles for each site. However, the opportunity also exists to highlight to the Council any other potential development sites that are not currently included. These could include for example the 1960s shops along Fortescue Road which were built in 1968 when the original row of shops associated with the railway station were demolished. The Town Council has highlighted this part of the town centre as being 'extremely dilapidated and well past its sell by date' with 'demolition providing an opportunity for re-use and enhancement of the character of the historic town centre as part of a comprehensive plan for town development'. Redevelopment could offer the opportunity to develop the site alongside the northern element of the railway land development to provide enhanced town centre uses.

1.282 Another site suggested by the Town Council is the Hope House surgery site, which could be converted to retail or offices with flats above. It is understood that the surgery is considering options to relocate within Radstock town centre to a larger and more accessible site. Some of the proposed site allocations below could be a candidate for this relocation, and could be considered alongside the other options discussed. Another consideration is the Council owned Library site. The library function is proposed to be moved into the Radstock Co-operative supermarket.

The Council has made no decision to redevelop the current library building, which will be occupied by the children's centre. However, the building does not contribute to the significance of the Conservation Area and redevelopment would offer an opportunity to repair the damaged townscape. The site is not currently available for redevelopment, but if it were to become available the Draft Plan should consider its future use. This consultation offers an opportunity for comments to be received on its future use.

1.283 The Council is seeking comments on these and any other potential development opportunities during this consultation.

NORTON RADSTOCK REGENERATION COMPANY: THEIR KEY PRINCIPLES FOR THE FUTURE OF RADSTOCK

- Regeneration of the town based upon its strengths: the setting of the town, its industrial history and legacy, the growing interest in the performing arts.
- Addressing the needs of the town's people, with more opportunity to shop and work locally and better health facilities.
- An extended and re-enforced retail provision to bolster and secure the role of the town centre.
- Edge of centre parking areas to free up the central area with good management, and easy pedestrian/disabled access to the central area.
- Pavements, cycleways and walkways designed to facilitate access other than by the private car.
- Making full use of Radstock's good access to the national cycleway network, and this along with the heritage legacy should provide a context for regeneration of the town.
- Facilitate the upgrading of existing facilities to meet growing needs in the revitalised town.

Charlton Timber Yard

Context

1.284 The Timber Yard site is c.0.43ha, bounded to the north and east by the Wellow Brook, and to the south and east by Frome Road.

1.285 This site was until recently the home of Charlton's World of Wood, a former timber yard with ancillary retail use. The site is occupied by a single building, constructed over a considerable length of time in several stages, with a gross floor area of around 2,000sqm. It is predominantly single storey, with a small two storey area in the north / north east part of the site. It is currently being used by Wessex Water as a compound for works being undertaken to Fortescue Road.

1.286 It is located in a prominent position located on a bend in Frome Road, and is believed to have originally consisted of workshops linked to the collieries, constructed between 1880 and 1930 with subsequent amendments and additions. It is conceivable that some elements of the building are older than this and have been incorporated into the structure.

1.287 Along with the adjacent gabled Co-op building to the north west of the site, the stone landmark buildings and boundary walls are a very important local landmark and have group value which should be retained and enhanced as part of any development. Emphasis should be given to the need for development to seek a positive and appropriate road frontage to Frome Road, rather than the car dominated frontage at present.



1.288 Once the new Frome Road link being delivered by the Council for the railway land development is constructed, the site will much more closely linked to the existing town centre. Redevelopment provides the opportunity to incorporate town centre uses that complement the existing uses in the town centre, and those being provided by the NRR development.

1.289 The site was considered during the B&NES Local Plan examination as a potential site allocation. The Inspector considered at that point in time that as the site was an active employment use there was no evidence of any requirement for redevelopment, and therefore no reason to include as an allocation. This was still the situation until recently when the site was vacated.

1.290 Ecology is of particular importance in this area due to known bat roosts in close proximity to the site and known bat activity in the area, including Greater and Lesser Horseshoe bats. The tree-line and watercourse to the north and east are likely to be used by the bats.

Vision

1.291 Redevelopment should be a heritage led regeneration scheme, enhancing the Conservation Area, retaining and appropriately incorporating the distinctive historical buildings on site as part of the redevelopment, and form an expansion of the town centre, complementing existing uses.

EMERGING POLICY APPROACH: SSV14 EMERGING DEVELOPMENT AND DESIGN PRINCIPLES

1. Heritage led regeneration scheme which will enhance the Conservation Area. To include suitable materials (including White Lias stone), suitable scale and massing.
2. Mixed use scheme encompassing town centre uses (which complement existing town centre uses) utilising an active ground floor frontage onto Frome Road, and residential (including affordable housing in accordance with Adopted Core Strategy Policy CP9) and/or offices above.
3. Retention of historic stone buildings on site. Along with the adjacent gabled co-op building to the north-west they form very important local landmarks and group value which should be retained and enhanced by new development.
4. Incorporation of existing stone boundary wall into scheme.
5. Reinstatement of windows within the historic stone buildings on the western boundary that are currently blocked up.
6. The Wellow Brook boundary must be protected and enhanced as a bat corridor, with additional planting using native species local to the area and no increase to light levels along this boundary. A buffer zone should also be included.
7. Bat boxes to be erected with provision of suitable monitoring.
8. Provision of SUDS (excluding infiltration techniques).
9. Vehicular access from Frome Road.
10. Provision of cycle parking.
11. Sound attenuation against external noise.
12. Remediation of any land contamination caused by former industrial use.

ALTERNATIVE OPTIONS

1. To remain as an unallocated site in its current use.
2. Not to allocate, but to include within an extended town centre boundary, acknowledging that when the new road link is completed the site will be much more closely linked to the town centre. This would allow redevelopment for town centre uses but not prescribe what they would be, or include any design principles.
3. To include within an extended town centre boundary and also allocate the site for a mix of uses including retail and residential.
4. To allocate as an employment site (B2 industrial) to meet the need identified by the Town Council for such units.
5. Should / could the Wellow Brook ecological corridor form a more multi-functional green infrastructure route incorporating a riverside walkway? This would provide an off road, more attractive route for pedestrians walking from Frome Road towards the town centre. There will be the option of a direct walk from the old bridge beside the Rymans site entrance, through the site to the town centre.

Ryman Engineering Services

Context

1.292 The site is currently in industrial use on a long but narrow piece of land located on Frome Road located between the Norton Radstock Regeneration development to the west and an industrial estate to the east which incorporates former colliery buildings. The majority of the site is scrub land and unused, with a rather rugged and scruffy appearance. Similar to the Charlton Timber site, this site is located adjacent to but outside the town centre boundary and the housing development boundary.

1.293 The site is of local heritage and cultural significance and is an important element, and surviving remnant, of the Somerset coalfields, an intrinsic and significant aspect of Radstock's cultural identity and former historic economic activity employing large numbers of local people. The site comprises former railway sidings, which provided a connection for the collieries to the Great Western railway to the south, and the Somerset Coal Canal tramway to the north. There is surviving fabric and features from this use including tracks and a building constructed in the distinctive locally sourced white lias in common with much of Radstock. The site lies within Radstock Conservation Area.



1.294 Any redevelopment should take into account the historic location of the site, and its dual character as having both an industrial and rural character which should be reflected in the design approach. A successful scheme will reference, reflect and respect the historic character of the site with inspiration taken from surviving historic buildings in terms of scale, style and use of materials and taking account of historic plan form so as to better reveal and present any aspects of significance.

1.295 The owners have expressed a desire to relocate the business to another part of the Somer Valley and redevelop the site. This would meet the desire of Policy SV3 to 'bring into use the under-used and vacant sites' within Radstock. It should be noted that the site was put forward for allocation for residential during the B&NES Local Plan examination, but was rejected by the Inspector because it was in active employment use and there was no evidence for the requirement for redevelopment at that time.

1.296 If redevelopment is accepted at this time, one of the main issues to overcome is the location adjacent to an industrial estate and finding an alternative use that is compatible with this neighbouring use. If the site was to be redeveloped for residential uses, residential amenity will be a key consideration, with the adjacent industrial activity likely to cause a high level of disturbance to future residents through noise and dust. Further evidence is required in the form of a noise assessment to show how this issue could be mitigated. This issue would be avoided if the site were redeveloped as employment land. A further solution would be to include the adjacent industrial estate with the Rymans site as a comprehensive redevelopment site; however, the Council has no evidence to show that the industrial estate is available for development.

1.297 The most significant ecology issue at this site is likely to be the potential for impacts on bats, including the light sensitive greater and lesser horseshoe bat. There is also potential for reptiles and rare invertebrate species on site.



Above: Terrace on Waterloo Road

Vision

1.298 Redevelopment should be a heritage led regeneration scheme, which enhances the Conservation Area and incorporates a design approach that reflects the dual character of the site, which is both industrial and rural.

1.299 Miners' terraces are a notable feature of the Ludlows and Tynning coal-mining area, and details should be drawn from these to inform the design. For example, at nearby Waldegrave Terrace and Waterloo Cottage a larger house can be seen at the end of each terrace (as these were occupied by colliery officials). The contribution of these terraces and their gardens to the Conservation Area is unparalleled in their exceptional quality and character, and should be used to inform the design of the Rymans site.

EMERGING POLICY APPROACH: SSV16 EMERGING DEVELOPMENT AND DESIGN PRINCIPLES

1. Around 10 dwellings, including affordable housing in accordance with Adopted Core Strategy Policy CP9.
2. Redevelopment will reference, reflect and respect the historic industrial and rural setting and character of the site with inspiration taken from surviving historic buildings in terms of scale, style and use of materials and taking account of historic plan form so as to better reveal and present any aspects of surviving significance.
3. This should include the incorporation of white lias limestone into the design of the new buildings laid as squared coursed rubble, and other important materials as specified by the Radstock Conservation Area Appraisal.
4. Retention of the surviving rail tracks and preservation of the route of the former railway line within the design of the site. This should serve as the access road which should be designed as a shared space, using sensitive materials.
5. The design should not be dominated by highways and parking spaces.
6. A through pedestrian / cycle connection should be made with the development of the former GWR land to the south, linking to National Cycle network and bridge connection to St Nicholas School.
7. The two bridges that are located on the north west and south west boundaries of the site linking to the NRR site should be reopened as pedestrian / cycle routes.
8. Redevelopment should provide a pedestrian footpath crossing at the access to the site / junction with Frome Road with pedestrian priority.
9. Land remediation as necessary.
10. Appropriate ecological mitigation to be included for bats, reptiles and invertebrates. Bat flight lines are to be maintained, and there should be zero light spill onto bat flight routes.
11. Design should allow space between the access road and the brook which should incorporate a habitat buffer to include tree planting.
12. Provision of SUDS (excluding infiltration techniques).
13. Home designs should be designed to maximise environmental benefits such as solar orientation.

ALTERNATIVE OPTIONS

1. Allocate the site for small/medium scale employment uses (B1c/B2) to meet the need identified by the Town Council for such units.
2. To remain as an unallocated site in its current use.
3. Allocate the site and the adjoining industrial site for a mixed use development of employment and housing which would result in a more comprehensive and satisfactory development. This option cannot be currently shown to be deliverable as the owners of the industrial estate have not indicated that the site is available for redevelopment.

Radstock County Infants

Context

1.300 This site is the former Radstock Primary School, constructed in the mid-20th century and closed in 2005, replaced by Trinity Primary School at Woodborough Lane. The site is vacant and redundant, and within the Housing Development Boundary and Conservation Area. Prefabricated buildings remain on site, which are all single storey pitched roof (asbestos sheeting) structures located along the southerly edge of the site. The remainder of the site has been cleared.

The surrounding area is residential, with Bath Old Road to the east and all three off-road boundaries to private residential gardens with 1m high stone walls along the west and north limits of the site. The site slopes steeply from north to south and also from the frontage to Bath Old Road and to the rear.

1.301 The site at present has a neutral effect on the Conservation Area with relatively low scale buildings on the site. Redevelopment offers the opportunity to enhance the Conservation Area. The surrounding area is generally residential and presents a strong character of natural stone, two storey terraced cottages with dressed stone window and door surrounds.



1.302 This site was also considered as a potential option for accommodating gypsy & traveller pitches through the Issues & Options consultation on the Gypsies, Travellers and Travelling Showpeople DPD. However, it was not considered suitable for this use and is therefore, now being considered as a potential allocation for residential use (housing).

Vision

1.303 Residential scheme which responds positively to the established character of the immediate area and which enhances the Conservation Area.

Below: The site at present

Bottom: Terraces on Bath Old Road



EMERGING POLICY APPROACH: SSV17 EMERGING DEVELOPMENT AND DESIGN PRINCIPLES

1. Around 10 dwellings, including affordable housing in accordance with Adopted Core Strategy Policy CP9.
2. Development to include a terraced form of development at the frontage of the site consistent with and responding positively to the local area which is characterised by two storey white lias stone terraces facing the road with small front gardens, stone boundary walls and a strong building line. The terrace should be constructed of natural white lias stone with Bath stone opening details to maintain the character and quality of the Conservation Area and stepped in groups to accommodate the site profile.
3. Development to the rear of the site should take a less formal approach with dwellings subservient to the dominant main terrace.
4. Scale of the new dwellings should be consistent with the adjacent housing, with the ridge heights of the proposed terraces on the site frontage being the same as those of existing properties.
5. Shared surface access from Bath Old Road to minimise visual intrusion.
6. Car parking and highways should not dominate or dictate the design of the development or dominate the quality of the public realm.
7. Provision of landscaping within the site which enhances the development and complements its surroundings.
8. Protection of existing trees on the western boundary, including those designated with Tree Preservation Orders.
9. Provision of SUDS by using infiltration techniques.

ALTERNATIVE OPTIONS

1. Include live/work units on the rear part of the site to provide an element of employment, consistent with the character of the area.
2. As the site is publically owned by the Council, there is opportunity for a more innovative development here, such as development of self-build housing. Should this be considered as an option?

Coomb End

SSV6

Context

1.304 Coomb End links Clandown to Radstock along the floor of a narrow, steep sided valley. It has a more or less continuous mixture of housing, commercial and industrial development along both sides.

1.305 The road is a through route from Radstock town centre to Clandown. It is narrow, barely wide enough for two cars to pass in some sections, and lacking in pavements in places. It can be difficult to use the junction with the A367 at its southern end because of the acute angle, restricted visibility and the volume and speed of traffic on the main road. At the northern end the roads through Clandown are narrow and access to the main road is not easy. Such land that has been redeveloped along Coomb End has been small scale and has produced benefits of footway provision across the frontage.



1.306 The site is located on the east side of Coomb End, approximately 300m north of the junction with the A367 and is occupied by buildings in a variety of commercial uses. There are a number of houses in this part of Coomb End.

1.307 The Local Plan allocated the site for a mixed use development including around 30 dwellings (site NR13). This was to include the provision of a footway along Coomb End Road, with no net increase in traffic congestion or any prejudice to safety at the junction of Coomb End with the A367 in Radstock.

1.308 Part of the northern part of the allocated site has been developed for 5 houses. The remainder of the site has to date not come forward for development. It is likely that the site is in a number of different ownerships. Existing businesses will need to relocate or vacate the site to enable redevelopment. The SHLAA considers that the site is not deliverable within the next five years, but is developable within the next 10-15 years, and therefore includes the site within the identifiable supply for the Core Strategy period.

1.309 The site is within the Conservation Area. The Radstock Conservation Area appraisal recognises the importance of the Coomb End area with the three collieries of Clandown, Old Pit and Middle Pit, and evidence of this former use in the area. Any development in the Coomb End area needs to relate to this local character and enhance the Conservation Area.

1.310 Fringes of the site along the Coomb End road frontage are within Flood Zone 3. The majority of the site is however outside of the flood zone.

1.311 Development would also need to investigate possible contamination and provide necessary remedial works.

Options

1. Replicate Local Plan Policy GDS1 NR14 in the Placemaking Plan.
2. Include as a site allocation but provide more detailed site requirements than NR14 to guide development.
3. Include other potential development sites along Coomb End as site allocations. The Mirage Inks site, located at the southern end of Coomb End has been the subject of a recent development proposal (refused because of over-development but with the principle of restoration and conversion of an important heritage asset strongly supported). The SHLAA identifies land to the north of the site as a further potential development site (RAD13).
4. Remove the site as an allocation because of lack of delivery since the Local Plan was adopted.

1.316 The Council has refused these applications, and believes that the buildings are capable of meaningful adaptation and reuse for a variety of purposes, the most viable of which would appear to be residential. Recent examples of similar conversions in the district include the Temple Infant and Primary school sites in Keynsham. If the buildings were demolished, the harm to the Conservation Area caused by the loss of the historic fabric would be considerable.

1.317 Bats are roosting within the building. Redevelopment would need to provide appropriate ecological mitigation.

EMERGING POLICY APPROACH: SSV20 EMERGING DEVELOPMENT AND DESIGN PRINCIPLES

1. Conservation and reuse of the 19th century buildings as part of a residential development.
2. Development should enhance the Conservation Area.
3. Appropriate ecological mitigation to be included for bats.

Vision

1.318 Restoration and reuse of the 19th century buildings for residential use, harnessing the heritage of the site, which will greatly enhance the Conservation Area and form a key part of the regeneration of Radstock.



Top right: The former school buildings
Bottom: St Nicholas Church

Westfield

Context

1.319 The Parish of Westfield lies between Midsomer Norton and Radstock. It is intrinsically linked to these two settlements but has its own separate identity. It is an important base for services for the population centres of the old Somerset Coalfield area, and hosts important facilities such as Radstock College and Westfield Industrial Estate. There have been a high number of small housing developments in recent years, and one significant project at the former Alcan factory site which is currently being constructed. There are however only a small number of local shops in the immediate area at Westfield local centre.

1.320 The Placemaking Plan will focus on potential development sites such as the college grounds and the land adjacent to the St Peters Factory site.



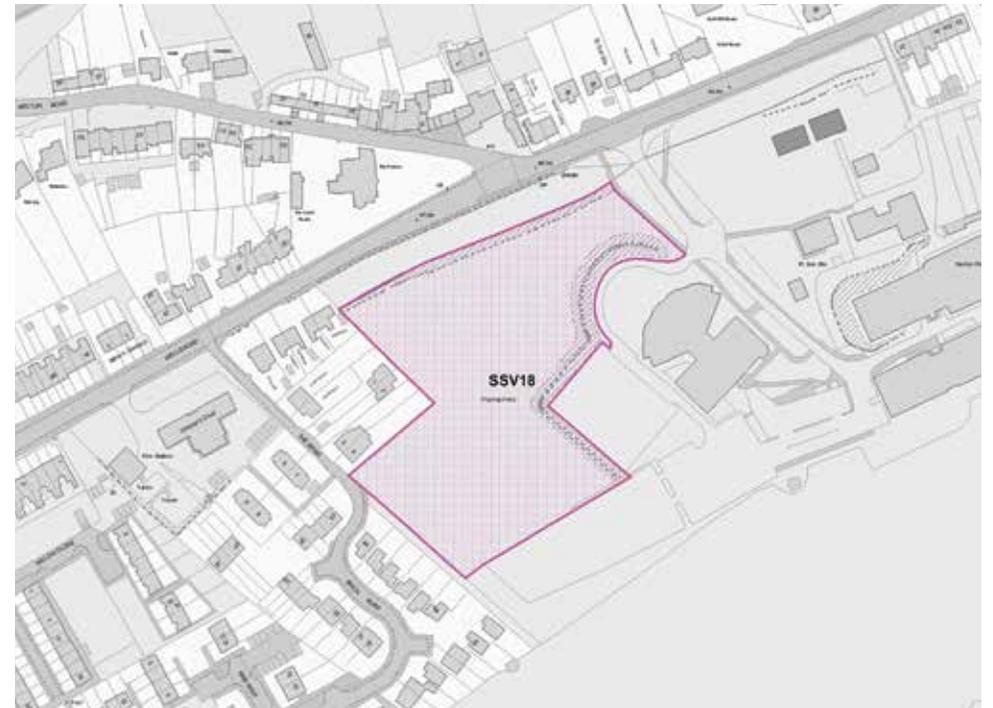
Radstock College

Context

1.321 Radstock College is a small general Further Education College which has its main site within Westfield Parish. The College has undertaken a major transformation of its Estate and learning environment through a 20 year Capital Investment programme replacing a single 'unfit for purpose' steel framed and clad 1959 building and 42 temporary Elliot blocks with a high quality modern learning environment. This has included the provision of an ICT infrastructure and well-equipped learning spaces, professional and industrial standard workshops and practical training facilities.

Some £10 million has been invested since 1994 to provide new engineering workshops, a Construction Centre incorporating Green Skills (low carbon) workshop alongside a Centre for Vocational Excellence in Care and new Land-based facilities for Horticulture, Animal Care, Equine Studies and Veterinary Nursing.

1.322 The College is seeking to dispose of what it considers to be surplus land within its ownership which will assist it to recapitalise following the completion of the renewal of the aforementioned educational buildings. A recent report published by the Department for Innovation & Skills in 2014 found the College to be in a weak financial position. The College has posted deficits in each of the last three years.





Top: Current educational buildings.

Above: View from the access road looking west across the site.

1.323 A significant deficit is anticipated for 2014/15 which would put severe pressure on the college's cash position. The Department has placed the College into Administered College status. The Department have recommended that the College increases the urgency with which it pursues the possibility of a land sale; should there be difficulty in achieving this College will require advances of funding from the Skills Funding Agency until the land sale is concluded. Selling College land to a developer appears the only reasonable option for the College to pursue. To this end, several pre-applications have been submitted by the College to the Council for redevelopment of the site for residential development.

1.324 The site comprises playing fields adjacent to existing College buildings to the east, open fields and flood plain (a Site of Nature Conservation Interest or SNCI) associated with Waterside, a tributary of Wellow Brook to the south, existing houses on the Ding to the west, and Wells Road to the north.

1.325 The site is adjacent to but outside the housing development boundary and Conservation Area, but is designated as a playing field in the Local Plan. The site forms part of the Council's five year supply of housing as shown in the SHLAA.

1.326 The playing fields are currently protected by saved Local Plan policy SR.1A. There may be circumstances where the development of existing recreational land can be justified, but in such cases the existing facility will have to be suitably enhanced or appropriate alternative provision found elsewhere to recompense the loss.

1.327 Trees should be retained along the Wells Road, western and eastern boundaries. Building scale and height should not cause an intrusion into views from the south east, and redevelopment should enhance the setting of the adjacent Conservation Area and Listed Buildings. A former public right of way which ran from Wells Road to the south should be reinstated. Sport England will need to be consulted as redevelopment would result in the loss of playing fields.

1.328 Loss of car parking for the College should also be considered when determining the appropriate site boundary. Sustainability is a key corporate priority for the College; therefore redevelopment offers the opportunity for the College to showcase this aspect by delivering a sustainable development in line with Core Strategy Policy CP2.

EMERGING POLICY APPROACH: SSV18

EMERGING DEVELOPMENT AND DESIGN PRINCIPLES

1. Around 50 dwellings Retention of trees fronting A367, western and eastern boundaries.
2. Building scale and height should not cause intrusion into views from south east.
3. Reinstatement of public right of way linking Wells Road to Waterside.
4. Enhance setting of adjacent Conservation Area and Listed Buildings.
5. To include an area of high quality public open space.
6. Upgrade of access road from Wells Road to appropriately accommodate new development and which does not negatively impact on access to the College.
7. Design of new internal roads to be in accordance with the guidance of Manual for Streets 1 & 2, incorporating shared space.
8. Access for emergency vehicles and refuse collection must be available.
9. Development must not result in displaced car parking onto adjacent streets.
10. Provision of SUDS by using infiltration techniques.
11. Suitable off site replacement of recreational land or enhancement of existing off site recreational land to compensate for the loss of the playing fields.

ALTERNATIVE OPTIONS

1. To include employment uses as a more mixed use development. Units for start-up businesses connected to the College would be a fitting legacy for the College to provide to the area.
2. To remain as an unallocated site in its current use (playing field).
3. To amend housing development boundary to include site, but do not allocate.
4. Can the site do more to include green infrastructure to improve links between the Waterside/ West Hill Gardens SNCI to the south and Norton Radstock disused railway line SNCI to the north?

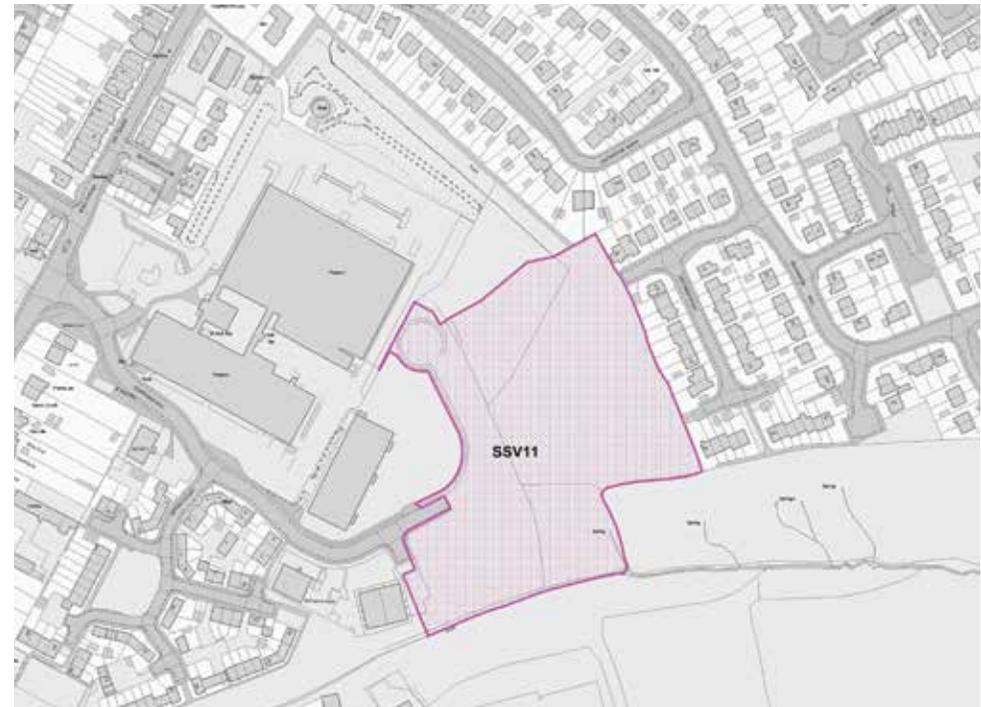


St Peter's Factory / Cobblers Way

Context

1.329 This site was an area of former quarrying and limekiln operations, and formed part of Local Plan allocation GDS.1 NR4 for a mixed use development for residential (100 houses by 2011) and business uses (B1, B2 and B8) with associated site requirements.

1.330 The majority of the Local Plan GDS site gained permission in 2008 for 107 dwellings and commercial development which has since been completed. The remainder of the site has not currently got planning permission, and in 2011 the GDS policy was not 'saved' by the Secretary of State. The site is therefore not currently allocated for development, and lies outside of the housing development boundary.



1.331 The site is bounded to the north by an area of woodland, and to the east by residential development along Lincombe Road. To the north west the site is bounded by commercial and industrial units and to the south by the Waterside Valley and open countryside. The site is connected to the wider landscape by trees and hedge lines. In the main the site is laid to grass and relatively level with the land dropping away to the south into the valley where the boundary is bordered by a watercourse.

1.332 The site is of high ecological value having been identified as an important post-industrial site with particular value for bats, reptiles and invertebrates. The site also needs to carefully consider the relationship between the surrounding employment uses to the west, the current residential area to the east, and the Waterside Valley and open countryside to the south. These considerations place a limit on the amount of development that the site can accommodate.

Left: Existing employment units

Bottom: Site sloping to Waterside stream

Below: Existing site



Vision

1.333 Mixed use development with new homes and new employment floorspace which works in harmony with the site by incorporating multi-functional green infrastructure space as a key component.

EMERGING POLICY APPROACH: SSV11 EMERGING DEVELOPMENT AND DESIGN PRINCIPLES

1. Around 30 dwellings (including affordable housing in accordance with Adopted Core Strategy Policy CP9) and employment floorspace.
2. Vehicular access from Cobblers Way.
3. Pedestrian and cycle access from Lincombe Road.
4. In the southern part of the site residential development is to face the open countryside setting of the Waterside Valley, with development keeping well back from plateau edge.
5. Enhancement of the Waterside stream at southern boundary including restoration and buffering of the stream channel, provision of a recreation route along the route of stream linking with existing public rights of way, with marshy grassland to be created near the stream for invertebrate interest and an area set aside for wildflower meadow creation.
6. Retention and strengthening of tree belts (including the row of ash trees adjacent to the western boundary) and hedgerows around the perimeter of the site as commuting routes for bats, using native species local to the area, filling in gaps where present. Dual purpose to act as noise barrier between site and adjacent industrial uses, and as a buffer to safeguard the residential amenities of housing development to the north east. The end result will be a multi-functional green infrastructure network, incorporating a diverted public footpath CL24/107, linking the Waterside stream to the south with the woodland to the north.
7. In addition to the above, planting of native tree species local to the area within the site as part of the landscape strategy for use of bats as part of foraging grounds.
8. Lighting on site to be LED type using downward deflectors and facing towards the development to protect bat commuter routes. Dark corridors to be in place to protect bat feeding and commuting routes around the sites perimeter.
9. Bat boxes to be erected within the site with provision of suitable monitoring.
10. Refuges to be created and maintained in suitable areas on the edge of and/or adjacent to the site for reptiles. Reptile fencing to be erected around the construction zone in the spring prior to work commencing which should be maintained through the construction period. Reptiles on site to be translocated to refuge areas prior to construction commencing to ensure that all the population is captured and relocated.
11. Protection of minor aquifer underlying the site.
12. Provision of SUDS by using infiltration techniques.

ALTERNATIVE OPTIONS

1. An alternative option is to replace the employment area with additional housing. This would raise the residential capacity of the site to around 40 dwellings.

Paulton and Peasedown St John

1.334 Paulton is located along the west end of a long, gently undulating limestone ridge with Peasedown St John at the eastern end. The ridge separates the Cam Brook from the Wellow Brook and River Somer valleys.

1.335 The southern part of Paulton is set back from the edge of the ridge so little of the village is seen from the Somer Valley. The village has spread down the gentler northern slopes of the Cam Valley. Located on the lower slopes the former printing works dominated the village and the valley landscape. Over the last few years these buildings have been replaced by new housing being built by Barratt Homes and Bovis Homes. The village is framed by attractive countryside. The village has a proud coal mining and industrial heritage which is reflected in its buildings and landscape.

1.336 Peasedown is a large village located to the east of Paulton, and also has a proud mining past. The main settlement is aligned along the same ridge as Paulton, which follows the line of the Fosse Way Roman Road. The small hamlet of Carlingcott existed before the large 19th century expansion when the Somerset coalfield was expanded as the Industrial Revolution increased demand for coal. By the second half of the 20th century there were at least six collieries within 3km of Peasedown St John.

The evolution of the village did not end with the closure of the coal mines in the 1950s; two periods of construction in the 1950s/60s and early 2000s involved the construction of large numbers of new homes. The southern boundary of the village is now formed by the Peasedown by-pass. Bath Business Park is located to the south east and is now nearing full occupation.

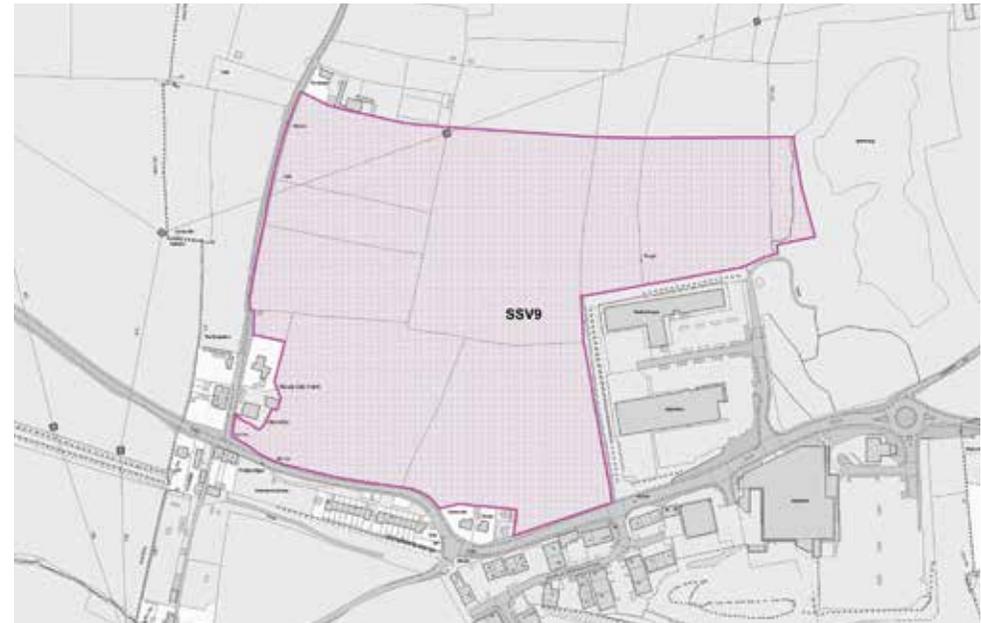
1.337 Both Paulton and Peasedown have accommodated large numbers of new dwellings in the recent past; a recent planning permission for large scale development at Greenlands (Peasedown) will add to this number in the future. Because of this, and because additional greenfield sites adjoining the Somer Valley settlements of Midsomer Norton, Radstock, Westfield, Paulton and Peasedown St John do not need to be allocated in the Placemaking Plan in order to meet the Core Strategy housing requirement, no housing sites are identified for inclusion within the Placemaking Plan.

1.338 One site which does need to be consulted on is the Old Mills employment site which was allocated in the Local Plan. This site is situated to the west of Midsomer Norton, but falls within Paulton Parish. One issue that needs to be considered is job growth within the Somer Valley as a whole; this consultation gives the opportunity for respondents to consider additional employment provision, comment on current employment site allocations and suggest any alternatives.

Old Mills Industrial Estate

1.339 A large area of land has been identified / allocated in the B&NES Local Plan for an extension to the Old Mills industrial estate to the north of the A362. The main justification for allocation is to provide a long term supply of new employment land to boost jobs in the area in light of the high levels of out-commuting. This land also provides the opportunity for some of the older factories in less suitable locations to relocate locally instead of leaving the area. However, the site has not yet come forward for development since its allocation and the Placemaking Plan provides the opportunity to review the allocation alongside other possible options.

The Core Strategy seeks to boost economic growth in the Somer Valley but recognises that growth is likely to be modest, although there is always an argument for more choice and competition on the supply side and this allocation can provide a long term supply of employment development opportunities. The site may also facilitate the relocation of a large employer within the area.



1.340 The NPPF (paragraph 22) advises that Councils should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Further, where an existing allocation for an employment use loses credibility, applications for alternative uses should be treated on their merits having regard for the need for other uses.

This could mean that if the Council accepts the principle of development on the site, and therefore the landscape harm, for employment uses, then if the rationale for that use falls away, the site could become a contender for some other use, most likely housing.

EMERGING POLICY APPROACH: SSV9* EMERGING DEVELOPMENT AND DESIGN PRINCIPLES

1. Development for business uses within uses B1, B2 & B8 of the Use Classes Order.
2. Major landscaping to mitigate the impact on the surrounding countryside and nearby residential properties.
3. Protection, diversion or undergrounding of overhead electricity lines.
4. Improvements to A362 including its realignment and associated traffic management measures to A362 & Langley's Lane to ensure safe access to the site.
5. Provision of community facility to meet the needs of workers.

ALTERNATIVE OPTIONS

1. Retain the current allocation.
 2. Retain the current allocation but with reviewed site requirements.
 3. Identify a smaller employment allocation.
 4. Have no allocation at all, seeking alternatives elsewhere in the Somerset Valley if appropriate to do so.
- Are there alternative sites that could provide employment floorspace in the wider Somerset Valley area?

*This approach takes forward the Local Plan allocation



Old Mills from the south

Local Green Space in the Somer Valley

1.341 No Local Green Space allocations have been identified in the Somer Valley to date by local communities. This consultation provides the opportunity for local communities as represented by the relevant town and parish councils in the Somer Valley to consider whether they wish to promote any green spaces for designation. The starting point could be to review the green open spaces previously safeguarded in the existing Local Plan.

1.342 The local community will need to clearly show how each green space put forward meets the three criteria set out in the NPPF relating to proximity and importance to the local community and the physical extent of the space (see Part 1: Development sites introductory text on page 9).

Rural Areas

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Housing Development Boundaries	166



Context

1.343 In line with national policy and sustainability principles, the Core Strategy seeks to restrain new development in rural areas in comparison with the urban areas, although provision is made to meet local needs, such as affordable housing, and to benefit the rural economy. New development is focussed at those settlements which have a range of local facilities, good public transport access and community support. The strict controls relating to development in the Green Belt will continue to apply.

1.344 The Core Strategy currently sets out housing expectations in rural area of around 1,100 dwellings over the Plan period of 2011-2029. To deliver this growth in the rural areas the Core Strategy has a number of policies which will be applied to the villages within the District.

Core Strategy Policy RA1

1.345 At the villages outside the Green Belt, proposals for residential development of a scale, character and appearance appropriate to the village and its setting will be acceptable within the Housing Development Boundary (HDB) provided the proposal is in accordance with the spatial strategy for the District and the village has at least three key facilities within the village and at least a daily Monday to Saturday public transport service to main centres. The villages which meet Policy RA1 criteria will each accommodate approximately 50 dwellings over the Core Strategy period of 2014 to 2029. The figure of about 50 dwellings is in addition to small scale windfall sites (including in-fill development) within the HDB.

Core Strategy Policy RA2

1.346 To complement Policy RA1, some limited residential development of around 10-15 dwellings will be allowed in those villages not meeting the criteria of Policy RA1 and located outside the Green Belt. Through Policy RA2 such development will be permitted within the HDB however if no sites are available the HDB will be reviewed to include a site or sites to provide between 10 and 15 dwellings. This figure is also in addition to small in-fill development and wind-fall sites.

Villages excluded from the Green Belt

1.347 There are a number of larger villages that are 'excluded from the Green Belt'. At these villages a Green Belt inset boundary is defined, which generally follows the existing built up limits of the village and in many instances is co-terminus with the HDB. Housing development opportunities can come forward within the HDB at these villages. Opportunities outside the HDB are limited and need to be considered in the context of Green Belt policy. There are currently no exceptional circumstances to change the Green Belt boundary in order to enable housing to come forward. Therefore, the villages excluded from the Green Belt may not be able to deliver the number of dwellings envisaged through Policies RA1 or RA2 and therefore, no such allowance or expectation is included in the housing land supply.

Villages 'washed over' by the Green Belt

1.348 There are also a number of villages in the district that are 'washed over' by the Green Belt, which means that restrictive Green Belt policies apply within them. As set out in Policy HG.6 of the B&NES Local Plan within the defined HDB only limited infilling, partial or complete redevelopment of a brownfield site or sub-division of an existing dwelling is acceptable, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including the settlement in Green Belt. Policy HG.6 still accords with the NPPF and needs to be replaced by a similar policy in the Placemaking Plan – see Emerging Policy Approach GB2 on page 206. There is also an opportunity to review the HDBs for these villages.



Employment

1.349 In addition to housing the Core Strategy also encourages the provision of additional employment in the rural areas. Proposals at RA1 or RA2 villages located outside the Green Belt or excluded from the Green Belt for employment development of a scale, character and appearance appropriate to the village and its setting will be acceptable within and adjoining the housing development boundary on land outside the Green Belt. Main centres both within and adjoining the District will continue to fulfill needs for comparison retail, a wider range of facilities, community leisure and cultural activities.

Background

1.350 Consideration of the site allocations in the rural areas to meet the requirements of the Core Strategy has been progressed through work undertaken with the Parish Councils. The Placemaking Plan will also identify local green spaces and review the housing development boundaries of each village. The site allocation options and local green space designation options set out below have been informed by the work undertaken by the Parish Councils, which has been carefully reviewed and, where necessary, supplemented by B&NES Council.

1.351 In line with the NPPF and the Core Strategy, the Council has sought to put forward deliverable development options that will ensure much-needed homes are provided whilst protecting and enhancing the character of the villages.

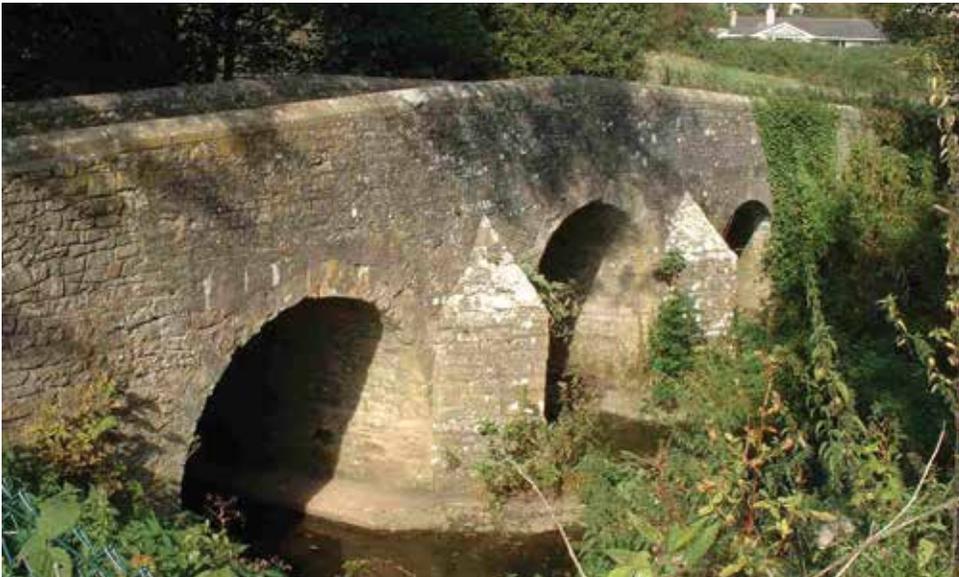
Local Green Space Designations

1.352 In addition to work undertaken on potential site allocations all Parish Councils and Town Councils were asked to identify assets to be protected, focussing on locally important green spaces. These areas should be of importance to the local community and need to meet the three criteria set out in the NPPF relating to proximity and importance to the local community and the physical extent of the space (see Part 1: Development Sites introductory text, page 9).

1.353 Those green spaces submitted by Parish Councils are presented below for public consultation as options for designation in the Draft Plan. B&NES Council has reviewed the green spaces put forward against the NPPF criteria. The Council's view and recommendation regarding potential designation in the Draft Plan is outlined below. Anybody can make comments during the consultation process and these consultation responses will be considered before a green space is proposed to be formally designated in the Draft Plan.

1.354 Not all parish and town councils have put forward spaces for Local Green Space designation at this stage. There is still an opportunity for these local communities to propose local green spaces during this consultation for inclusion in the Draft Plan.

1.355 Set out below are options for both site allocations and local green space designations where they have been submitted for each village.



Batheaston

Context

1.356 The Parish of Batheaston is two miles east of Bath City Centre and is surrounded by Green Belt. St Catherine's Brook, an important wildlife corridor, runs alongside the London Road East and the High Street. The historic core of Batheaston is designated as a Conservation Area.

1.357 Batheaston has been identified as a RA1 village however it is excluded from the Green Belt and is in the Cotswolds Area of Outstanding Natural Beauty.

Emerging preferred approach

1.358 The emerging preferred option for development in Batheaston is SR16, the lock up garages on Coalpit Road. This site is a Parish Council and B&NES preferred option. The site is 0.2 hectares and could accommodate approximately 5-10 dwellings.



SR16: Context

- The site is in a central location and is surrounded by two storey semi-detached dwellings on the eastern boundary. There is a children's play area to the north and to the south the village football pitch. The western boundary has a concrete five aside football pitch and access onto the St Catherine Brook.
- The site is covered by four blocks of garages and is covered by concrete which are used for storage purposes.
- The site is close to the villages amenities including the school and shops and is adjacent to the villages football pitches.
- The western boundary has been identified as a green lung and is important for the setting of the adjacent historical assets.

- Batheaston Church of England Voluntary Controlled Primary School is land locked and therefore there is currently no capacity to expand the school. There is no available spare capacity in any adjacent school. In order for the site to be deliverable a solution will need to be found to the educational issue and funded through development.
- The western edge of the site is on the edge of a Flood Zone 2 and a Flood Zone 3a area and therefore a Flood Risk Assessments would be required.
- The site is within the Bath Hot Springs Risk Area and this will require further investigation.

Vision

- A sensitive design will be required which enhances the setting of the conservation area and enhances the 'green lung' adjacent to the site.
- A development on this site could incorporate the physical links to the green space and enhance the Batheaston Conservation Area.

EMERGING POLICY APPROACH: SR16 DEVELOPMENT AND DESIGN PRINCIPLES

1. 5-10 dwellings
2. Building materials should reflect the local materials.
3. Open space should be retained on site to ensure there is no harm to the setting of the conservation area.
4. Sensitive design of the housing and gardens will be needed to prevent encroachment on tree canopies and the important wildlife corridor of the Brook.
5. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development.
6. Ensure that development would not be harmful to the mature trees and woodland on the boundaries of the site.
7. Maintain or strengthen the integrity and connectivity of the green infrastructure.
8. Provide natural surveillance over the adjacent open space.
9. The public right of way (ref: BA2/34) on the site will need to be safe guarded in any development proposal.

ALTERNATIVE OPTIONS

1. There are no other options for development as all other sites lie within the Green Belt and would therefore be contrary to Green Belt policy.

Bathampton

1.359 Bathampton has been identified as a RA1 village however it is excluded from the Green Belt and the eastern side of the village is in the Cotswolds Area of Outstanding Natural Beauty.

1.360 There are no proposed options for site allocations within Bathampton. During the Placemaking Plan period development could come forward within the HDB. Any potential site would be considered on its individual merits against national and local planning policy.



Local Green Space Options

1.361 Bathampton Parish Council identified two potential Local Green Spaces (listed below). These have been reviewed by B&NES Council against the NPPF criteria. The Council's view and recommendation at this stage, regarding potential designation in the Draft Plan, is outlined below:

1. Local Green Space GR17 is the Land adjacent to Miller Walk in Bathampton
2. Local Green Space GR16 is the triangular piece of land accessed of the Warminster Road.

Proposed Local Green Space GR17

1.362 Local Green Space GR17, is the Land adjacent to Miller Walk in Bathampton.

1.363 GR17 accords with NPPF paragraph 76-78 for the following reasons:

- GR17 is located within the Bathampton HDB and is in the heart of the community and close to the village facilities.
- GR17 lies within the Cotswold Plateaux and Valleys Landscape Character Area, the Cotswolds AONB, within the World Heritage Site Setting and immediately adjacent to the Bathampton Conservation Area forming an important part of its landscape setting.
- GR17, particularly the northern half appears like a village green within the heart of the village and enhances the row of Listed cottages on the north side of Bathampton Lane.

- The undeveloped slopes are an important characteristic of Bathampton.

- The green space was subject to a planning application for housing which was dismissed (APP/F0114/A2139096) as the site makes a contribution both to the openness of this part of the settlement and to the setting of the Conservation Area.

- The site is 1.1ha in size and is not considered to be an extensive tract of land.

Proposed Local Green Space GR16

1.364 Local Green Space GR16, is the triangular piece of land accessed of the Warminster Road.

1.365 GR16 accords with NPPF paragraph 76-78 for the following reasons:

- GR16 is located within the Bathampton HDB and is in the heart of the community and close to the village facilities.
- Site lies within the Cotswold Plateaux and Valleys Landscape Character Area, the Cotswolds AONB, within the WHS Setting and immediately adjacent to the Bathampton Conservation Area forming part of its landscape setting.

- From across the Avon Valley to the north the site forms part of the patchwork of open hillside extending down into development which is characteristic of the Bath World Heritage Site Setting.

- The site has been subject of two dismissed appeals, (September 1998: T/APP/F0114/A/98/296527/P7) and November 2007 Appeal Ref APP/F0114/A/07/2038358). The Appeal Inspector stated that:

"I consider that the appeal site has the potential to make a contribution both to the openness of this part of the settlement and to the setting of the Conservation Area."

- The site was identified in the 1984 Bathampton Designated Conservation Area as one of two designation fringe areas which are of considerable importance to the setting of the conservation area.
- The site is 2.2ha in size and is not considered to be an extensive tract of land.

Bathford

1.366 Bathford has been identified as a RA1 village however it is excluded from the Green Belt and the eastern side of the village is in the Cotswolds Area of Outstanding Natural Beauty.

1.367 There are no proposed options for site allocations or local green space designations within Bathford. During the Placemaking Plan period development could come forward within the HDB. Any potential site would be considered on its individual merits against national and local planning policy.



Camerton

1.368 Camerton has been identified as a RA2 settlement. Camerton village is set within the Cam Valley and the historic Core of the village is designated as a Conservation Area.

1.369 There are no proposed options for site allocations or local green space designations within Camerton due to landscape and highways issues that cannot be satisfactorily mitigated. During the Placemaking Plan period development could come forward. Any potential site would be considered on its individual merits against national and local planning policy.



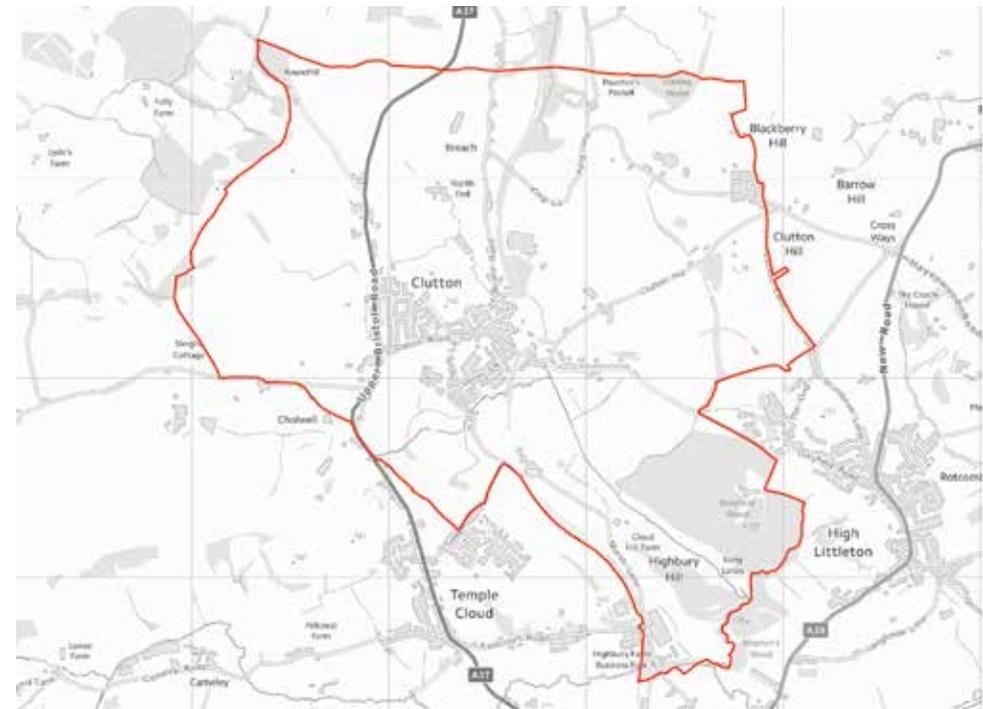
Clutton

1.370 The Localism Act introduced a new tier of statutory plans to be prepared at the neighbourhood level by parish councils. These Plans form a legal part of planning policy and must follow a formal process. Clutton Parish was formally designated as a Neighbourhood Planning Area on 27th August 2013.

1.371 The Clutton Neighbourhood Development Plan will be used to set out more detailed priorities for development at a local level, consistent with the more strategic vision for the wider area set in the adopted Core Strategy. The Neighbourhood Development Plan will be focusing on the following policy areas:

- Housing and Development
- Business
- Open green spaces and leisure
- Footpaths

1.372 The Clutton Neighbourhood Plan is expected to 'be made' by the B&NES in 2015.



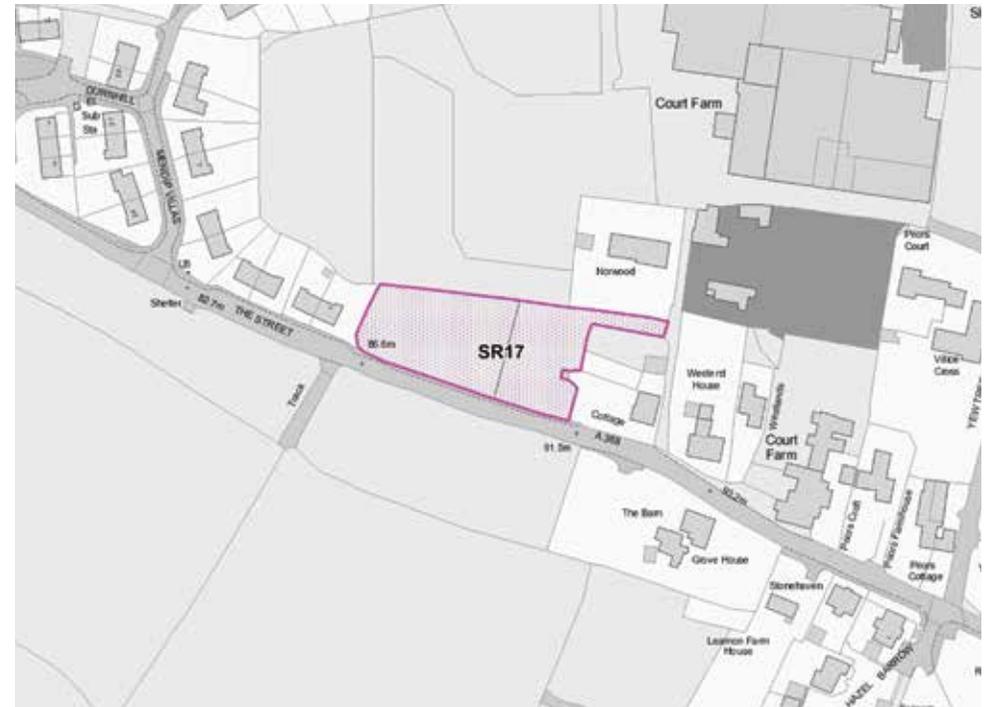
Compton Martin

1.373 Compton Martin village is situated below the northern slopes of the Mendips Hills and overlooks the Chew Valley. The historic core is designated as a Conservation Area.

1.374 Compton Martin has been identified as a RA2 village and lies within the Mendip Hills Area of Outstanding Natural Beauty.

Emerging Preferred Approach

1.375 Identified on the map is the emerging site option for residential development in Compton Martin. B&NES and the Parish Council have both identified the same preferred site allocation, SR17 which is 0.3 hectares and could accommodate approximately 5-10 dwellings.



SR17: Context

- Site SR17 is located close to the core of the village and is close to the Post Office and the public house.
- The site is a former orchard which is outside however adjacent to the HDB.
- Relatively flat site which is surrounded by hedgerows and there is a woodland to the north of the site.
- The hedgerow on the road frontage is without trees and clipped high. There appears to be quite a significant change of level from road to field which would require sensitivity in design.
- The site has issues with potential access with regards to visibility splays due to the site frontage being less than 100m's visibility splays won't be achievable without encroaching upon 3rd party land.
- There are also issues associated with the sites proximity to the junction of A368, The Street with Mendip Villas.

- Further there are issues with the gradient of the hill which restricts vertical visibility and the level differences between the carriageway and SR17. These highways issues would need to be resolved before any planning application could be submitted.
- Any development would need to overcome conservation concerns which include that the land acts as an important visual gap between Mendip Villas and the built entrance to this part of the conservation area which contains several undesignated heritage assets.
- Any development would need to retain the hedging and ensure that the development does not negatively affect the conservation area.

Vision

- A road frontage development could be acceptable provided that the hedging around the site is retained.
- Any development should visually unite the two sections of the village whilst conserving the setting of the conservation area.
- The change of level from road to field would require sensitivity in design.

EMERGING POLICY APPROACH: SR17 DEVELOPMENT AND DESIGN PRINCIPLES

1. Up to 10 dwellings.
2. Building materials should reflect the local materials.
3. New development should not intrude upon the skyline.
4. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development and the setting of the conservation area.
5. The woodland to the north of the site must be retained and incorporated into any development.
6. Ensure that development would not be harmful to the hedgerows on the boundaries of the site.
7. Where illumination is proposed, it should be designed to avoid intruding into areas where darkness is valued as a characteristic feature of the village.

East Harptree

1.376 East Harptree parish is situated on the northern slopes of the Mendip Hills overlooking the Chew Valley and includes the hamlet of Coley.

1.377 East Harptree is a medieval settlement associated with Keynsham Abbey, with houses and plots that are laid out on three parallel streets of Church Street, Middle Street and Water Street. The historic core is designated as a Conservation Area.

1.378 East Harptree has been identified as a RA2 village and lies within the Area of Outstanding Natural Beauty.

Emerging Preferred Approach

1.379 Identified on the map are the emerging site options for residential in East Harptree. Not all of these sites would need to be allocated in order to enable provision of between 10-15 dwellings required by the Core Strategy. B&NES and the Parish Council have both identified the same preferred site allocation for about 10 dwellings and there are two alternatives options.

1.380 The preferred option for development in East Harptree is SR6, between Middle Street and Water Street. The site is 0.49 hectares and could accommodate approximately 10 dwellings.



SR6: Context

- The site is within the HDB and is surrounded by housing.
- The site is an undeveloped area left over from a planning permission for residential development granted in 1969.
- The site is covered by improved grassland and has a number of trees on the site which will need to be investigated.
- The site is close to the village amenities including the school and the shop.
- The site is enclosed by hedgerows and housing however some of the existing hedgerows will need restoring.

- There site is not in or adjacent to the East Harptree conservation area and it would not affect the setting of any historical assets.
- There are no landscape issues with potential development of this site.
- There is an existing access into the site from Water Street.
- East Harptree Primary School has a capacity issue and there is no scope to expand the school. There is a small area of land adjoining the primary school which is safeguarded by the Council's Local Plan for educational purposes. Any development will need to provide a solution to the educational issue.

Vision

- A development which complements the local materials and provide market and affordable housing could be suitable on this site.
- The East Harptree Primary school needs to expand, a development on this site could provide for expansion. The Local Education Authority has not programmed the school's expansion but any development proposal for the site should include land or funds to enable this to happen.

EMERGING POLICY APPROACH: SR6 DEVELOPMENT AND DESIGN PRINCIPLES

1. Up to 10 dwellings.
2. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development.
3. Building materials should reflect the local materials which include clay-tiled roofs; a mixture of natural building materials including Carboniferous Limestone and red sandstone.
4. New development should not intrude upon the skyline.
5. Ensure that development would not be harmful to the hedgerows on the boundaries of the site and where possible reinstate the hedgerows.
6. Provide a pedestrian link with Middle Road.
7. Where illumination is proposed, it should be designed to avoid intruding into areas where darkness is valued as a characteristic feature of the village.

Site SR5:

1.381 Site SR5 is a part brownfield site outside the HDB. The site is approximately 0.36ha in size and could accommodate up to 10 dwellings.

Context

- The site gently slopes and is higher than the existing road and therefore is prominent in the surrounding area
- SR5 is a highly sensitive as it is the entry point into the village and is adjacent to the East Harptree conservation area.
- This site has been subject to a pre-application and the principle of development appears to have been accepted.
- There is a partially demolished block work wall which separates the site from adjacent farm/cattle shed which will need to be removed before development can proceed.

Vision

- A low density conservation led development that emulates or reinterprets a farmhouse or a farm building grouping and reflects the historic grain of the settlement could be appropriate for this site.
- Due to the prominence of this site, any development on this site must not intrude upon the skyline.

EMERGING POLICY APPROACH: SR5 DEVELOPMENT AND DESIGN PRINCIPLES

1. Up to 10 dwellings.
2. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this sensitive location.
3. Building materials should reflect the local materials which include clay-tiled roofs; a mixture of natural building materials including Carboniferous Limestone and red sandstone.
4. New development should not intrude upon the skyline.
5. Precautionary working practices for the protection of reptiles should be adopted.
6. Precautionary measures to avoid disturbance to nesting birds and barn owls if present will need to be adopted.
7. Provision of measures to enhance the site for biodiversity including native planting; mixed species seeding of lawns and gardens; provision of nest boxes and hedgehog boxes should be included in any site design.
8. Where illumination is proposed, it should be designed to avoid intruding into areas where darkness is valued as a characteristic feature of the village.

Site SR7:

1.382 Site SR7 is located outside of the HDB on the edge of the village. The site is located behind two storey houses which front onto the High Street. The site is 0.5 ha however it is proposed that only the western part of the site should be developed and could be developed for approximately 5 dwellings.

Context

- The western part of the site is in the East Harptree conservation area and is in close proximity to St Lawrence Church.
- The site has a west to east slope which runs towards Chew Valley Lake and there are long views towards Chew Valley Lake and into the AONB.
- The site is located on the edge of the village on a green field site. Any development must include an assessment which assesses the magnitude of change with the sensitivity of the landscape to the proposed development, which provides a measure of the significance of the effect.

Vision

1.383 The site should be informed by a 'conservation-led design' approach, which fully respects local character and limited to about five dwellings served off a private drive. The remainder of the site should remain open, enhancing the setting of the conservation area and ensuring important views both towards the village and heritage assets and the adjoining countryside are protected.

EMERGING POLICY APPROACH: SR7 DEVELOPMENT AND DESIGN PRINCIPLES

1. Maximum 5 dwellings.
2. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this sensitive location.
3. Building materials should reflect the local materials which include clay-tiled roofs; a mixture of natural building materials including Carboniferous Limestone and red sandstone.
4. The length and design of drive required must have the appearance of a rural drive or track to avoid harming the setting of the Conservation Area and Historical Asset's.
5. New development should not intrude upon the skyline.
6. The development must not be harmful to the mature trees on the boundaries or the protected hedgerows on the site.
7. Where illumination is proposed, it should be designed to avoid intruding into areas where darkness is valued as a characteristic feature of the village.

Local Green Space Options

1.384 Local Green Space GR1 is known locally as to Parkers Mead. East Harptree Parish Council identified one potential Local Green Space. It has been reviewed by B&NES Council against the NPPF criteria. The Council's view and recommendation at this stage, regarding potential designation in the Draft Plan, is outlined below.

Proposed Local Green Space GR1

1.385 GR1 accords with NPPF paragraph 76-78 for the following reasons:

- Following the B&NES Local Plan the Inquiry Inspector in 2006 reported that the site's openness contrasts with surrounding housing and contributes to the character of this part of the village and to the setting of the adjoining Conservation Area.

- The site was subject to a dismissed planning appeal (ref. App-F0114-A-12-2183230) in 2013. One of the reasons given for the refusal was the "effect on the character and appearance of the area, including the effect on the Mendips Area of Outstanding Natural Beauty (AONB) and the setting of the East Harptree Conservation Area.
- GR1 has been identified as being an important feeding ground for bats, nesting birds, reptiles, including slow worms, adders & common lizards and the site has evidence of use of territory marking on site by badgers.
- GR1, with its largely unbroken boundaries to Church Lane and Middle Street helps to preserve the rural character of the village and acts as a visual break between the Conservation Area and the Ashwood modern cul-de-sac layout.

High Littleton

1.386 High Littleton Parish High Littleton is a hill top village set along a ridge running into the Cam valley. The village is linear in form following the route of the A39. The northern edge of the village is bounded by the Green Belt. High Littleton has been identified as a RA1 settlement and will need to identify site(s) to accommodate approximately 50 dwellings.

1.387 The village has shops, community facilities and a bus service which provides a daily service to main local centres. The current capacity issue in High Littleton Church of England Primary School will need to be overcome before any development can be brought forward. The capacity requirements arising from new development would need to be combined with additional capacity requirements resulting from any allocation at Hallatrow.

Increase in school roll numbers could be accommodated in school organisation and operational terms but there is no scope to physically expand the school within its current site.

1.388 In addition the Local Education Authority has not programmed the school's expansion. For any development proposal to be deliverable additional land adjoining the Primary School would need to be available to facilitate the school's expansion. Further investigation is needed to determine whether this significant issue can be resolved in preparing the Draft Plan. Therefore, at this stage no site allocation options are put forward.



Farrington Gurney

1.389 Farrington Gurney has been identified as a RA1 settlement in the Core Strategy. Further investigation is currently being undertaken and at present no options for development sites are put forward in Farrington Gurney.

1.390 In addition Farrington Gurney Church of England Primary School does not have spare capacity and no physical scope to expand within its current site. Furthermore, there is no available capacity at schools in the wider area.



Hallatrow

1.391 Hallatrow village is within the parish of High Littleton. Hallatrow is a small village crossed by the River Cam, and straddling the A39, with its westernmost extent spanning the A37 at White Cross.

The centre of Hallatrow is on the cross-roads of the A39 with Paulton Road and Harts Lane. Hallatrow has been identified as a RA2 settlement.



Emerging preferred approach

1.392 Identified on the map are the emerging site options for residential development in Hallatrow. Not all of these sites would need to be allocated in order to enable provision of between 10-15 dwellings required by the Core Strategy. B&NES and the Parish Council have both identified the same preferred site allocation, SR22 and there is an alternative option, site SR21.

1.493 Site SR22 is a part brownfield and part greenfield site outside the HDB. However it is close to the core of Hallatrow village. The site is approximately 0.6ha in size and could accommodate approximately 15 dwellings.

SR22: Context

- SR22 is a relatively flat site where over half is covered by a number of large barns, which would require removal before any development could begin.
 - Landscape and visual impact would be limited to very local views from site SR22, however there are potential issues for the residents of the cottages to the north of the site which any development would be required to address.
 - Any potential development on this site would require a solution to address highways concerns regarding visibility splays. Site SR22 at present only has a 30m of frontage adjoining the highway so forming satisfactory visibility splays is currently not achievable.
- Traffic management measures in the form of horizontal or priority speed calming are located immediately to the west of the site access with a road narrowing located to the east of the proposed site access.
 - Any development on site SR22 would require parking spaces for the cottages to the north of the site to be incorporated into the design to allow the speed calming features to be relocated further from the site assess.
 - Any development on site SR22 would need to be developed to ensure that the setting of Tennis Court Farm and outbuildings is enhanced.

Vision

- A development on this site should be well related to the adjacent terraced cottages with appropriate screening would enhance the setting of the Tennis Court Farm.
- Any new boundary to the countryside will be well treed and not garden boundaries.
- A development on this site will need to provide visibility splays that accord with the Manual for Streets specifications.
- Any development on this site would need to incorporate parking spaces for the cottages to the north of the site to enable the traffic calming features to be moved and allow access into and out of the site.

EMERGING POLICY APPROACH: SR22 DEVELOPMENT AND DESIGN PRINCIPLES

1. 10-15 dwellings.
2. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this location.
3. Building materials should reflect the local materials.
4. The site should be designed to safeguard the amenity of neighbouring residential properties to the north of the site.
5. Any development will need to respect the setting of Grade II Listed Tennis Court Farm and outbuildings in the design and layout.
6. Precautionary measures to avoid disturbance to nesting birds and barn owls if present.
7. Provision of measures to enhance the site for biodiversity including native planting; mixed species seeding of lawns and gardens; provision of nest boxes and hedgehog boxes.

Alternative Option: Site SR21

1.394 Site SR21 is a greenfield site outside the HDB however close to the core of Hallatrow village. The site is approximately 4.7 ha in size however only a small part of the site would be used for any potential development to accommodate up to approximately 15 dwellings.

Context

- The site dips gently down to the north into the Cam Brook Valley.
- The site is located within the Farrington Gurney Farmlands Landscape Character Area and is typical of its undulating farmland landscape with its remnants of an industrial past evident in the old railway sidings immediately to the west now an industrial estate.
- Only the southern half of field would be well suited to development where it relates well to existing village development.
- Development should not extend beyond the southern half to maintain the delicate balance of the attractive rural setting of this part of the village.
- The site has a frontage of approximately 60m so it will be possible to provide visibility splays if access is located towards the centre of the site, subject to suitable levels being achieved between the highway and the site, which appears to be on a much higher level.

- Traffic management measures in the form of horizontal or priority speed calming are located immediately to the east of the site access with a road narrowing located to the west of the proposed site access. The traffic management features would need to be relocated as part of a development scheme.

Vision

- A development on the southern edge of the site could be accommodated on this site.
- The northern boundary of any new development should be well treed and not used as garden boundaries.
- A development onto this site would need to provide a solution to enable the traffic management measures to be moved to allow access into and out of the site safely.

SUGGESTED POLICY APPROACH: SR21 DEVELOPMENT AND DESIGN PRINCIPLES

1. Up to 15 dwellings.
2. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this location.
3. Building materials should reflect the local materials.
4. The mature trees and hedgerows on the boundary of the site must be protected.

Hinton Blewett

1.395 Hinton Blewett is a small historic settlement occupying an elevated position 13 miles south of Bristol and 13 miles west of Bath. The parish is large but sparsely populated and includes the hamlet of South Widcombe.

1.396 Hinton Blewett is a medieval planned settlement with a nucleated plan form and the historic core is designated as a Conservation Area. Hinton Blewett is in the Mendips Hills Area of Outstanding Natural Beauty.

Emerging preferred approach

1.395 Identified on the map are the emerging site options for residential development in Hinton Blewett. B&NES and the Parish Council have both identified the same preferred

site allocations, SR8 and SR9.

1.398 SR8 is 0.13ha site that could accommodate about three dwellings and SR9 is 0.16ha and could accommodate approximately three dwellings.

SR8: Context

- SR8 is close to the village public house and is close to the parish church.
- The site is greenfield land which is adjacent to existing housing.
- It is proposed that only the southern edge of the site is developed for approximately 3 dwellings.
- Relatively flat site which is enclosed by hedgerows and mature trees.



Vision

- The site should be informed by a 'conservation-led design' approach, which fully respects local character and limited to about three dwellings.
- The remainder of the site should remain open; ensuring important views towards the adjoining countryside are protected.

SR9: Context

- Site SR9 is close to the village public house and the church and is located in the core of the village.
- The existing pig sty structures on the site would need to be removed before any development could proceed.

- The site is a brownfield site which is adjacent to two storey houses set back behind gardens.
- There is a tradition of gable ends fronting the road in this part of the village.

Vision

A low density conservation lead development of between 2-3 dwellings that emulates or reinterprets a farmhouse or a farm building grouping and reflects the historic grain of the settlement could be appropriate for this site.

EMERGING POLICY APPROACH: SR9 AND SR8 DEVELOPMENT AND DESIGN PRINCIPLES

1. 2-3 dwellings on each site.
2. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this location.
3. Building materials should reflect the local materials.
4. The mature trees and hedgerows on the boundary of the site must be protected.
5. Precautionary measures should be implemented to avoid disturbance to nesting birds and barn owls if present.
6. Provision of measures to enhance the site for biodiversity including native planting; mixed species seeding of lawns and gardens; provision of nest boxes and hedgehog boxes.
7. Where illumination is proposed, it should be designed to avoid intruding into areas where darkness is valued as a characteristic feature of the village.
8. New development should not intrude upon the skyline.

Local Green Space Options

1.399 Hinton Blewett Parish Council identified three potential Local Green Spaces (listed below). These have been reviewed by B&NES Council against the NPPF criteria. The Council's view and recommendation at this stage, regarding potential designation in the Draft Plan, is outlined below.

1. Local Green Space GR2:
The land at Middle Hill Farm.
2. Local Green Space GR3:
Land known locally as the Glebe.
3. Local Green Space GR4:
Land south of Lower Road.

Proposed Local Green Space GR2

1.400 The site is not suitable for consideration as a Local Green Space Designation for the following reasons:

- The site is not close to the core of the village.
- The site is an extensive piece of land which consists of many fields.
- The site does not fulfil the NPPF criteria as it can demonstrate that it holds particular local significance.

Proposed Local Green Space GR3

1.401 IGR3 accords with NPPF paragraph 76-78 for the following reasons:

- The site is 0.3ha and is not an extensive tract of land.
- The site contributes to the visual landscape setting of the Conservation Area and the medieval planned village layout.
- The Conservation Area Appraisal states that the character and significance of the built environment is enhanced by and dependent on GR3's agricultural landscape setting.
- The site is an important setting to the Grade I Listed St Margaret's Church.
- Traditional meadow land used also for animal grazing supporting flora and fauna.
- Part of the agricultural landscape across the Cam Valley and to the Mendip Hills Area of Outstanding Natural Beauty and beyond.
- Rich meadow land flora.
- Medieval banked boundary hedge to north (recorded in B&NES Hedgerow Study 2006).

Proposed Local Green Space GR4

1.402 GR4 accords with NPPF paragraph 76-78 for the following reasons:

- The site has been identified as being intrinsically beautiful space and is part of the historic landscape setting.
- The site helps to define the separation and the linear edge of the planned medieval village.
- Part of the agricultural landscape across Cam Valley and to the Mendip Hills Area of Outstanding Natural Beauty and beyond.
- Rich meadow land flora.

- Medieval banked boundary hedge to north (recorded in B&NES Hedgerow Study 2006)
- Traditional meadow land used also for animal grazing supporting rich flora and fauna.
- The space being immediately adjacent to the existing settlement and Conservation Area it provides a close connection to the countryside.
- The Conservation Area Appraisal states that the character and significance of the built environment is enhanced by and dependent on GR4's agricultural landscape setting.

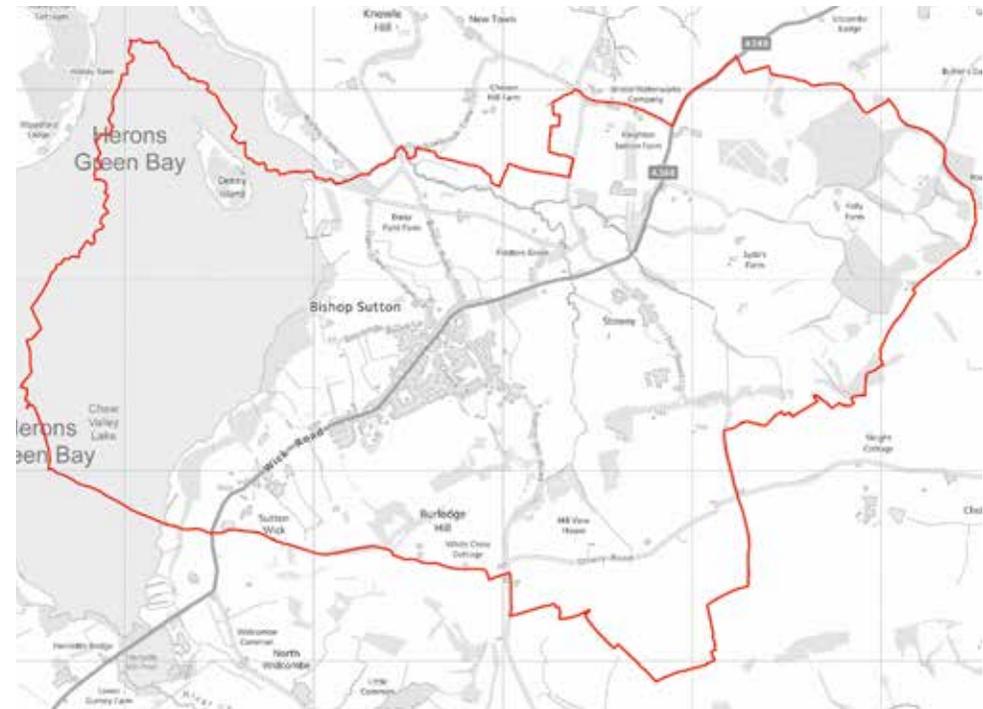
Stowey Sutton

1.403 The Localism Act introduced a new tier of statutory plans to be prepared at the neighbourhood level by parish councils. These Plans form a legal part of planning policy and must follow a formal process. Clutton Parish was formally designated as a Neighbourhood Planning Area on 13th December 2013.

1.404 The Stowey Sutton Neighbourhood Development Plan will be used to set out more detailed priorities for development at a local level, consistent with the more strategic vision for the wider area set in the adopted Core Strategy. The Neighbourhood Development Plan will be focusing on the following policy areas:

- Housing and development
- Business and employment
- Transport and communications
- Community and Recreation

1.405 The Stowey Sutton Neighbourhood Plan is expected to 'be made' by the B&NES in 2015.



Temple Cloud

1.406 Temple Cloud is in the parish of Cameley. Temple Cloud village principally takes the form of ribbon development along the A37. Temple Cloud is approximately 10 miles from the city of Bath and Bristol.

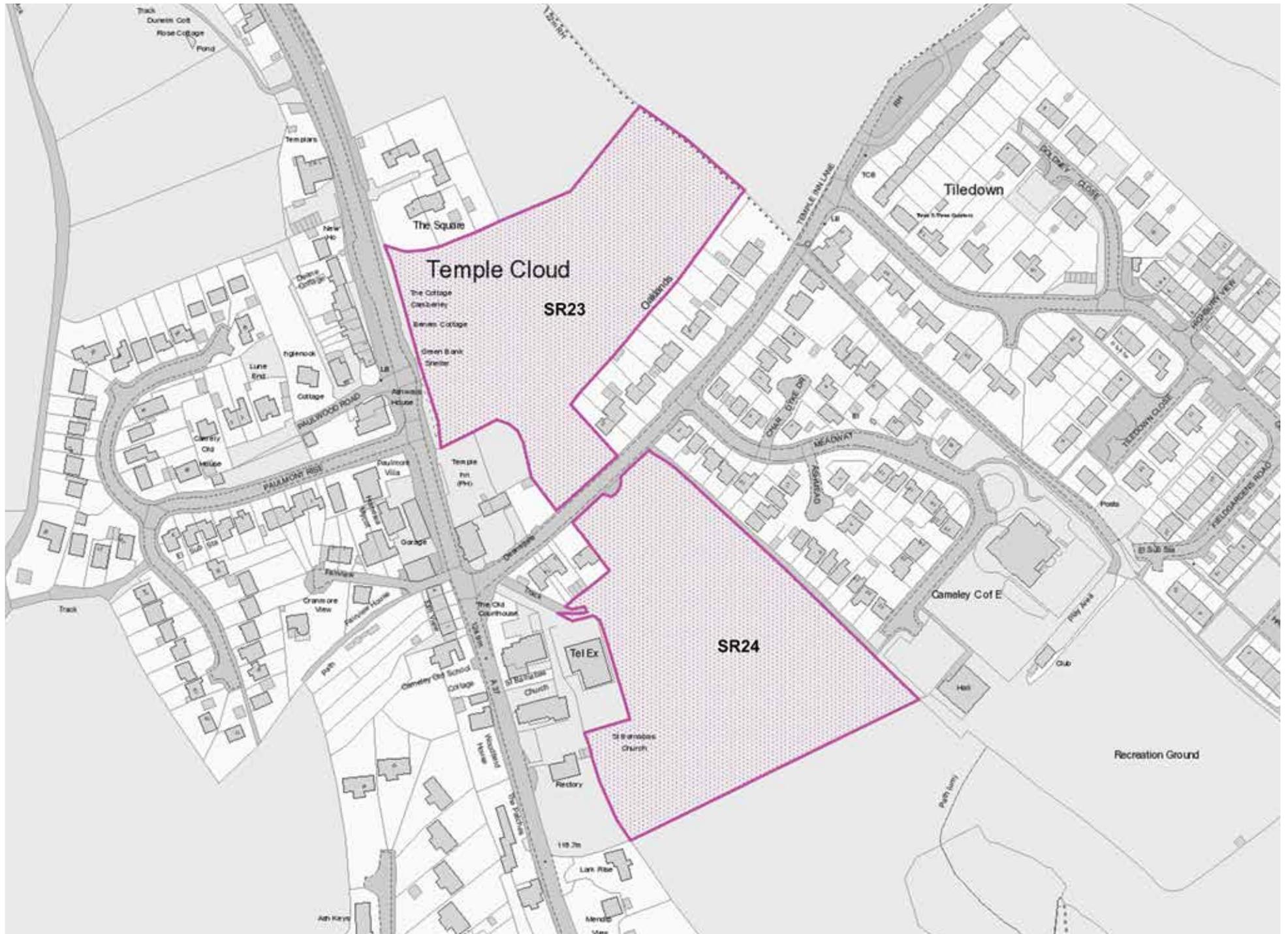
1.407 Temple Cloud is a RA1 village and needs to allocate site(s) to accommodate approximately 50 dwellings.

Site Allocation

Emerging Preferred Approach

1.408 The preferred approach for development in Temple Cloud would be for Sites SR23 and SR24 to be allocated and developed to provide the about 50 dwellings. Each site could accommodate between 20-25 dwellings.

1.409 Site SR23 is 1.6ha and could accommodate approximately 20-25 dwellings. Site SR23 is outside however adjoining the HDB. Site SR24 is 2.5ha and could accommodate approximately 20-25 dwellings on the northern section of the site. Site SR24 is also outside however adjoining the HDB.



Site SR23: Context

- The site is a greenfield site which is enclosed by hedgerows and mature trees.
- Development of this site would have a low impact on the landscape as part of the land is already developed.
- There are established hedgerows on the site which facilitate screening the site from the A37.
- The issue of access would require careful design to ensure that access could be achieved from the A37 and visibility splays of at least 90m x 2.4m are provided to comply with Highways regulations.

- A solution could be that access is taken from a third party piece of land which has been confirmed as being available to the west of the site which fronts onto the A37 however this would require further investigation.

Vision

- The context of any new design will be informed by the established character of Temple Cloud. This will include views, roads and paths, trees and landscapes and the scale, proportions, orientation, positions, building lines, styles, and materials of existing buildings.

- The development should have a range of dwellings and not be dominated by large scale properties or by the highway arrangement.
- Landscaping of the site should be used to shape views and enclose the space.

EMERGING POLICY APPROACH: SR23 DEVELOPMENT AND DESIGN PRINCIPLES

1. A housing development of about 25 dwellings.
2. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this location.
3. Building materials should reflect the local materials and styles.
4. Ensure that undeveloped parts of the site are given suitable landscape treatment in order to achieve an appropriate relationship with development on site and the wider area.
5. Maintain or strengthen the integrity and connectivity of the green infrastructure.
6. Ensure that development would not be harmful to the hedgerows on the boundaries of the site and where possible reinstate the hedgerows.
7. Any potential development would need to ensure that the setting of the Grade II Listed Temple Inn Public House is not harmed.
8. Retain the public right of way that passes through the site, aiming to integrate this successfully into the development to enable its safe use.

Site SR24: Context

- The site is an area of eroded plateau, which is flat to gently sloping and is surrounded by housing on two sides.
- SR24 would have a low impact on the wider countryside as it is visually enclosed by the existing development and landform.
- Any development on this site would need to provide a junction capacity and traffic flows studies and a Stage 1 Road Safety Audit.

Vision

- A development of about 25 dwellings which complements the local materials and provides market and affordable housing would be suitable on this site.
- The large trees on the site should be incorporated into any development scheme on the site.

- Any development on this site should create 'a sense of place' with visual linkages with the countryside.
- The development should have a range of dwellings and not be dominated by large scale properties or by the highway arrangement.

EMERGING POLICY APPROACH: SR24 DEVELOPMENT AND DESIGN PRINCIPLES

1. Up to 25 dwellings.
2. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this location.
3. Building materials should reflect the local materials and styles.
4. The site should be designed to safeguard the amenity of neighbouring residential properties around the site.
5. Ensure that undeveloped parts of the site are given suitable landscape treatment in order to achieve an appropriate relationship with development on site and the wider area.
6. Maintain or strengthen the integrity and connectivity of the green infrastructure.
7. Ensure that development would not be harmful to the hedgerows on the boundaries of the site and where possible reinstate the hedgerows.

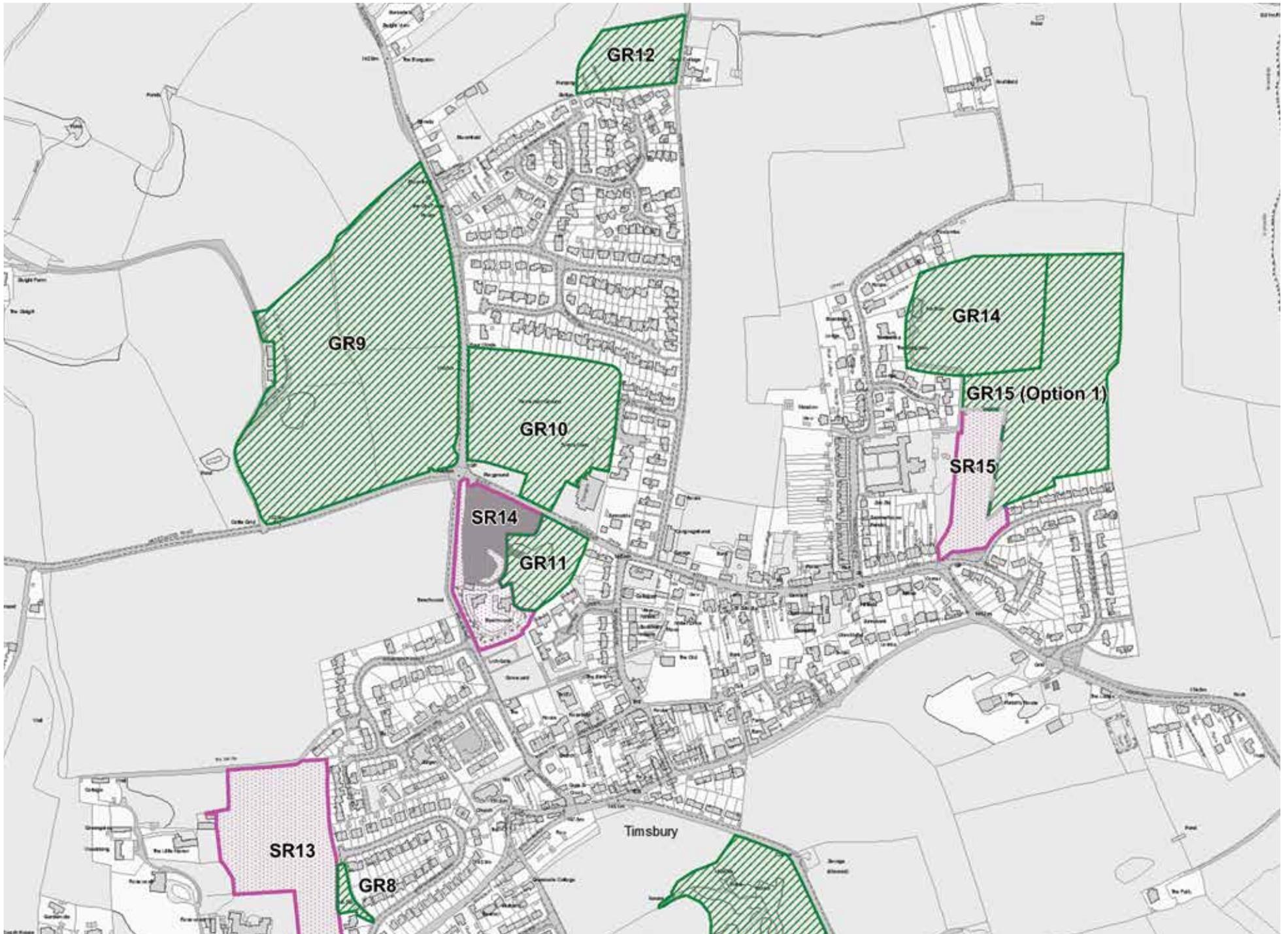


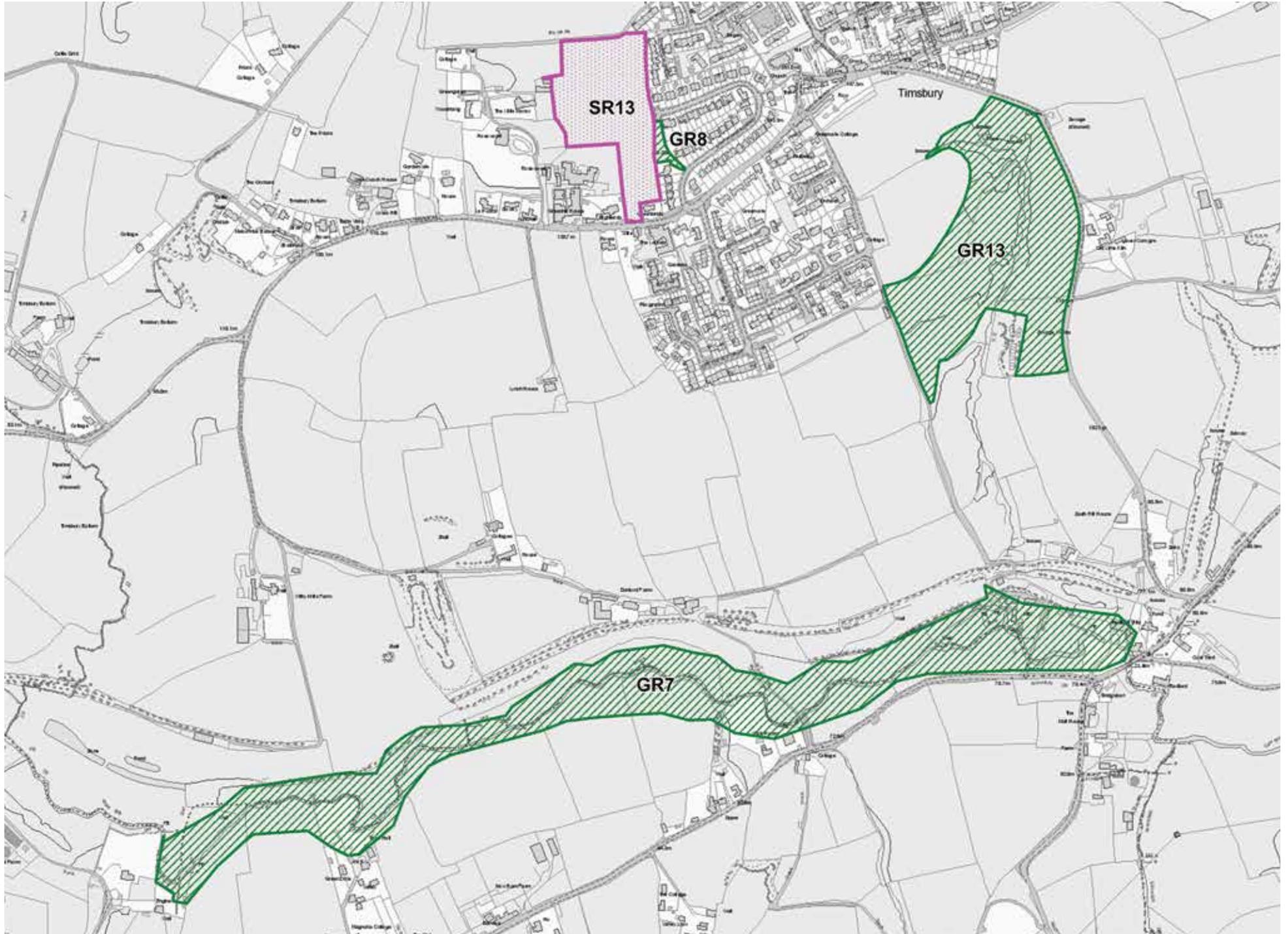
Timsbury

1.410 Timsbury village is approximately 8 miles southwest of Bath. The historic Core of Timsbury has been designated as a Conservation Area. Timsbury is a former mining village in the Somer Valley area. Timsbury is a RA1 village and needs to allocate site(s) to accommodate about 50 dwellings and employment space.

Site Allocation Options

1.411 Identified on the map are the emerging site options for residential development and additional employment provision in Timsbury. Not all of these sites would necessarily need to be allocated in order to enable provision of about 50 dwellings required by the Core Strategy. B&NES and the Parish Council have both identified the same preferred site allocation for some employment development and about 25 dwellings. There are two alternative sites that could contribute to providing the remaining about 25 dwellings.





1.412 Timsbury Parish Council in conjunction with many landowners, residents and groups through its Neighbourhood Plan process has identified two preferred sites for housing and employment use in Timsbury, SR14 and SR15, as part of an integrated vision for the future of the village.

Site SR14: Context

- This brownfield site lies outside but adjoining the HDB. Most of it was formerly occupied by a block manufacturing business, however all buildings on the site have been demolished and only concrete hard standing remains. The site could be potentially contaminated due to the former uses of the site, including as a coal mine pit head which would require further investigation.
- Site SR14 is 1.48ha in area but only 1ha is proposed for development as the remaining land is covered by protected batch. The site could accommodate approximately 25-30 dwellings and some employment space.
- It is a relatively flat site which is on an elevated position and acts a 'gateway' into Timsbury village.
- The site is close to the village hall and the village shops and is well served by bus stops.

Vision

- A development which complements the local materials and provides market and affordable housing would be suitable on this site.
- There is an opportunity to develop a 'landmark building' on this site as part of a housing development.
- As a 'gateway' to the village on a main road the site requires detailed attention to design of buildings and improved vehicle and pedestrian access to the site and surrounding area.
- The context of any new design will be informed by the established character of Timsbury. This will include views, roads and paths, trees and landscapes and the scale, proportions, orientation, positions, building lines, styles, and materials of existing buildings.
- Any development on this site should create 'a sense of place' with visual linkages with the countryside.
- Landscaping of the site should be used to shape views and enclose the space.

EMERGING POLICY APPROACH: SR14 DEVELOPMENT AND DESIGN PRINCIPLES

1. Employment space and about 25 dwellings on this site.
2. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this sensitive location.
3. The site should be designed to safeguard the amenity of neighbouring residential properties to the south of the site. Ensure that development would not be harmful to the batch on the site.
4. Building materials should reflect the local materials and styles
5. Ensure that undeveloped parts of the site are given suitable landscape treatment in order to achieve an appropriate relationship with development on site and the wider area.
6. Maintain or strengthen the integrity and connectivity of the green infrastructure.
7. Provision of measures to enhance the site for biodiversity including native planting; mixed species seeding of lawns and gardens; provision of nest boxes and hedgehog boxes should be included in any site design.

1.413 It is considered by B&NES Council and Timsbury Parish Council that this site should form part of the preferred approach to providing for both housing and employment development within the village.

Alternative Options

1.414 There are two alternative options which, in conjunction with site SR14, could contribute to providing the additional dwellings required in Timsbury.

Site SR15:

1.415 The Parish Council's preferred site to accommodate the remainder of the Core Strategy requirement for the village is land to the north of Lansdown Crescent (site SR15).

Context

- This is a greenfield site outside the HDB, however, it lies close to the core of Timsbury village. The site was identified as a Visually Important Green Space during preparation of the B&NES Local Plan and there is a viewing plinth located adjacent to the site.
- The site is approximately 2.6ha in size. However, the landowner has advised the Parish Council that only the western part of the site would be made available for development.

- The site is relatively flat and slopes downwards towards the Farmborough Common.
- The local character of the site area is semi-rural in nature due to the proximity of the primary school and adjacent housing estate along Lansdown Crescent and the housing at The Mead.
- Open countryside lies mostly to the north and east of the site and there are important views across the open countryside (Farmborough Common) towards Lansdown and Tunley Hill from The Mead. The site acts as a green wedge which is an important characteristic of the northern edge of Timsbury village.
- The western edge of the site has a distinctive mature tree boundary which would need to be protected from any development.
- Any development on part of this site would need to make contributions towards safer access onto the site which could include a 'small roundabout'.
- Further investigation is also needed regarding the provision of a satisfactory vehicular access to serve development on the western part of the site. Part of the access road and/or the visibility splays would need to be achieved on third party land and this requires further investigation.

Vision

- Some development on the western part of the site could be acceptable (see map above and note after the emerging policy approach below).
- A green wedge, to be designated as Local Green Space, maintaining the significant views towards Farmborough Common would need to be incorporated into any development scheme. (An alternative option could be for all of the site to be designated as Local Green Space – see proposed Local Green Space below for further information)
- Development on the western part of the site could accommodate an estimated 10 to 15 dwellings.
- Buildings within any development must leave a 15m buffer from the mature trees on the western edge of the site to protect the roots.
- Timsbury Parish Council also support development on the western side of the site which could have the potential to improve access arrangements for the Primary School. A new access road could also help relieve current safety and congestion problems from traffic in North road area around the shops.

EMERGING POLICY APPROACH: SR15 DEVELOPMENT AND DESIGN PRINCIPLES

1. Around 10 to 15 dwellings on the western part of the site.
2. Maintain the open views to the north towards Farmborough Common and maintain a green wedge as part of a development scheme.
3. Buildings within the development must have a 15m buffer from the mature trees adjoining the western boundary of the site.
4. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this sensitive location.
5. The site should be designed to safeguard the amenity of neighbouring residential properties.
6. The public right of way (ref: BA2/34) on the site will need to be safe guarded in any development proposal.
7. Ensure that undeveloped parts of the site are given suitable landscape treatment in order to achieve an appropriate relationship with development on site and the wider area.
8. Maintain or strengthen the integrity and connectivity of the green infrastructure.

The map above illustrates the indicative extent of development on the western part of the site based on work by the Parish Council. Under this approach the remainder of the site would be designated as Local Green Space (see GR15, Option 1). If, following consultation on the Options document, this is the chosen approach for inclusion in the Draft Plan further work would be needed in order to identify a definitive boundary. Following this work the Draft Plan would allocate part of SR15 for development and designate the remainder as Local Green Space (see also GR15, Option 1).

SR13

1.416 Site SR13 is a greenfield site to the north of Loves Hill which lies outside the HDB and is further away from the core of Timsbury village than the other alternative site (SR15). The site is approximately 2.1ha in size however only the southern part of the site would be used for any potential development and could accommodate up to 25 dwellings. The remaining part of the site would be maintained as a green space.

Context

- Site is steeply south-facing slope which rises to include a small part of the plateau at the northern end.

- The site is outside the conservation area however the low stone wall on the southern road frontage contributes to local character and distinctiveness and any development would need to protect this important feature.
- Greenhill House adjoining is not listed but is a local heritage asset. Its setting is of importance and to the west of the site are the Grade II Listed gates, piers and walls to the end of Rennys drive which is itself Grade II Listed. Space between these and any new development would be essential to ensure their settings are respected.
- There are difficulties achieving satisfactory vehicular access onto SR13.
- Two potential solutions to the vehicular access issue require further investigation.
- The first potential solution could be to provide access from Southlands Drive which would require part of the access road and visibility splays to be achieved on third party land on the eastern edge of the site. This would require further investigation and identification of the landowner.
- A second potential access solution could be to provide access from Loves Hill. This would require third party land to be used from either the east or west of the southern edge of the site to increase the visibility splays and site access. This would require further investigation.

Vision

- A conservation led development which provides a green space setting for Greenhill House and the Grade II Listed gates, piers and walls of Rennys drive.
- A development which complements the local materials and provides market and affordable housing could be suitable on this site.

1.417 B&NES and Timsbury Parish Council are in agreement that allocation SR14 is the preferred site allocation for approximately 25 dwellings. Timsbury Parish Council has identified SR13 in conjunction with SR14 as the preferred development approach. B&NES have considered the evidence for SR14 and this has been included as another option for development in conjunction with SR15.

EMERGING POLICY APPROACH: SR13 DEVELOPMENT AND DESIGN PRINCIPLES

1. About 25 dwellings on the site.
2. The design should be conservation led with the land north of the site being maintained as a green space.
3. Ensure that undeveloped parts of the site are given suitable landscape treatment in order to achieve an appropriate relationship with development on site and the wider area.
4. Maintain or strengthen the integrity and connectivity of the green infrastructure.

Local Green Space Options

1.418 Timsbury Parish Council has identified 9 potential Local Green Spaces (listed below). These have been reviewed by B&NES Council against the NPPF criteria. The Council's view and recommendation at this stage, regarding potential designation in the Draft Plan, is outlined below.

1. Local Green Space GR15 is the green space lying to the north of Lansdown Crescent.
2. Local Green Space GR10 is the Timsbury Recreational Field.
3. Local Green Space GR12 is the Timsbury allotments off Lippiatt Lane.

4. Local Green Space GR7 is the route and associated corridor of the Somersetshire Coal Canal.
5. Local Green Space GR13 is the CROW access land west of Radford Hill.
6. Local Green Space GR11 is the wooded coal slag heap 'batches' of old Upper and Lower Conygre Pits.
7. Local Green Space GR14 is the St Mary's school playing field.
8. Local Green Space GR8 is the woodland west of Southlands Drive.
9. Local Green Space GR9 is the land west of the Farmborough Road.

Proposed Local Green Space GR15

1.419 Local Green Space GR15 is a green space lying to the north of Lansdown Crescent.

It is in accordance with NPPF paragraph 76-78 for the following reasons:

- The site is 2.6ha and is not an extensive tract of land.
- The site is close to the village facilities including the village shops, public house and the village hall.
- The site meets the criteria of saved Policy BH.15 'visually important open space' in the 2007 Local Plan.
- The site acts as a green wedge which is an important characteristic of Timsbury village.
- There are wide and long views of Farmborough Common to the north.
- Views towards Lansdown (Bath).
- To the east there are views of Tunley.
- There are long views towards the Cotswolds AONB and Beckford's Tower in Lansdown.

1.420 With regard to land north of Lansdown Crescent (and related to development site allocation options above) two options are put forward and are shown on the map opposite.

1. Local Green Space GR15: Option 1

The Parish Council's preferred approach is that an area of Local Green Space (reference GR15 Option 1) is identified alongside an allocation for residential development covering part of the site (reference SR15). The map opposite shows the indicative extent of this Local Green Space designation. A definitive boundary would need to be established through further work in preparing the Draft Plan.

2. Local Green Space GR15: Option 2

The alternative option would be that a larger area of land is designated as Local Green Space. Under this option none of the land to the north of Lansdown Crescent would be allocated for residential development (see SR15 above) and these homes would be accommodated on either of the two alternative site allocation options – SR14 or SR13.





Proposed Local Green Space GR14

1.421 Local Green Space GR14 is the St Mary's school playing field.

1.422 GR14 accords with NPPF paragraph 76-78 for the following reasons:

- The site is 2ha in size and is not considered to be an extensive tract of land.

1.423 Additional information on how the site accords with the other NPPF criteria is required before any recommendation can be made.

Proposed Local Green Space GR13

1.424 Local Green Space GR13 is the CROW access land west of Radford Hill.

1.425 The site is not suitable for consideration as a Local Green Space Designation for the following reasons:

- The site is not close to the core of the village.
- The site is an extensive tract of land which is approximately 5.8ha in size.

Proposed Local Green Space GR12

1.426 Local Green Space GR12 is the Timbury allotments off Lippiatt Lane.

1.427 GR7 accords with NPPF paragraph 76-78 for the following reasons:

- The Timbury allotments can improve people's quality of life, increase physical exercise and, support mental health.
- The Timbury allotments are also important for biodiversity.
- The site is 7,933m² in size and is not considered to be an extensive tract of land.

Proposed Local Green Space GR11

1.428 Local Green Space GR11 is the wooded coal slag heap 'batches' of old Upper Conygre Pits.

1.429 GR11 accords with NPPF paragraph 76-78 for the following reasons:

- The site has protected species on site which includes badgers and there is a possibility of bats roosting on the site.
- The batch also provides an area for breeding birds.
- The batch is a reminder of the village's former Somersetshire coal mining industry.
- The site is 8,022m² in size and is not considered to be an extensive tract of land.

Proposed Local Green Space GR10

1.430 Local Green Space GR10 is the Timsbury Recreational Field.

GR6 accords with NPPF paragraph 76-78 for the following reasons:

- The site is 2.4ha in size and is not considered to be an extensive tract of land.

1.431 Additional information on how the site accords with the other NPPF criteria is required before any recommendation can be made.

Proposed Local Green Space GR9

1.432 Local Green Space GR9 is the land west of the Farmborough Road. This site is within the Green Belt and therefore further justification would be required to designate it as a Local Green Space.

1.433 The site is potentially not suitable for consideration as a Local Green Space Designation for the following reasons:

- The site is not close to the core of the village.
- The site is washed over by the Green Belt.
- The site is an extensive piece of land which is approximately 7ha in size.

Proposed Local Green Space GR8

1.434 Local Green Space GR8 is the woodland west of Southlands Drive.

1.435 GR12 accords with NPPF paragraph 76-78 for the following reasons:

- The site is used by children, as a picnic area and for seasonal leisure activities.
- The site has many bird species including owls.
- The site is 1,023m² in size and is not considered to be an extensive tract of land.

1.436 Additional information on how the site accords with the other NPPF criteria is required before any recommendation can be made.

Proposed Local Green Space GR7

1.437 Local Green Space GR7 is the route and associated corridor of the Somersetshire Coal Canal.

1.438 The site is not suitable for consideration as a Local Green Space Designation for the following reasons:

- The site is not close to the core of the village.
- The site is an extensive tract of land which consists of many fields (the area is approximately 11ha).

Ubley

1.439 Ubley village has been identified as a RA2 settlement. Ubley village is set within the Mendip Hills AONB and the historic core of the village is designated as a Conservation Area.

1.440 There are no proposed options for site allocations within Ubley due to conservation, landscape and highways issues that cannot be satisfactorily mitigated. During the Placemaking Plan period development could come forward. Any potential site would be considered on its individual merits against national and local planning policy.



West Harptree

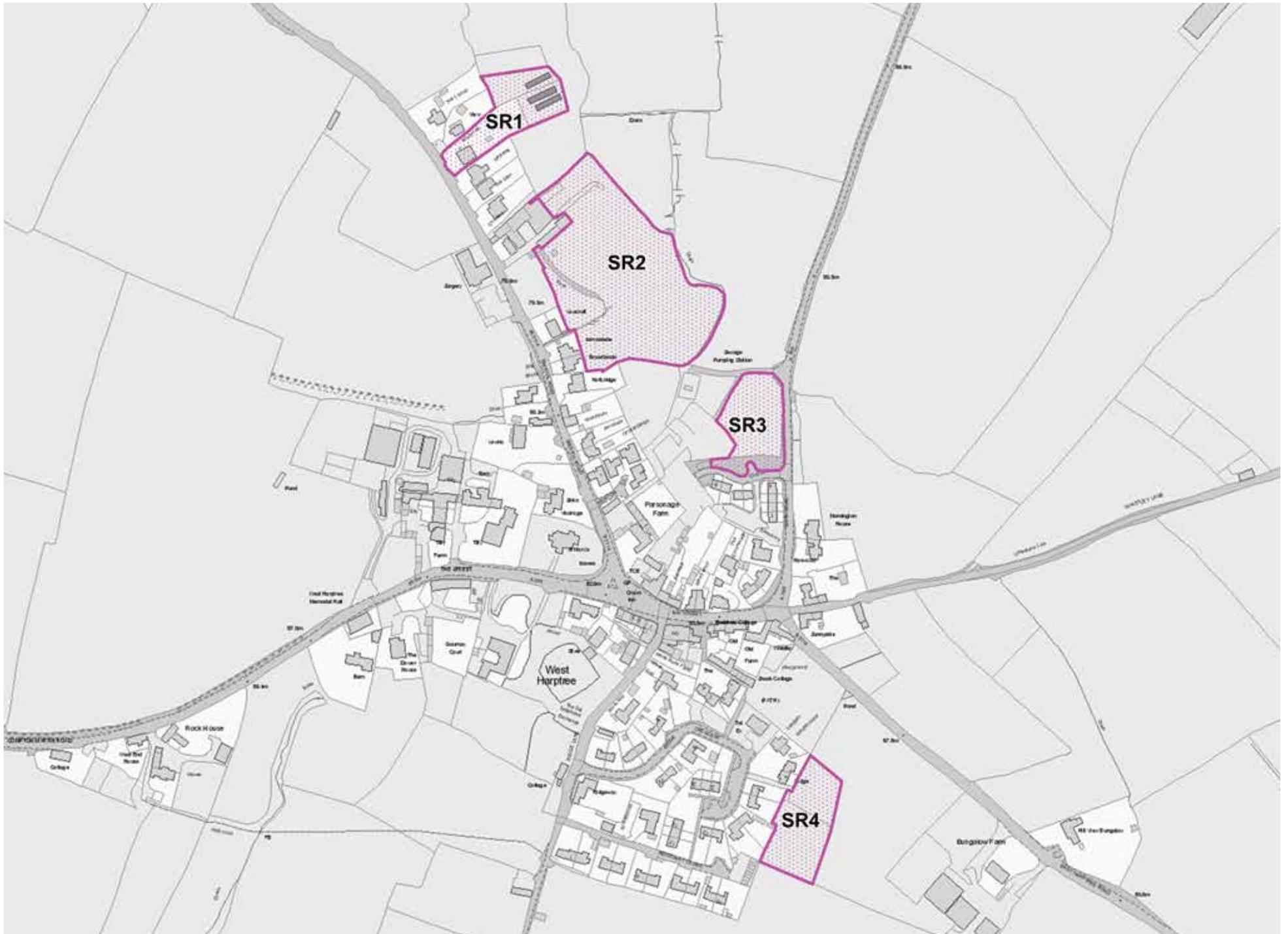
1.441 The parish of West Harptree lies on the north side of the Mendip Hills. West Harptree along with East Harptree village are collectively known as 'The Harptrees'. The parish includes the hamlets of Ridge, North Widcombe and part of South Widcombe. The historic Core is designated as a Conservation Area.

Site Allocation Options

1.442 West Harptree is washed over by the Mendips Hills Area of Outstanding Natural Beauty and is required to accommodate housing development of around 10-15 dwellings.

Preferred Approach

1.443 There is no preferred option for development in West Harptree. Not all of the sites shown on the map on the page below would need to be allocated in order to enable provision of between 10-15 dwellings required by the Core Strategy. West Harptree Parish Council's preferred approach is to develop SR3 in conjunction with SR4. B&NES have considered the evidence for sites SR1 and SR2 and these sites have been included as alternative options for development.



Alternative Options - Site SR1

1.444 The site is approximately 1.52ha and can accommodate dwellings on the southern part of the site.

Context

- Site SR1 is close to the village facilities and is opposite the village doctor's surgery.
- Site SR1 lies within the Upper Chew and Yeo Valley Landscape Character Area and within Mendip AONB.
- Site is a medium sized elongated rectangular grassland field, flat and relatively low lying, which lies partly behind properties and small businesses strung out along the Bristol Road at the edge of the village and also extends beyond the village into the undeveloped countryside.

- The strong eastern boundary hedgerow/stream line is an important part of its local character.
- Rosecroft House would need to be demolished to allow access onto the site and there are glasshouses on site which would need to be removed prior to any development commencing.
- The eastern and southern boundary hedge and stream line is important both as a landscape feature and as visual containment.

Vision

- The contained nature of the southern half of SR1 (from the green houses southwards would potentially be acceptable for a small development.
- Any new northern boundary should be a hedgerow or tree line to prevent an abrupt development edge to the countryside.
- The northern half of the field beyond the greenhouses is much more rural in nature extending beyond the village edge and is unsuitable for development.

EMERGING POLICY APPROACH: SR1 DEVELOPMENT AND DESIGN PRINCIPLES

1. Maximum 15 dwellings.
2. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this sensitive location.
3. The site should be designed to safeguard the amenity of neighbouring residential properties to the south of the site.
4. There are no footways between the site and the village and it is unlikely that a footway could be provided and as B3114 Bristol Road is a busy road it would not be acceptable for pedestrians to walk on the existing narrow carriageway, particularly during peak times. Therefore an alternative pedestrian and cycle route between the site and the village is required.
5. Ensure that undeveloped parts of the site are given suitable landscape treatment in order to achieve an appropriate relationship with development on site and the wider area.
6. Maintain or strengthen the integrity and connectivity of the green infrastructure.
7. Development of any kind including gardens and garden boundaries should be kept at least 20m away from the centre line of the eastern and southern boundaries.

Site SR2

1.445 The site is approximately 1.7ha and can accommodate up to 15 dwellings on part of the site.

Context

- Site SR2 lies within the Upper Chew and Yeo Valley Landscape Character Area and within Mendip Hills AONB.
- Site is a small to medium irregular grassland field, flat and relatively low lying, relating well to the semi-rural edge of village character of its surroundings.
- SR2 lies behind the houses and agricultural related businesses strung out along the Bristol Road.
- The eastern and southern boundaries of SR2 are surrounded by gardens. The northern and western boundaries are surrounded by business.
- There are some mature trees within the site.
- The strong boundary hedge line to the east is meandering and follows a stream line.

- This well vegetated stream line is a strong feature running northwards which visually contains the development along the Bristol Road.
- A Public Right Of Way (ref. CL23/30) runs along outside of the northern edge of the development site.
- Lea Croft House may need to be demolished to ensure adequate access onto SR2.
- The site is located within area susceptible to ground water flooding < 25% . The existing site is entirely greenfield, and any proposed development, will therefore increase impermeable area of the site. Without any mitigation, this could result in an increased flood risk elsewhere through increased runoff. It is therefore necessary to control surface water arising within the site to ensure that there is not net increase in off-site runoff rates.
- Any proposed drainage strategy should follow and utilise the existing blue corridors and a Full Drainage strategy should be provided to demonstrate that, the site can be adequately drained without increasing flood risk elsewhere and to ensure that the surface water flooding within the site can be mitigated.

Vision

- The contained nature of this site lends itself to a small development. The eastern and southern boundary hedge and stream line is important both as a landscape feature and as visual containment.

EMERGING POLICY APPROACH: SR2 DEVELOPMENT PRINCIPLES

1. Maximum 15 dwellings.
2. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this sensitive location.
3. Ensure that undeveloped parts of the site are given suitable landscape treatment in order to achieve an appropriate relationship with development on site and the wider area.
4. Maintain or strengthen the integrity and connectivity of the green infrastructure.
5. Development of any kind including gardens and garden boundaries should be kept at least 20m away from the centre line of the eastern and southern boundaries.
6. Any development of this site should include for the provision of an access to Lea Croft House which includes parking and turning for commercial vehicles, allowing all vehicles to enter and leave the site in a forward gear.

Site SR3

1.446 The site is approximately 0.2ha and can accommodate up to 10 dwellings.

Context

- SR3 lies within the Upper Chew and Yeovil Valley Landscape character Area and the Mendip Hills AONB.
- The site comprises a small to medium pasture field, flat and relatively low lying, containing a very small area of scrub and trees in the middle.
- SR3 lies in an open rural landscape right on the edge of West Harptree on the west side of the A368 approaching the village and is clearly open to view from the road.
- The field itself is not in particularly good condition with boundaries of fencing adjacent to a farm track to the north and west and to a small housing development to the south separated by a small amenity grass area, agricultural buildings to the southwest.
- A neat, clipped hedge runs along the A368 eastern boundary.
- Approaching the village on the A368 there are clear views over the site to the church spire within the Conservation Area.
- To the east of the A368 opposite the site the landscape is entirely rural.
- A farm storage barn is on the site and will need to be moved before any development can occur.
- Access onto site SR3 could be achieved from Parsonage Close however this would require confirmation. An alternative access would be from an access track north of the site.
- The existing track to the farm would need to be widened to accommodate farm vehicles and vehicles accessing the proposed dwellings.
- Any development would need to form an edge to the village and protect and enhance the conservation area.

Vision

- A small conservation lead development of a single row complementing the existing cluster of new houses to the south, using the existing access road and including the amenity grass mound could be acceptable with tree planting provided to enhance the existing scrubby copse and provide screening to views from the north on site SR3.
- Any development on this site will need to be designed so that it does not appear isolated and unconnected to West Harptree village as this would be detrimental to the conservation area setting.
- Any development would require very high quality design in such a sensitive and visible location.

EMERGING POLICY APPROACH: SR3 DEVELOPMENT AND DESIGN PRINCIPLES

1. Up to 10 dwellings.
2. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this sensitive location.
3. The site should be designed to safeguard the amenity of neighbouring residential properties to the south of the site.
4. Ensure that undeveloped parts of the site are given suitable landscape treatment in order to achieve an appropriate relationship with development on site and the wider area.
5. Maintain or strengthen the integrity and connectivity of the green infrastructure.
6. Ensure that undeveloped parts of the site are given suitable landscape treatment in order to achieve an appropriate relationship with development on site and the wider area.
7. Maintain or strengthen the integrity and connectivity of the green infrastructure.
8. Development of any kind including gardens and garden boundaries should be kept at least 20m away from the centre line of the eastern and southern boundaries.

Site SR4

1.447 The site is approximately 0.3ha and could accommodate around 4 dwellings.

Context

- SR4 is within the Upper Chew and Yeo Valley Landscape Character Area and within Mendip Hills AONB.
- The Site comprises two very small fields adjoining a small housing estate and adjacent to open, relatively low lying, flat countryside.
- SR4 it relates more in character to the village itself than the wider countryside to the east.
- The smaller section of SR4 area is a pony paddock and slightly larger area is partially covered by scrub and trees forming a very small copse. Given the rather poor tree cover in this part of the village and surrounding countryside, this small area of tree cover is developing into a valuable landscape feature.
- Any development on this site would need to protect the copse and integrate it into any development of this site.
- A Public Right Of Way runs along the north east edge of the site (ref: CL23/1).
- The access road that leads to the site would be acceptable for up to four dwellings unless it became an adopted road.

Vision

- A small development which incorporates the copse on the site could be suitable on this site.
- Any new boundary should be a hedgerow or tree line to prevent an abrupt development edge to the countryside.

EMERGING POLICY APPROACH: SR4 DEVELOPMENT AND DESIGN PRINCIPLES

1. Maximum 4 dwellings.
2. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this sensitive location.
3. The site should be designed to safeguard the amenity of neighbouring residential properties to the south of the site.
4. Ensure that undeveloped parts of the site are given suitable landscape treatment in order to achieve an appropriate relationship with development on site and the wider area.
5. Maintain or strengthen the integrity and connectivity of the green infrastructure.

Housing Development Boundaries

1.448 Housing Development Boundaries (HDBs) are delineated to enable appropriate housing development to come forward within the policy framework of the Core Strategy, reflecting the roles of each settlement. Parish and Town Councils have been asked to review the existing HDB and where necessary suggest adjustments. Any adjustments must take into consideration the HDB principles (detailed below) and must follow the existing housing limits of the village and exclude valued landscapes, nature conservation sites and must be in accordance with the character of the settlement. To ensure the approach is consistent, a set of four guiding principles have been developed that will be used in considering all HDB revisions:

The four HDB guiding principles:

Principle 1:

The HDB will be defined tightly around the housing of the village.

Principle 2:

HDBs will be defined to include:

- a. Existing commitments for built development i.e. unimplemented planning permissions and site allocations (including those proposed in the Draft Placemaking Plan)
- b. Land within residential curtilages except large gardens or other open areas which are visually detached from the settlement.

Principle 3:

HDBs will exclude:

- a. Playing fields or open space at the edge of settlements (existing or proposed)
- b. Isolated developments which are physically or visually detached from the village (including farm buildings or agricultural buildings on the edge of the settlement which relate more to the countryside than the settlement)
- c. Large gardens and other open areas which are visually open and relate to the open countryside rather than the settlement
- d. Large gardens or other areas whose inclusion or possible development would harm the structure, form and character of the village
- e. Areas where development and intensification would harm the character of the village or would have an unacceptable impact on the highway or on the character and landscape
- f. Significant employment sites that are important in providing sources of local employment

Principle 4:

HDBs do not need to be continuous. It may be appropriate given the nature and form of village to define two or more separate elements.

Process of Revising HDBs

1.449 The HDBs themselves have not been revised at this stage and remain as currently defined in the Adopted B&NES Local Plan. However, proposed revised boundaries will be included the Draft Placemaking Plan and the revisions defined on the Policies Map.

1.450 B&NES will continue to work with all Parish and Town Councils during this process. Those revised HDB maps that have already been submitted by Parish and Town councils are currently being reviewed and further analysis will be undertaken by B&NES Council in conjunction with the Parish and Town Councils to inform the Draft Plan.

1.451 All landowners and stakeholders also now have the opportunity to suggest or propose revisions to the HDB, justified against the principles set out above, during the Options consultation period. Any proposed revisions will be reviewed alongside the Parish and Town Councils suggested changes and proposals.



Bath & North East Somerset
Placemaking Plan

Section 2

**Development
Management
Policies**

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2.1 The detailed site proposals must be complemented by up-to-date district-wide policies in order to maintain a high quality environment and to ensure development schemes help to make better places. These need to build on the policy themes set out in the Core Strategy. The Launch Document started the process of developing other positive and proactive development management policies to help deliver the objectives of the Core Strategy, taking account of national planning policy (NPPF). This is the chance to review the adopted Local Plan policies some of which are becoming out of date and to consider if any new policies needed.

2.2 Once developed these policies will be used to assess and determine planning applications and appeals. The NPPF makes it clear that 'only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan.' The local plan should avoid repetition of national policies

2.3 Building on comments received through the consultation on the Launch Document and in response to new national planning guidance, the following section sets out the emerging preferred approach for planning policies for assessing planning applications. Where reasonable alternative options have been identified for particular policy areas, these have often been included with reasons why they are not favoured.



Residential Development



Links with the Core Strategy

Key Policy: CP10 Housing Mix, B5 Strategic Policy for Bath's Universities

Strategic objectives: Meet Housing Needs; Plan for Development that Promotes health and well-being

Introduction

2.4 In addition to meeting housing need the NPPF states that local planning authorities should:

- Provide housing to meet the community's needs (para. 7)
- Set out an approach to housing density to reflect local circumstances (para. 47)
- Plan for a mix of housing types (including those wishing to build their own homes i.e. self build, families, older people and people with disabilities) (para. 50)
- Bring housing and buildings back into residential use (para. 51)

2.5 The Core Strategy Policy CP9 covers the provision of affordable housing. In addition, the Core Strategy includes policy CP10 on Housing Mix, and states that the accommodation needs of older people in particular will be considered in the Placemaking Plan (including considering specific allocations).

Aims

2.6 The broad aims of the emerging policy approach are as follows:

- Ensure that housing provision meets demonstrable housing needs including housing for elderly people, special needs accommodation and self-build
- Control the growth and geographical spread of Houses in Multiple Occupation in Bath
- Ensure that density for residential development is appropriate given housing needs and location
- Ensure that residential development is socially inclusive and contributes towards health and well-being
- Protect the existing housing stock
- Ensure that empty homes are brought back into use



Housing and Facilities for the Elderly, housing for people with other Supported Housing or Care Needs

2.7 In relation to Elderly Persons Accommodation and housing for those with Supported Housing or Care need. In addition to the scope of Local Plan Policy CF.6 criteria have been included to refer to the need to demonstrate need, avoiding conflict with existing/future uses and the need to consider combined heat and power.

2.8 Bath & North East Somerset is facing a significant and increasing demand for housing and care to meet the needs of its ageing population. The number of people of retirement age is predicted to increase by nearly 6,000 (18.3%) by 2021. The most significant rate of growth in the local authority area's population will be in the number of people aged 85 and above: this is anticipated to have risen 23.9% by 2021.

2.9 The most significant rate of growth in the local authority area's population will be in the number of people aged 85 and above: this is anticipated to have risen 23.9% by 2021.

2.10 In 2008, The Housing Learning and Improvement Network (LIN) in partnership with Communities and Local Government published More Choice, Greater Voice which accompanied the publication of the national Housing Strategy for Older People. More Choice, Greater Voice highlighted the anticipated expansion of the older population and made some best practice recommendations for local authority planning and commissioning teams to develop alongside housing providers. The Housing LIN suggested that future specialised accommodation for older people should be provided on a ratio of 170 units per 1,000 people aged 75. This suggests that, based on current population projections, there is a need for 479 units (flats/houses) of Extracare provision as well as 192 dementia specific Extracare units in B&NES by 2021.

2.11 The Council recognises the need to deliver a new supply of age appropriate housing to meet the changing needs of its population. Much of this demand can be met through the existing supply and the provision of good quality, well designed, adaptable new homes. However, the Council has identified that there is a significant shortfall in housing options for older and frailer people who have identified care needs, but who wish to remain independent in a home of their own.

2.12 Data from the 2011 Census highlights that the majority of older people in the Bath and North East Somerset area own their own homes and many of these people will want a choice of housing options when their care or mobility needs increase. The current supply of 150 Extra Care units is found in the affordable housing sector, and while this is making a valuable contribution to meeting current demand, the Council wishes to support the development of mixed tenure Extra Care in both Bath city and the wider district. Delivering a range or tenure options for Extra Care will address this lack of choice.

Older People Projections	2011	2016	2021	% increase
Bath and North East Somerset				
65-74	15,928	18,429	18,497	16.1
75-84	10,981	11,432	13,066	20.0
85+	4,908	5,482	6,080	23.9
Total	31,817	35,343	37,643	18.3

Source: Subnational population projections, Interim 2011 based on Census data

2.13 Extra Care housing is the generic term for purpose designed, self-contained housing for older and disabled people with care and support available on site 24 hours a day, promotes independent living and provides a real alternative to Residential Care. People living in Extra Care hold the tenancy or lease to their own home and are encouraged to live independent lives with the benefit on site care, delivered according to assessed and eligible need: the care is the only element of the service provided within the scheme that is regulated by the Care Quality Commission (CQC), which helps distinguish C3 use from C2 residential care homes where the entirety of the scheme is regulated by the CQC.

2.14 There are a number of different extra-care models currently available: however the key elements for the delivery of this service are as follows:

- Self-contained dwelling units that have been designed to meet the needs of older and/or disabled people:
- Communal facilities accessible to tenants/leaseholders and, in some instances, the wider community of interest including specialist bathing, meal provision, shop:
- The provision of assistive technology to monitor and minimise risks to tenants/leaseholders:
- 24 hour, on site care available to a) meet on-going and assessed needs and b) respond in an emergency as appropriate:
- Easy accessibility to key local facilities e.g. public transport, health centres, shops, pharmacy:
- High levels of Housing Management Support for tenants/leaseholders.

2.15 Many extra care facilities focus on the continuum of care. Some provide a mixture of sheltered and extra care provision on the same site: others (the “care village” model) provide the full continuum of care ranging from sheltered housing to nursing homes. Although these models are available in adjacent local authorities (Bristol, North Somerset), they have yet to be developed in B&NES.

2.16 Extracare in itself is not an affordable housing tenure but C3 Extracare proposals should meet the Core Strategy requirements of CP9 for the delivery of affordable housing.

EMERGING POLICY APPROACH: H1 HOUSING AND FACILITIES FOR THE ELDERLY, PEOPLE WITH OTHER SUPPORTED HOUSING OR CARE NEEDS

Housing and Facilities for the Elderly, people with other Supported Housing or Care Needs, will be permitted, where:

- The use is compatible with the locality and existing/future uses in the locality, and does not create potential conflicts with existing uses (e.g. potential for visual and noise intrusion if in a city/town centre).
- There is adequate (i) communal space (including cooking and dining areas) and (ii) garden/outdoor space within the curtilage of the property to meet the needs of the residents.

National best practice standards should be met relevant to the type of development proposed, for example development should, follow best practice identified by HAPPI 12, in particular the 10 elements critical to age-inclusive housing:

- Generous internal space standards.
- Plenty of natural light in the home and circulation spaces.
- Balconies and outdoor space, avoiding internal corridors and single-aspect flats.
- Adaptability and “care aware” design which is ready for emerging assistive technologies.
- Circulation spaces that encourage interaction and avoid an “institutional feel”.

- Shared facilities and community hubs where these are lacking in the neighbourhood.
- Plants, trees and the natural environment.
- High levels of energy efficiency, with good ventilation to avoid overheating.
- Extra storage for belongings and bicycles.
- Shared external areas such as “home zones” that give priority to pedestrians.

Follow best practice identified in the LIN Design principles for extra care (Housing LIN factsheet 6).

The latest industry best practice standards will be utilised to consider development proposals for other client groups.

ALTERNATIVE OPTIONS

1. Allocating specific sites for elderly persons/special needs housing was considered, however, there is currently insufficient evidence to support site specific allocations.
2. Extra Care housing can take a variety of forms which influence whether it is classified as a C2 (Residential Institutions) or C3 (dwellings) use under the relevant Use Classes Order. The nature and type of services, regulatory arrangements and accommodation in a scheme will determine the Use Class. Therefore there is an option for the Placemaking Plan to indicate in detail the factors to be considered to determine the Use Class in B&NES.
3. There is also an option not to include a specific policy

Housing Density

2.17 Housing density is an important part of local character and national policy requires that a local approach be established. Within the Core Strategy strategic allocations and the Placemaking Plan site allocations, approximate densities are established in the development & design principles and by the level/mix of development proposed. This approach avoids the inefficient use of land and reflects an understanding of the local context.

2.18 Density should be informed by local context including local character, urban morphology and landscape and visual impact. For windfall/unallocated development sites, density must be considered on a case by case basis and supported by background evidence and a design rationale. In general terms:

- Higher densities are appropriate where this reflects local character and where the locations have good public transport accessibility and access to local services and facilities – this includes city, town, district and local centres as well as nodes along public transport corridors.

- Local evidence such as Building Heights Strategy for Bath; the Urban Morphology Study etc. should inform development density.

2.19 The wording of the first clause has been amended from HG.7 to refer specifically to the site allocations policies and the minimum density has been raised to 35dph to reflect the need to make efficient use of land.

EMERGING POLICY APPROACH: H2

Residential development will only be permitted where the proposed net density is compatible with the site, its location, accessibility and its context. Where sites are allocated in the Core Strategy/Placemaking Plan the density should be in line with the Placemaking Principles for the site.

Higher net densities will be encouraged in accessible locations with good local facilities, in excess of 50 dwellings per hectare.

Densities below 35 dwellings per hectare will not generally be supported, in order to make efficient use of land. Lower densities will need to be justified on character grounds.

Shared facilities and community hubs where these are lacking in the neighbourhood.

ALTERNATIVE OPTIONS

1. Alternatively, the previous wording could be reinstated from Local Plan Policy H.7, i.e. minimum density 30 dph net density.
2. There is also an option not to include a specific density policy and allow density to be function of character and design.

Policy H2 will supplement the strategic site allocations included within both the Core Strategy and the Placemaking Plan. It supersedes policy saved Local Plan saved policy HG7 Housing Density.

Houses in Multiple Occupation

2.20 A House in Multiple Occupation (HMO) is a house or flat which is occupied by three or more unrelated people who share facilities such as a kitchen or bathroom. HMOs are an important part of the local housing market, particularly within Bath, providing affordable accommodation for student, professionals and migrant workers among others.

2.21 There are currently over 3,000 Houses in Multiple Occupation in the district, the vast majority of which are within Bath.

2.22 The Council exerts greater planning controls over HMOs in Bath, and in July 2013 introduced a city-wide Article 4 Direction to control the future growth and geographic spread of HMOs. Change of use from residential to HMO now requires planning permission across Bath.

2.23 Additional Licencing arrangements are also operated within specific parts of Bath which work alongside Mandatory Licencing to ensure that required management standards are met.

2.24 The wording of the saved Policy HG.12 is proposed to be amended by H3 by: referring to harmful transport impacts; to be worded more positively; to refer to the issue of community balance and over-concentration of HMOs in a locality; to facilitate protection of commercial uses where residential units are provided above commercial uses (such as shops or pubs).

EMERGING POLICY APPROACH: H3

Change of use from residential (C3) to a small HMO (C4) or a large HMO (Sui Generis use class) will be permitted. unless:

- i. The site is within Bath, and there is existing high concentration of HMO in the locality (as defined in the Houses in Multiple Occupation in Bath Supplementary Planning Document and its associated evidence base), such that further changes of use will not support a balanced community,
- ii. The HMO use is incompatible with the character and amenity of established adjacent uses;
- iii. The HMO use significantly harms the amenity of adjoining residents through a loss of privacy, visual and noise intrusion, (in a way that C3 residential use would not);
- iv. The HMO use creates a significantly harmful transport impact, (in a way that a C3 residential use would not);
- v. The HMO use results in the unacceptable loss of accommodation in a locality, in terms of mix, size and type etc.
- vi. The development prejudices the continued commercial use of ground/lower floors.

ALTERNATIVE OPTIONS

1. Reinstate previous wording from the Local Plan policy HG.12

H3 will supersede policy saved Local Plan policy HG.12 and will be supplemented by the existing Houses in Multiple Occupation in Bath Supplementary Planning Document

Student accommodation



2.25 The strategy for student accommodation is set out in the Core Strategy at paragraph 1.26, Policy B1(7a) and Policy B5. The Core Strategy Inspectors Report is also a material consideration. The strategy is to ensure that sufficient new bedspaces are provided to meet additional accommodation demands from 2011, and, to retain the need for student related HMOs at 2011 levels. The strategy does not overtly seek to reduce the role of HMOs (numerically), although the share/ relative impact of such HMOs of the total housing stock of the city will drop as 7,000 more new dwellings are built during the plan period. The strategy is also to provide the majority of new accommodation on-campus, with off-campus provision playing a supplementary role if campus capacity cannot come forward in a timely fashion.

2.26 Off-campus provision should not prejudice the implementation of on-campus capacity if this can be avoided i.e. this would only be acceptable where on-campus delivery cannot demonstrably come forward to keep up with additional demand. Even where off-campus accommodation may be acceptable in the circumstance outlined above, there will be certain sites where the opportunity cost is too great. Such sites will have been allocated for other uses. Any mismatch between the estimates of future newly arising need during the preparation of the Core Strategy, actual newly arising need, and additional provision will be a matter to be dealt with at Plan review in 2019.

There is scope for some mismatch to occur without significantly affecting the housing market. If there is a mismatch the Core Strategy Inspector’s Report advises that compensatory housing should be planned within Plan Review. Estimates of newly arising student housing needs follow the same principles as estimates of general housing needs. Such needs are not revisited every year but within a process of plan review, at least 5 yearly intervals.

2.27 The emerging site specific policies on Bath University and Bath Spas University are set out in Part 1 of the Placemaking Plan Options document.

Residential Use in Existing Buildings

2.28 The sub-division of existing dwellings to form smaller units or flats is a common way to increase the occupancy/density in residential areas. In addition, the conversion of non-residential buildings and the re-use of buildings for residential use is also supported, in that (where appropriate) this can boost local housing supply.

2.29 B&NES has a proactive approach in terms of bringing empty homes back into use, the previous policy included in Local Plan policy HG.12 is proposed to be taken forward as a stand-alone policy.

EMERGING POLICY APPROACH: H4

The sub-division of existing dwellings will be permitted, unless:

- i. The residential use creates a harmful transport impact, (in a way that the existing use would not);
- ii. The development does not prejudice the continued commercial use of ground/ lower floors.

The re-use of existing empty homes in continuing residential use will be strongly supported.

ALTERNATIVE OPTIONS

- 1. Reinstate previous wording from the Local Plan policy HG.12
- 2. There is also an option not to include a specific policy

H4 will supersede saved Local Plan policy HG.12.

Self-Build

2.30 National Policy supports the principle of self-build and Councils have a duty to understand the demand/need for self-build housing.

2.31 The Council supports self-build provision as part of development sites and also as part of rural exceptions sites and/or community land trust mechanisms. The Placemaking Plan provides the opportunity to develop a policy to encourage self-build, although national policy inhibits a policy which require self-build accommodation. There is now a workable planning definition of self-build housing (introduced via the Government's [Community Infrastructure Levy Exemption/Relief mechanism](#)).

2.32 The Council has signed up to the [Local Self Build Register](#) (August, 2014) which will assist in gathering evidence of demand/need for self-build housing in the district.

EMERGING POLICY APPROACH: H5

The provision of self build housing will be supported, and CIL will not be charged where the scheme meets the exception criteria.

Self-Build should be included the incorporation of self-build housing in larger development sites.

ALTERNATIVE OPTIONS

1. Including a requirement for a % of self build on site was considered, however, it is not considered that this complies with current national policy. Further evidence of need is being gathered as part of the revised SHMA which may lend greater support to a requiring policy.
2. There is also an option not to include a specific self build policy
3. There is an option to not mention the density element as it is included in policy H2 already, however, it is considered relevant to cross reference this.

H5 is a new policy.

Retention of Existing Housing Stock

2.33 The existing housing stock should be protected from change of use, where possible, given the high demand for housing.

However, there will be circumstances where change of use to non-residential use or to Visitor Accommodation uses (such as a Hotel, Guesthouse or the provision of Bed and Breakfast) could be acceptable where there is Conservation or other benefits that outweigh the loss of a single dwelling.

2.34 The wording of the first clause has been amended from HG.13 to refer more generally to conservation benefits, which could include re-conversion of flats back into a whole house not just change of use from residential to employment use. The policy has been made more flexible to allow consideration of other benefits from a change of use.

EMERGING POLICY APPROACH: H6

- Development which would result in the loss of existing residential accommodation would not be permitted unless, there are benefits that outweigh any harm, such as:
- i. There are demonstrable and substantial conservation benefits
 - ii. There are demonstrable and substantial economic, social or environmental benefits
 - iii. There are benefits in terms of providing visitor accommodation

ALTERNATIVE OPTIONS

1. There is an option to reiterate Local Plan policy HG.13
2. There is also an option not to include a specific policy

H6 will supersede saved Local Plan policy HG.13 Retention of Existing Housing Stock

Space and Access Standards

2.35 In response to the Government’s Housing Standards Review technical consultation (Sept 2014), there are now “optional requirements” which can be implemented above the basic Building Regulations requirements through planning. These optional requirements cover issues of access (for disabled people and the elderly), water efficiency (covered in Sustainable Construction) and minimum space standards (likely to be based on gross internal area).

2.36 These new policy approaches must be justified on the basis of local need, and the Government states that they must be used on a “need to have” rather than a “nice to have” basis – in line with the as yet defined national “needs test”. Any optional requirements must be implemented through a Development Plan document, such as the Placemaking Plan rather than a Supplementary Planning Document (according to the current Government statements).

2.37 Local community groups and professional bodies are supportive in particular of the implementation of local space standards.

2.38 Once the enabling legislation and national policy is in place, the Council will need to assess whether the criteria can be met locally and what additional evidence will be needed to justify specific standards. Until this point, it is difficult to outline what the policy would look like and whether or not this would be locally justifiable. However, the position is likely to be clearer to inform preparation of the draft Plan during 2015.

2.39 In line with the approach advocated in the Planning Obligations SPD, the Council will seek to include both local space standards and access standards.

Boat dwellers

Context

2.40 The NPPF is silent on the specific issue of boat dwellers but does encourage local planning authorities to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. In recent years there has been a substantial increase in boat traffic and pressure for permanent residential moorings within B&NES.

2.41 It is recognised that houseboats are a lifestyle choice for some residents and a necessity for others. They contribute to increasing diversity of homes within the District. The Core Strategy aims to deliver new development in sustainable locations and it is proposed that the same principle should be applied to proposals for residential and other moorings.

2.42 Except for those stretches of the river and canal which run through the built up area of Bath, the River Avon lies within the Green Belt and hence the controls of Green Belt policy will apply. The NPPF is clear that inappropriate development within the Green Belt is, by definition, harmful and should not be approved except in very special circumstances. Substantial weight should be given to any harm to the Green Belt.

2.43 District's rivers, canals and other watercourses make an important contribution to the character of the countryside and urban areas and are often of great wildlife importance and interest including increasingly rare water-dependent habitats. The NPPF and the Core Strategy seek to conserve and enhance the natural and local environment.

Summary of key issues

- Whether there is a demonstrable need and/or demand for the additional moorings and marina development.
- Scope for existing marinas to accommodate additional permanent/short stay/visitor moorings.
- Distinction between the role the planning system can play in providing for boat dwellers and legal obligations of Canal and River Trust (formerly British Waterways).

- Issues around Green Belt, riverside environment (wildlife, leisure, recreation), riparian owners, footpaths, access, Environment Agency's operational requirements.
- Recognition that waterways are a form of strategic and local infrastructure performing multiple functions, such as sustainable transport, open space and green infrastructure, land drainage and water supply, flood alleviation.
- Recognition that development will have an impact which will need to be mitigated and the cumulative impact of development proposals is a key issue that will need addressing.

Gaps in evidence

2.44 The Task and Finish Group review of the common needs and requirements of Boat Dwellers and River Travellers undertaken in July 2013 provides an overview of the situation. However, a robust and defensible evidence base is still required to support the need for additional permanent/temporary residential moorings or visitors' moorings. This is needed to inform the Draft Placemaking Plan.



Developing a policy approach

2.45 Saved Local Plan Policy HG.14A currently provides clear guidance for proposals for residential moorings. This form of development also has a role in contributing to meeting the District's housing requirements including the need for affordable housing.

2.46 Any planning application for development affecting a waterway will be assessed to ensure that the proposed use of land or development is appropriate and whether opportunities for enhancing the amenities of the waterways have been fully recognised.

Emerging Preferred approach

2.47 As moorings and marina development are not recognised as appropriate development in the Green Belt by national policy, applications for residential and other moorings outside the urban areas and within the Green Belt will have to demonstrate 'very special circumstances'.

2.48 The emerging preferred approach is to include a comprehensive policy framework that sets out the circumstances in which planning applications for moorings will be acceptable. In many cases moorings will not need planning permission. However, physical development required to create a mooring will require planning permission and it is proposed that this policy will be used to guide decisions. The Canal and River Trust has published guidance for the development of new residential mooring sites to assist both developers and local authorities in considering residential mooring site applications.

EMERGING POLICY APPROACH: H7

Development involving new and additional moorings will be permitted provided they are located outside the Green Belt and satisfy the following requirements and:

1. It can be demonstrated that there is a proven need for the mooring(s)/marina.
2. They are located within or adjoining the built up areas of Bath or Housing Development Boundaries or within an established boatyard or marina.
3. They have good access to services and facilities, employment opportunities and to public transport and other sustainable transport links.
4. There is no conflict with the navigation authority or the Environment Agency's operational requirements.
5. Adequate servicing and facilities for sewage and rubbish.
6. There is no negative impact on navigation.
7. There is no adverse impact on the amenity and conservation interest of the waterway.
8. They provide adequate pedestrian and service vehicle access including access for emergency services.
9. Provision of safe access and egress during a flood. New and additional moorings within the Green Belt will not be permitted unless very special circumstances can be demonstrated that outweigh harm to the openness by reasons of inappropriateness and do not conflict with the purposes of including land in it.

ALTERNATIVE OPTIONS

1. Rely on other policies in the Core Strategy and Placemaking Plan to provide the context for determining applications for moorings and marinas.

However, this approach would not provide sufficient guidance to address the particular issues associated with this type of development in Bath & North East Somerset.

Economic Development



Proposals involving Office and Industrial Land and Floorspace (B1, B2, B8)

Context

2.49 The availability of office and industrial land and premises is necessary for economic sustainability. The stock of office and industrial floor space in B&NES needs to be managed, enhanced and increased to enable the delivery of the Council's Economic Strategy. The objectives of the Council's strategy are reflected in West of England Local Enterprise Partnerships Strategic Economic Plan (SEP).

2.50 Policies (B1, KE1 and SV1) of the Core Strategy contain targets to increase the stock of office floorspace in Bath, Keynsham and the Somer Valley. For industrial space the same policies set out whether the Plan is seeking to increase the stock or manage its possible contraction. These policies replace Policy ET.1 of the Local Plan. These indicative targets set out the Plan's direction of travel and are based on long term forecasts underpinning the aspiration of the West of England's SEP.

2.51 In managing the existing stock of space, and where possible (in respect of current and emerging permitted development rights) decision-making will take into account current market signals/trends, as well progress against long term targets.

Office Development (B1a and b uses classes)

Planning positively for office development

2.52 In order to plan positively for office space the Core Strategy identifies a city centre boundary for Bath and a wider Central Area into which the city centre can grow. These areas will be the focus for new office space and fall within the Bath City Riverside Enterprise Area. The Enterprise Area also extends further west and in some circumstances limited levels of new office space as part of mixed use developments will be suitable in well-connected areas.

The site allocations section of the Plan indicates where this may be the case. For Keynsham, Midsomer Norton and Radstock the Placemaking Plan will identify town centre boundaries. It is within these sustainable centre areas that new office developments will be concentrated.

2.53 The site allocations section of the Placemaking Plan will identify specific sites within and adjoining the city/town centre boundaries and elsewhere in the Enterprise Area for new office uses to meet strategic needs.

Bath Core Office Employment Area (Policy ET.2 of the B&NES Local Plan)

2.54 The emerging approach is that the Bath Core Office Employment Area (part of Policy ET.2 of the B&NES Local Plan) will be deleted. This had two functions. Firstly it acted as a de facto city centre boundary in the Local Plan in respect of office space and the sequential test (in the absence of a defined one) and was permissive in respect of new office space within it. However, a city centre boundary has now been identified in the Core Strategy and so the Core Office Employment Area is unnecessary.

2.55 Secondly, the Core Office Employment Area was an area within which the loss of office space was managed with a high level of control. This area extended beyond the city centre to include an out-of-centre office cluster on the Lower Bristol Road. However, that control has been reduced significantly due to the introduction of the NPPF in March 2012 (notably paragraph 51) and new permitted development rights in May 2013, which will last until at least May 2016. The 'controlling losses' aspect of Policy ET.2 and its precise tone does not accord with the NPPF or new permitted development rights. National planning policy has been liberalised significantly since the adoption of ET.2.

2.56 There is an apparent conflict between the liberalisation of planning policy in respect of losses to the office stock and the identification of the Enterprise Area (within the Bristol sub-region City Deal) as the primary economic space for business premises (current and future) and jobs (current and future). The Council has plans for the Enterprise Area and is concerned that these plans could be frustrated by current government policy, particularly in respect of permitted development.

2.57 Set out below are the options that are available in respect of local planning policy within this new national context. The room for manoeuvre is limited.

EMERGING POLICY APPROACH: ED.1A

- Option 1**
New office developments within city and town centre boundaries, and on sites specifically allocated for this purpose are acceptable in principle.
- Beyond these areas office developments will need to be justified in respect of the NPPF sequential test (and impact test if over 2,500 m² GIA).

Option 2

New office development within the Bath Central Area, town centres and on sites specifically allocated for this purpose are acceptable in principle

Discussion: Option 2 is looser as it would give the whole Central Area parity in respect of the acceptability of office developments, whereas, part of the central area is 'city centre' and part is 'edge-of-centre'. Therefore Option 1 is more controlling and would require the sequential test at application stage.

Change of use & redevelopment of B1 (a) office use to C2 (residential institutions), C3 (dwellings houses), C4 (HMOs)

2.58 Paragraph 51 of the NPPF (March 2012) states that “LPAs should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate”.

2.59 The term ‘change to’ encompasses both a change of use and redevelopment as ultimately both will result in a ‘change to’ the use of land. Residential is defined as development in the C2, C3 and C4 use classes. The preparation of the PMP will also seek to determine whether residential also encompasses sui generis residential uses such as large HMOs (i.e. blocks of student accommodation with shared flats hosting more than 6 persons).

2.60 In May 2013, Government introduced permitted development rights to enable premises in B1(a) office use to change to C3 residential use (though not C2, C4 or sui generis residential uses) without the need for a planning application, subject to prior approval covering flooding, highways and transport issues and contamination. If the building is listed, permitted development is not applicable and a planning application is needed. However this is to deal with heritage issues rather than ‘in-principle’ issues. The PD rights last until 2016, but once a change occurs within that period it is not time limited.

2.61 The current permitted development rights only apply to a literal ‘change of use’ (not redevelopment). Proposals for the ‘redevelopment’ of office space to C3 residential use still require a planning application. Such applications will need to be determined in accordance with the development plan, but this itself must be constructed to be consistent with NPPF (51), in respect of the expectation that it should ‘normally’ be approved, where there is a need for additional housing, provided that there are not strong economic reasons acting against this.

2.62 What constitutes a ‘strong economic reason’ is not defined nationally and so requires some definition in policy locally.

2.63 Emerging Policy ED.1B is written against the background current Permitted Development Rights. Governments ‘Technical Consultation on Planning’ (July 2014) indicates that these rights might be extended from 2016 and a new prior approval ‘impact’ test added. If there is a change to the legislative background during the preparation of the Placemaking Plan, then Emerging Policy ED.1B and the preceding explanatory text may need to be reviewed.

2.64 For C3 proposals, emerging Policy ED.1B will only apply to 'redevelopment' projects, not changes of use (the latter being permitted development, unless the building is listed). In the circumstances where the building is listed the planning application process for a change of use will deal largely with heritage matters and not 'in-principle' issues.

2.65 Proposals for the redevelopment of offices to a C2, C4 or sui generis residential uses do not benefit from PD and so will, in all circumstances be judged against emerging policy ED.1B. Where a proposal is for student accommodation, Policy B5 of the Core Strategy will also be used in decision-taking.

2.66 This background is translated into policy below. Given the preceding text are there any other options that should be considered. In particular is clause 3 and the guidance on its application reasonable and in step with national policy.

2.67 At the time of writing the use of the new permitted rights has not had a significant negative impact on the supply of office space in the District. The most important elements of the stock have not been targeted. There have been losses, but the realisation of demand has not been affected to the extent that there is a shortage. There is therefore currently no intent from the LPA to introduce an Article 4 direction, requiring a planning application to be submitted for changes of use from office to residential i.e. extinguishing permitted development rights locally.

2.68 An alternative option with regard to the approach in ET.1B would be to identify locations for office safeguarding (i.e. don't have clause 3a) but to rely on a district-wide criteria (i.e. just have clause 3b).

EMERGING POLICY APPROACH: ED.1B

1. The conversion of office space (B1a) to C2, C4 and sui generis residential uses, and the redevelopment of office space to these uses and C3 use will be normally be approved, unless both clause 3a and 3b) are met, which would equate to a strong economic reason for refusal.
 2. The conversion of office space to C3 is permitted development, unless the building is listed. Clauses 3a and 3b will not apply to applications for conversions.
 3.
 - a. the site is within the Bath Central Area, the Bath City Riverside Enterprise Area a town centre or at Somerdale, or is otherwise identified in the Plan
 - b. the loss of the site would be a significant loss to the most strategically important office accommodation and therefore significantly harm the Council's ability to plan positively for economic development.
- In determining 'significant loss, strategic importance and harm', consideration will be given to:
- the quality of the building relative to alternative and available, premises in the locality
 - the need to retain the building in the context of the achievement strategic Core Strategy targets set out in B1
 - current market signals (to ensure that at any point in time the long term targets remain valid)
4. In respect of student accommodation, proposals involving the loss of office space will be refused if they meet the tests of Core Strategy Policy B5.
 5. Planning conditions will be applied to planning permissions for office space on sites allocated for this use in the Placemaking Plan to remove permitted development rights in respect of a future change of use to C3.

Change of use and redevelopment of B1 (a) office use to other town centre uses (A1, A2, A3 C1, D1 and D2)

2.69 Paragraph 51 of the NPPF is only permissive in respect of a change (conversion or redevelopment) between offices and residential. It does not apply to a change between offices and other town centre uses.

2.70 However, in May 2013, Government introduced permitted development rights that enabled B1 uses to change use to shops and other retail premises (A1, A2, A3) uses for a single period of up to two years. After two years the use must revert back to B1. These rights will end in May 2015 (although a change of use implemented in April 2015 would be valid until 2017).

2.71 The LPA is monitoring the take up and impact of these rights. Thus far there have been no significant adverse impacts. Accordingly, in designated city, town and local centres, the Council could adopt a permissive approach to applications from B1(a) offices to shops once the two year period is over. If this approach were to result significant unintended negative effects to the office market, the Council would undertake a partial review of the Plan via the fast track route set out in the NPPG.

2.72 There are no permitted development rights for a change of use of offices to C1, D1 and D2 uses aside from in relation to a state-funded school. This requires a prior approval covering flooding, highways and transport issues and contamination. Where control of use is possible the Council will prioritise the retention of office space over C1, D1 and D2 uses. In practice this is most likely to be of use in protecting office space from hotel conversion/redevelopment, where this would not be detrimental to the operation of the office market. In some cases it may not be detrimental

EMERGING POLICY APPROACH: ED.1C

- The change of uses of office space to A1, A2 and A3 uses will normally be permitted unless clauses 3a and 3b of ED.1B are met.
- The change of use of office space to other town centre uses will not normally be permitted, unless
 - a. the office building is of poor quality and
 - b. has been marketed for 12 months on reasonable terms, without success

Light Industrial (B1c), Heavy Industrial (B2) and Warehousing (B8) Uses

Planning positively for industrial development

2.73 Paragraph 20 of NPPF expects LPAs to plan proactively to meet development needs of business. Paragraph 21 (bullet 2) requires that LPAs set criteria, or identify strategic sites for employment uses.

2.74 Policy ET.3 of the Local Plan currently identifies 'Core Business Areas' for B1c, B2 and B8 uses. These areas are afforded a high level of protection from alternative (higher value) uses. The Core Employment Areas have been reviewed to assess whether they should be rolled forward into the Placemaking Plan as Strategic Employment Sites. In doing so the Council has had regard to whether:

1. The site is genuinely strategic in the B&NES context
2. Whether there are reasonable prospects for churn or redevelopment within the site should current occupiers leave and
3. Paragraph 22 of the NPPF, which advises that there must be a reasonable prospect of a site being used for the allocated employment use. This applies to land currently or last used for employment purposes and new greenfield allocations.

2.75 The emerging list of Strategic Employment Sites is set out in the Policy Approach ED2.A below. Those sites identified in the B&NES Local Plan that it is considered should not be taken forward as Strategic Employment Areas are also listed below.

2.76 Industrial and warehousing premises benefit from limited permitted development rights for their erection and exterior alteration. These are set out in the GPDO. Where there is any doubt as to whether development would be permitted development advice from the LPA that the proposed works are permitted development or whether a planning application is needed.

Losses of Industrial Land & Premises

2.77 Despite the need to plan proactively for business uses, Paragraph 51 of the NPPF (March 2012) states that

"LPAs should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate".

2.78 The preparation of the PMP will also seek to determine whether residential also encompasses change of use and redevelopment. Residential is defined as meaning development in the C2, C3 and C4 use classes. Residential also covers sui generis residential uses such as large HMOs (i.e. blocks of student accommodation with flats of more than 6 persons).

2.79 In Budget 2014 Government announced that it would begin a consultation in Summer 2014 on the introduction of permitted development rights (perhaps with a floorspace limit) to enable the change of use of light industrial and warehousing premises to C3 use that were 'active' at the time of Budget 2014. This began in July 2014 (Technical Consultation on Planning, CLG 2.28-2.31).

2.80 Light industrial uses B1(c) are premises which are used for any industrial process provided it is compatible with being carried out in any residential area without any detrimental impact to the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. Class B8 covers storage and distribution uses, including open air storage.

2.81 Prior approval would be likely to cover flooding, transport, contamination and noise and possibly the impact of introducing a residential use into an existing industrial/employment area on neighbouring employment uses and their operations. There are obvious issues here. Government is also considering whether Permitted Development should be applicable in a World Heritage Site and in a Conservation Area and so it may be that Bath and other parts the district are excluded from any new Permitted Development rights.

2.82 If the GPDO is amended following the consultation then the impact on the stock on this type of employment land could be significant.

2.83 The policies below are written to be applicable within the current national policy context. If the GPDO changes then the policy will not be implementable. The approach will need to be updated during the preparation of the Placemaking Plan to reflect any changes to GPDO.

EMERGING POLICY APPROACH: ED.2A

1. Proposals for light industrial, heavy industrial, warehousing (classes B1c, B2, B8) and builders merchants (sui generis) will be acceptable in principle within the following Strategic Economic Development Sites identified on the Policies Map.

Should car showrooms also be regarded as appropriate uses, given that this may enable their relocation from sites where high density development could take place?

Bath

- Brassmill Lane and Locksbrook Road
- Wansdyke Business Centre
- Midford Road

Keynsham

- Ashmead Road, Unity Road, Pixash Lane

Somer Valley

- Mill Road, Radstock
- Westfield Industrial Estate, Westfield
- Midsomer Enterprise Park, Radstock Road
- Haydon Industrial Estate, Radstock
- Old Mills Industrial Estate, Paulton
- Bath Business Park, Peasedown St John

Should the current Core Employment Site 'Coates Factory' also be regarded as strategic industrial site or is it more appropriately regarded as 'second tier' non-strategic sites?

Rural

- Hallatrow Business Park
 - Farrington Fields
 - Cloud Hill Factories
2. The identification of these areas as Strategic Economic Development Sites means that there is a presumption in favour of retaining them solely for the aforementioned uses. There are currently strong economic reasons why residential (and other alternative uses) would be inappropriate in respect of NPPF:51.
 3. Applicants seeking to challenge this presumption should provide compelling evidence that circumstances have changed to the extent that there is no reasonable prospect of land or premises being used for the allocated purpose. Because of the economic significance of these areas, a marketing period of 2 years on reasonable terms, during a period when the UK economy is growing, will be needed to demonstrate this.

Sustaining a buoyant rural economy

Context

2.84 The NPPF states that local authorities should adopt proactive strategies that:

- Support prosperous rural economies
- Promote the development and diversification of agricultural businesses
- Mitigate and adapt to climate change
- Conserve and enhance the natural environment (including protecting soil and the best and most versatile agricultural land)

2.85 The Core Strategy recognises and seeks to maintain and enhance the important contribution the rural economy makes to the overall economy of the District. The particular role both agriculture and rural tourism has to play is acknowledged and employment opportunities should be capitalised on when they arise whilst making sure the quality of the environment is safeguarded.

2.86 The Placemaking Plan's emphasis is to enhance the rural economy by supporting agricultural development including infrastructure for local food production and supply, agricultural diversification and other new employment development. The policy framework provides guidance on the re-use of rural buildings, accommodation for agricultural workers and the protection of agricultural land. The draft B&NES Local Food Strategy provides a body of evidence to underpin and inform the recommended policy approach.

Employment uses in the countryside

Context

2.87 Core Strategy Policies RA1 and RA2 allow small-scale employment proposals at villages outside the Green Belt within and adjoining the Housing Development Boundary providing it is of an appropriate scale, character and appearance. The Core Strategy encourages the creation of new and retention of existing rural businesses to underpin economic sustainability especially through the reuse and conversion of redundant or underused buildings. The reuse or adaptation of buildings in the countryside is particularly important in the changing structure of the rural economy and can assist with farm diversification for commercial, leisure and tourism uses.

2.88 Saved Local Plan Policy ET.5 currently allows proposals for new employment development outside settlements and not in the Green Belt and is consistent with the NPPF in supporting economic growth and creating jobs in rural areas. National planning policy requires that planning policies 'support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings'. Such a policy framework provides appropriate criteria for considering new employment development proposals in countryside.

Emerging preferred approach

2.89 Continue the current approach but expand it to also apply to proposals in the Green Belt.

EMERGING POLICY APPROACH: RE1

Proposals for employment uses in the countryside outside the scope of Core Strategy Policies RA1 and RA2 will be permitted providing it is consistent with all other relevant policies, and

- i. replacement buildings to be of a design well-related to its context.
- ii. involves the limited expansion, intensification or redevelopment of existing premises.
- iii. it would not lead to dispersal of activity that prejudices town and village vitality and viability.

In the case of development in the Green Belt proposals should be consistent with national Green Belt policy and should preserve its openness and not conflict with the purposes of including land in it.

ALTERNATIVE OPTIONS

1. Allow a more flexible approach than Policy ET.5.
2. Rely on other policies in the Core Strategy and Placemaking Plan.

However, neither of these approaches would adequately set a clear enough policy framework for considering employment proposals in the countryside.

Agricultural development

Policy aims:

- **Support development that enhances local food production.**
- **Support development that enables the processing, storage and distribution of local food.**

2.90 Agriculture plays an important role in the local economy and provides the basis for other economic activities in rural areas. By contributing to local food production and supply, farm businesses also have a vital role in enhancing food security and contributing to the mitigation and adaptation of climate change.

2.91 Over the past decade farming in the area has come under increasing pressure due to factors such as global competition, a slump in commodity prices, livestock disease, falling financial support and growing demands to manage the countryside so that its beauty and richness are enhanced. In 2001 the agriculture workforce was around 1000. The trend has seen a decrease in the full time workforce and a big increase in seasonal or casual labour representing nearly 50% of the total.

2.92 The Placemaking Plan's emphasis is therefore to support farm business function and local food production and supply to ensure that a robust and prosperous food and farming sector is maintained and enhanced. Enabling value to be added to locally grown food through the development of storage, processing and distribution facilities is important to supporting the rural economy and allowing for the benefits of local food to be more widely realised.

2.93 As such, development that supports farm business function and local food production and supply such as small-scale agricultural developments and small scale development for food storage, processing, distribution and retail infrastructure will be supported in principle.

Emerging Preferred approach

2.94 Continue the general approach adopted in saved Local Plan Policy ET.6 which sets out the circumstances within which proposals for agricultural development would be acceptable but expanded to permit for the development of local food supply chain infrastructure such as on-farm processing facilities to enable local food production and supply.

EMERGING POLICY APPROACH: RE2

1. Agricultural development (including; the erection of new agricultural buildings; significant extensions/ alterations to existing agricultural buildings; installation of machinery; construction of access roads) will be permitted providing
 - a. It is consistent with Policy RE6 (re-use of rural buildings)
 - b. There are no unacceptable environmental and/or health impacts which cannot be adequately mitigated.
 - c. Adequate provision for the storage and disposal of animal waste is provided.
2. Development that retains and strengthens food storage, processing, supply and distribution infrastructure will be supported in principle where:
 - a. It enhances local food production and/or supply
 - b. There are no unacceptable impacts including those associated with: transport, environment and public health.
3. Other development on agricultural land will only be permitted where:
 - a. It does not have an adverse effect on the efficient operation of an agricultural business.
 - b. It does not lead to the fragmentation or severance of a farm holding or compromises agricultural function.
 - b. It is not consistent with policies on the development of high-grade agricultural land.

ALTERNATIVE OPTIONS

1. Rely on other policies in the Core Strategy and Placemaking Plan. However, this approach would not provide a suitable level of detail or guidance on this issue.

Would replace saved Local Plan Policy ET.6

Farm diversification

Policy aim:

- **Permit sustainable farm diversification**

2.95 With the existing pressures on traditional agriculture, farmers increasingly look to diversify beyond the agricultural industry in order to supplement income and to give some resilience against market fluctuations. The Placemaking Plan's emphasis is to support farm diversification where it would not have an adverse impact on the environment and social and economic vitality of rural areas.

2.96 Farm diversification schemes can cover a range of new uses including businesses such as food processing and packing, farm shops, renewable energy, equestrian facilities, sporting facilities, nature trails, craft workshops, holiday accommodation and information technology. Diversification schemes should help to support rather than replace farming activities on the rest of the farm.

2.97 The new permitted development rights (May 2013) will enable existing redundant agricultural buildings of 500m² or less to change to a range of new business uses to boost the rural economy whilst protecting the open countryside from development. This includes to shops, financial and professional services, restaurants and cafes, business, storage or distribution, hotels, or assembly and leisure uses. However, for buildings between 150m² and 500m², prior approval will be required, to ensure that the change of use does not create unacceptable impacts (such

as transport and highways problems, flood risk and contamination issues). Listed buildings and ancient monuments will continue to be protected. The scale of the diversification should not undermine the rural character of the farm or the surrounding area.

Emerging preferred approach

2.98 Continue the general approach adopted in saved Local Plan Policy ET.8 which sets out the circumstances within which proposals for farm diversification would be acceptable but expanded to:

EMERGING POLICY APPROACH: RE3

Proposals for farm diversification involving the use of agricultural land or buildings will be permitted providing:

- i. It is consistent with Policy RE5 (protection of high grade agricultural land)
- ii. It complements agricultural function
- iii. It does not wholly replace agricultural function or lead to the fragmentation or severance of a farm holding
- iv. The activity will not lead to an unacceptable impact on the viability of nearby town or village centres

- prohibit activities that lead to the fragmentation or severance of a farm holding or compromise agricultural function.
- be more flexible in relation to allow some limited dispersal of activity from towns or villages taking into account the success and role of rural businesses such as farm shops.

v. In the case of a farm shop, the operation would not prejudice the availability of accessible convenience shopping to the local community

vi. Existing buildings are used or replaced in accordance with Policy RE6

Where existing buildings cannot be re-used or replaced in accordance with Policy RE6 new buildings will be permitted only where required for uses directly related to the use of, or products of, the associated landholding, are small in scale, well designed and grouped with existing buildings.

ALTERNATIVE OPTIONS

- 1. Rely on other policies in the Core Strategy and Placemaking Plan. However, this approach would not provide a suitable level of detail or guidance on this issue.

Would replace saved Local Plan Policy ET.8

Essential dwellings for rural workers

Policy aim:

- **Support essential housing development for rural workers.**

Emerging Preferred approach

2.99 A special need may arise for accommodation which is essential for the efficient operation of the rural economy; this particularly refers to agriculture. Where the need for accommodation arises in many cases this could be met by housing in nearby settlements. Where this is not feasible a site within a hamlet or existing group of buildings or dwellings is preferable to an open location.

2.100 In reviewing the Local Plan policy, this policy seeks to limit the size of any potential dwellings so that is relative to the functional requirements. The policy has also been made more flexible to new agricultural uses to lend greater support to agricultural dwellings to support new agricultural businesses not just existing ones.

EMERGING POLICY APPROACH: RE4

New dwellings will not be permitted outside a settlement in the open countryside unless they are essential for rural workers. Such dwellings will only be permitted where:

- i. There is a clear functional need and financial justification for the worker to live on the holding.
- ii. The need for the accommodation is for a fulltime worker.
- iii. The functional need could not be fulfilled by another existing dwelling in the holding or other existing accommodation in the area or through the re-use of an existing building in the holding.
- iv. They are sited within a hamlet or existing group of buildings. Only when this is not feasible will siting elsewhere in the countryside be permitted.
- v. They are restricted in size relative to the functional requirements of the agricultural/ forestry business.
- vi. Occupancy is restricted to agricultural/ forestry workers.

ALTERNATIVE OPTIONS

1. Broadening the policy to relate to the needs of part-time as well as full time workers, however, this was not considered desirable as it is better to seek other options for seasonal workers such to minimise unnecessary development in the countryside.

Dwellings for temporary workers outside settlements are also likely to be socially isolated with no ready access to GPs, public transport, or shops and services. This is not considered desirable, particularly as incomes are likely to be low.

Protection of the best and most versatile agricultural land

Policy aims:

- **Avoid development on the best and most versatile agricultural land.**
- **Direct development to areas of poorer quality land in preference to higher quality.**

2.101 The NPPF states that local authorities should adopt proactive strategies that conserve and enhance the natural environment including protecting soil and the best and most versatile agricultural land.

2.102 Agricultural land is one of the District's most important resources. The Governmental Department for Environment, Food and Rural Affairs (DEFRA) classifies agricultural land on a scale of 1 to 5. Grades 1, 2, and 3a are defined as the best and most versatile agricultural land. Grade 1 land forms less than 3% of UK agricultural land, and produces yields that are high and less variable than land of lower quality (Natural England, 2012). Protecting the best and most versatile agricultural land is not only key to food production and the rural economy but it enables further environmental benefits to be realised such as aquifer recharge and flood control whilst allowing for communities to respond positively to food security challenges in the future.

2.103 The Placemaking Plan's emphasis is to avoid development on the best and most versatile agricultural land and to direct development to areas of poorer quality in preference to higher quality.

Emerging preferred approach

2.104 The well-used Local Plan Policy NE.16 relating to the protection of agricultural and has been amended to better support development that enhances local food production and processing in line with the B&NES Local Food Strategy. The first part of the policy does not refer specifically to agricultural land Grade 3a as there is insufficient national data to distinguish Grade 3a from 3b. Land of agricultural Grade 3 makes up the majority of the districts rural land.

2.105 It is proposed that the Policies Map will identify areas of high grade agricultural land in B&NES however there is currently no available information to distinguish Grade 3a from 3.

EMERGING POLICY APPROACH: RE5

1. Development which would result in the loss of the best and most versatile agricultural land particularly Grade 1 and 2 as identified on the Policies Map will not be permitted unless significant sustainability benefits are demonstrated to outweigh any loss.
2. Where it can be demonstrated that there is an overriding need for a proposal and it will result in the development of agricultural land, development should be steered towards the use of lower quality agricultural land in preference to higher quality agricultural land.

ALTERNATIVE OPTIONS

1. None. It is a requirement under national planning policy to account the economic and other benefits of the best and most versatile agricultural land.

Would replace saved Local Plan Policy NE.14

Re-use of rural buildings

2.106 The re-use and adaptation of existing rural buildings has an important role in meeting the needs of rural areas for commercial and industrial development, as well as for tourism, sport and recreation. It can reduce demands for new building in the countryside, avoid leaving an existing building vacant and prone to vandalism and dereliction, and provide jobs.

2.107 The Rural Areas chapter in the Core Strategy stresses the importance of re-using rural buildings with reference to saved Local Plan Policy ET.9 which is broadly consistent with the aims of NPPF in allowing the re-use redundant or disused buildings.

Emerging Preferred approach

2.108 It is considered there should continue to be a policy framework for the re-use of rural buildings both for employment and residential purposes. The policy should apply both to traditional and modern buildings and should ensure that their form, bulk and design are in keeping with their surroundings and they respect local building styles and materials including impact on character of the area, the historic environment, wildlife, Green Belt and accessibility. This policy will apply to proposals for the re-use of rural buildings that require planning permission.

EMERGING POLICY APPROACH: RE6

Conversion of a building or buildings to a new use in the countryside outside the scope of Core Strategy Policies RA1 and RA2 will be permitted, provided:

1. Form, bulk and general design is in keeping with its surroundings and respect the style and materials of the existing building.
2. Building should not be of temporary or insubstantial construction and not capable of conversion without substantial or complete reconstruction or requires major extension.
3. Does not result in the dispersal of activity which prejudices town or village vitality and viability.
4. Should not be isolated from public services and community facilities and unrelated to an established group of buildings.
5. Proposal would not harm visual amenity.
6. In the case of buildings in the Green Belt, should not have a materially greater impact than the present use on the openness of the Green Belt or would conflict with the purposes of including land within the Green Belt.

ALTERNATIVE OPTIONS

1. None. National planning policy expects local authorities to support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings and the proposed policy framework aims to achieve this.

Would replace saved Local Plan Policy ET.9

Visitor accommodation

2.109 The existing Local Plan includes a policy relating to visitor accommodation (Policy ET.13) which principally relates to Bath where historically this was perceived to be a particular issue in respect of the City's ability to absorb increasing numbers of visitors at peak times is limited without having a detrimental effect on residential amenity and character.

2.110 The purpose of the policy has been to protect the existing housing stock and ensure that tourist development does not result in a reduction in the number of dwelling spaces. This was seen as especially significant in Bath given the shortage of land available for development in the City.

2.111 So in the case of a larger house in single family occupancy (4 or more bedrooms), with parking available within its curtilage, or in the vicinity, this type of dwelling may be considered suitable for use as an hotel or guest house with an unspecified number of bedrooms, but only if part of the property is reserved as one or more self-contained residences.

2.112 The NPPF is keen that sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors are supported provided it respects the character of the countryside. In this respect the current policy provides a positive context for encouraging the provision of smaller scale visitor accommodation in such locations.

2.113 There are two emerging policy approach options that the Council puts forward for consideration.

Option 1

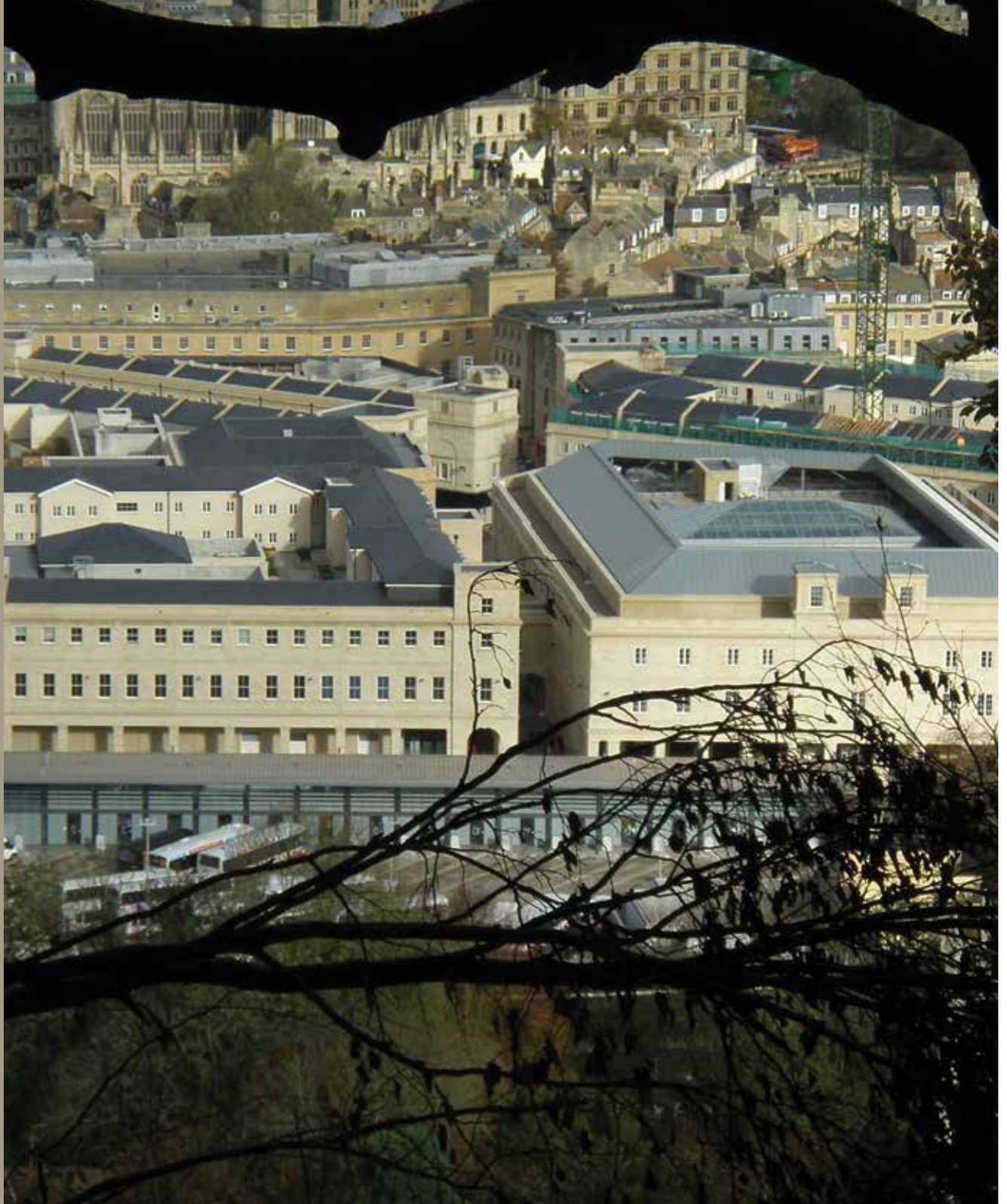
Continue the existing policy approach that will allow the change of use of an existing dwelling to a hotel, guesthouse, or to provide bed and breakfast accommodation provided that:

- For large residential properties, a substantial private residential unit is retained, and any existing or proposed parking within the curtilage of the property which does not detract from the appearance of the property is made permanently available; and
- for small residential properties, a satisfactory residential accommodation is retained which is not occupied independently of the proposed use.

Option 2

Reframe the policy to also relate to the development of new visitor accommodation (see also Emerging Policy Approach H6).

Centres and Retailing



Links with the Core Strategy

Key Policy: CP12 Centres and Retailing

Strategic objectives: Invest in our city, town and local centres; Encourage economic development, diversification and prosperity; Plan for development that promotes health and wellbeing

Introduction

2.114 Along with Bath City Centre, the District is served by a diverse network of town, district and local centres of varying scale and function. In addition to providing facilities like shops, cafés, pubs, post offices and banks, centres also include varying levels of community facilities, work places and leisure facilities. Some centres serve local day to day needs, and others play a more specialised role (mainly centres in Bath which supplement the city centre retail offer). Although many local centres are small in size, together they play a strategic role throughout the District. Many centres are a focus for public transport services and most offer a chance to access essential facilities close to people's homes.

2.115 Core Strategy Policy CP12 aims to support this network of accessible centres as key focuses for development and as the principal locations for shopping and community facilities as well as offices, local entertainment, art and cultural facilities.

2.116 Shopping remains of key importance to the centres. The availability of a good range of convenience (food) and comparison (non-food) shops makes an important contribution to people's quality of life. It is important that centres provide for choice, vitality and diversity and include a good balance of convenience, comparison, local and national traders. Maintaining and enhancing the retail function of centres is important in enabling residents and visitors to meet their shopping needs in the most sustainable way, in the most accessible locations. Shopping provision also makes an important contribution to a vibrant and vital public realm.

2.117 Shopping habits have however changed in the time since the previous Local Plan was adopted, and the Placemaking Plan needs to take this into account. Nationally, high streets are becoming an increasingly social environment, as well as a place to shop. Many high streets have seen a big rise in the number of evening attractions, such as cafés, restaurants and leisure facilities such as health clubs. High street local convenience retailing has also seen a large increase in floorspace. At the same time, some traditional retailing sectors, such as travel agents, DVD rental shops and photo processing shops have declined.

2.118 National planning policy states that local plans should:

- Define a network and hierarchy of centres.
- Define the extent of town centres and primary shopping areas based on a clear definition of primary and secondary frontages, and set policies which make clear which uses will be permitted in such locations.
- Allocate a range of suitable sites in town centres to meet the needs for retail, leisure, office and other main town centre uses in full.
- Set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres.

Radstock Town Centre



New Retail Development

2.119 Core Strategy Policy CP12 establishes the hierarchy of shopping centres throughout the district. These centres are identified as the primary locations for retail development, offices, leisure, entertainment, markets, community facilities, arts, culture and tourism uses. These are defined by the National Planning Policy Framework as the 'main town centre uses'. Retail development within the centres will be permitted where it is of a scale and type consistent with the existing retail function and character of the centre, and where it is well integrated into the existing pattern of the centre. It is important that the centres provide for an appropriate balance between convenience and comparison retail to enable communities to meet their day-to-day shopping needs.

2.120 NPPF paragraph 23 requires Local Plans to allocate a range of suitable sites to meet the scale and type of retail development needed in town centres. It is important that this need is met in full and is not compromised by limited site availability. The Council is required in NPPF paragraph 161 to assess the quantitative and qualitative needs for land or floorspace for retail development over the plan period.

2.121 The Council has therefore undertaken an update of its 2011 retail study that includes an assessment of the need for new retail floorspace within the district up to 2029. The quantitative results of this work are shown in the table below. Sites will be identified within the site allocations section of the Placemaking Plan to meet this need. The Midsomer Norton Neighbourhood Plan will assess options and seek to allocate retail sites to meet the need of that locality, which should include a new food store in line with Core Strategy Policy SV2.

**Projected Quantitative Capacity* for Additional Retail Floorspace 2011-2029
(GVA 2014 Retail Assessment - figures in sqm)**

	2014	2019	2024	2029
Bath				
Convenience	-551	247	1236	2252
Comparison	3443	6921	13099	20112
Keynsham				
Convenience	0	0	0	0
Comparison	0	0	0	0
Midsomer Norton & Radstock				
Convenience	1720	2070	2526	2980
Comparison	673	962	1496	2122

* provisional figures

Proposals for retail development outside of centres – the Sequential Test

2.122 The site allocations section will set out how and where the identified quantitative and qualitative need for retail floorspace within the District is intended to be met. Other retail proposals outside of existing centres may still come forward. The sequential test guides main town centre uses towards town centre locations first, then, if no town centre locations are available, to edge of centre locations, and, if neither town centre locations nor edge of centre locations are available, to out of town centre locations, with preference for accessible sites which are well connected to the town centre. It supports the viability and vitality of town centres by placing existing town centres foremost in plan-making and decision taking. The NPPG states that Local Plans should contain policies to apply the sequential test.

2.123 For retail purposes, edge of centre relates to a location that is well connected and up to 300m of the primary shopping area (where defined); for all other main town centre uses it relates to a location within 300m of a town centre boundary. For office development, this includes locations outside the town centre but within 500m of a public transport interchange.

Midsomer Norton Town Centre



EMERGING POLICY APPROACH: CR1

Retail and other main town centre uses (including commercial leisure) should be located within the centres identified on the Policies Map and Core Strategy Policy CP12.

Where there are no suitable sites to meet the needs for such uses in centres, edge of centre locations may be appropriate provided that the proposal would support the role and function of the centre and would be of a scale and intensity proportionate to the centre's position in the identified hierarchy.

Out of centre development of main town centre uses will only be acceptable where:

- i. No suitable centre or edge of centre sites are available and the proposal would be in a location readily accessible on foot, by cycle and by public transport.
- ii. The proposal is appropriately located and of a small scale (less than 200sqm*), within a settlement with a Housing Development Boundary, aimed at providing for local needs.
- iii. In assessing the availability of centre and edge of centre sites, alternative formats for the proposed uses have been considered.

In all cases regard should also be given to Policy CR2.

Would replace Policy S.4 and S.9

Impact Assessments

2.124 Paragraph 26 of the NPPF states that when assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with a Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold. If there is no locally set threshold the default set in the NPPF is 2,500sqm (gross retail floorspace).

2.125 The purpose of the test, as defined in the NPPG, is to ensure that the impact over time of the proposal on existing town centres is not significantly adverse. The test relates to retail, office and leisure development only. The impact must be assessed in relation to all town centres that may be affected.

2.126 The NPPG states that in setting a locally appropriate threshold, it will be important to consider the:

- scale of proposals relative to town centres
- the existing viability and vitality of town centres
- cumulative effects of recent developments
- whether local town centres are vulnerable
- likely effects of development on any town centre strategy
- impact on any other planned investment

2.127 Impact assessments should include:

- The impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal;
- The impact of the proposal on town centre vitality and viability, including local consumer choice and the range and quality of the comparison and convenience retail offer;
- The impact of the proposal on allocated sites outside town centres being developed in accordance with the development plan
- In the context of a retail or leisure proposal, the impact if the proposal on in-centre trade/turnover and on trade in the wider area, taking account of current and future consumer expenditure capacity in the catchment area up to five years from the time the application is made;
- If located in or on the edge of a town centre, whether the proposal is of an appropriate scale (in terms of gross floorspace) in relation to the size of the centre and its role in the hierarchy of centres.

EMERGING POLICY APPROACH: CR2

Retail and commercial leisure development outside of centres will not be permitted if:

- i. It would be liable to have a significant adverse impact on the vitality, viability and diversity of existing centres.
- ii. It would impact on existing, committed and planned investment.

An impact assessment will be required for retail developments over a locally set floorspace threshold in all locations outside of centres identified in the hierarchy set in Core Strategy Policy CP12 (The precise threshold will be set following completion of Stage 2 of the 2014 Retail Study).

ALTERNATIVE OPTIONS

Not setting a locally set floorspace threshold and relying on the NPPF default threshold of 2,500sqm. This is not a preferred option as the majority of retail proposals within B&NES are below 2,500sqm.

It is considered that a locally set threshold is required to adequately assess the impact of retail proposals outside of centres within the district, in line with the NPPF.

Would replace Policy S.4

Primary Shopping Areas and Primary Shopping Frontages

2.128 The boundaries of town centres, Bath primary shopping area and primary shopping frontages will be defined on the Policies Map.

2.129 Policy CR3 aims to support vitality and viability and promote diversity within the centres identified in Core Strategy Policy CP12 by maintaining a healthy mix of uses within a variety of unit sizes capable of accommodating a range of retailers and associated uses.

2.130 Primary Shopping Frontages are defined where there will be a high proportion of Use Class A1 retail uses. A Primary Shopping Area is a defined area where retail development is concentrated. Both represent the retail core of centres. The Policies Map will be updated for the Draft Plan to clearly show the boundaries of Primary Shopping Areas in all centres within the District. This is important as the NPPF states that when considering the sequential test for retail development, an 'edge of centre' location is deemed to be one that is well connected and up to 300m from the Primary Shopping Area. The current Local Plan uses a range of different terms (e.g. Bath Central Shopping Area, Town Centre Shopping Areas).

2.131 The current Local Plan policy (S.5) is very restrictive about the uses permitted within Primary Shopping Frontages (the loss of an A1 shop use from the ground floor is not permitted). This has been very successful in maintaining the Primary Shopping Frontages as predominantly A1 retail areas. Conversely, it has also had the effect of restricting other uses such as cafes and restaurants to areas outside of the frontages, and concentrating them within certain areas of the city centre.

2.132 Some respondents commenting on the Launch Document felt that in some areas, these uses had become over concentrated and that there was a negative impact on resident's amenity, resulting from noise and anti-social behaviour. Other respondents commented that some non-A1 uses, such as banks, can have a positive effect on footfall within centres.

Recent non-A1 permissions in Keynsham High Street (granted on appeal as the Inspector thought Policy S.5 too restrictive) have noticeably increased footfall and have proved very popular, to the benefit of the centre as a whole. Research from UCL has shown that adaptability in local centres can play an important role in supporting a wider range of locally generated activity than the retail functions with which they are most commonly associated; the feature of adaptability is a sign of the potential for centres to be economically sustainable.

2.133 Policy CR3 therefore proposes to introduce a more flexible approach in relation to Primary Shopping Frontages, acknowledging that retail can benefit from having diverse, non-A1 neighbours, creating a richer mix of footfall and potentially having a positive impact on the vitality and viability of centres. However, it is imperative that a balance is maintained and the focus of the centres remains retail (A1) based.

Bath City Centre (Southgate)



EMERGING POLICY APPROACH: CR3

Development within Primary Shopping Frontages

Within Primary Shopping Frontages identified on the Policies Map* development will be expected to maintain or provide active ground floor uses.

Within Primary Shopping Frontages change of use of shops (Use Class A1) to another use will not be permitted unless the proposed use would:

- i. Make a positive contribution to the vitality, viability and diversity of the centre.

- ii. Not fragment any part of the Primary Shopping Frontage by creating a significant break in the shopping frontage.
- iii. Not result in a loss of retail floorspace of a scale harmful to the shopping function of the centre.
- iv. Be compatible with a retail area in that it includes a shopfront with a display function and would be immediately accessible to the public from the street.

Development within a Primary Shopping Area or town centre but outside a Primary Shopping Frontage

Development of retail or other related town centre uses (defined in Core Strategy Policy CP12) that are within a Primary Shopping Area or town centre but not within a Primary Shopping Frontage will be acceptable where it would help to maintain or enhance the function of the centre.

In all cases the proposed use will be expected:

- i. To complement the retail function of the centre and not harm its vitality, viability or diversity.

- ii. Not to harmfully dominate or fragment frontages.
- iii. To maintain an appropriate balance and diversity of uses in all parts of the centre.
- iv. To generate a reasonable level of footfall and be of general public interest or service.
- v. To be compatible with a shopping area in that it includes a shopfront with a display function and would be immediately accessible to the public from the street.

In all cases, proposals which would result in the loss of retail floorspace, including storage or servicing space, will be expected to demonstrate that they will not be detrimental to the continued viability of the retail unit.

ALTERNATIVE OPTIONS

1. Retain Local Plan Policy S.5 (i.e. within Primary Shopping Frontages the loss of an A1 shop use on the ground floor will not be permitted). This approach is considered to be extremely restrictive.
2. Redefine Primary Shopping Frontages on the Policies Map making them less extensive. This would result in greater flexibility for the centre as a whole, but would still be restrictive within the Primary Shopping Frontages themselves.
3. Introduce an approach similar to authorities such as Barnet and Wandsworth, who have policies allowing a certain percentage of non-A1 uses within Primary Shopping Frontages. The Council does not currently have any evidence to define such a percentage.
4. Take an approach similar to the Bristol City Council Development Management DPD, which defines the boundary of each centre, and a Primary Shopping Area and Secondary Shopping Frontage within those centres. However, they do not include Primary Shopping Frontages within any of their centres.

Would replace Policy S.5, S.6 and S.8

*The defined Primary Shopping Frontages are the same as in the adopted Local Plan

Tables and Chairs

2.134 Increasingly operators of cafes, restaurants and other food outlets (principally A3 and A4 uses) are setting up tables and chairs outside their premises, with appropriate consents, thereby extending the use onto adjoining pavements.

2.135 This practice helps to increase street activity and can create a pleasant atmosphere. Where appropriate such activity should be supported. However, in some locations it can have unacceptable safety and amenity impacts and detract from the historic environment.

Bath - Seven Dials



EMERGING POLICY APPROACH: CR4 TABLES AND CHAIRS OUTSIDE A GROUND FLOOR A3 OR A4 USE

Development involving the siting of tables and chairs outside a ground floor A3 or A4 use will be permitted except where it:

- i. adversely affects highway or pedestrian safety; or
- ii. results in nuisance or loss of amenity to other occupiers; or
- iii. adversely affects the character or appearance of that part of a Conservation Area and/or the setting of an individual group of historic buildings.

Would replace Policy S.7

Dispersed Local Shops

2.136 Outside the centres identified in Core Strategy Policy CP12 and on the Policies Map there are many small shops spread throughout the District both within the urban areas and in villages. These can often serve day to day needs and offer valuable social and community benefits but a wide range of factors has contributed to a gradual reduction in the number of such units. While most of these factors are beyond the scope of planning powers the Council will seek to encourage the provision of new small shops in suitable cases and will resist the change of use of units with the potential to provide continuing key retail services to their local residential communities.

2.137 Where appropriate the provision of small-scale local shops should be encouraged. They should be located so as to be accessible by a variety of means of transport and they should not adversely impact upon the amenity of existing or new residents. In rural areas provision may also be made via farm shops. This is covered under Policy RE3. Whilst such shops can provide a useful service, their potentially adverse impact on the viability of existing village shops would need to be carefully considered (refer to Policy CR1 and CR2).

Keynsham - Holmoak Road local shops



EMERGING POLICY APPROACH: CR5 DISPERSED LOCAL SHOPS

Outside the centres defined in Core Strategy Policy CP12 and on the Policies Map the Council will:

- i. Grant planning permission for the development of appropriately located small-scale local shops (less than 200sqm* which provide for local needs) within a settlement with a defined Housing Development Boundary, provided that there is no adverse effect on residential amenity.
- ii. Within Bath World Heritage Site, Mendip Hills AONB, Cotswolds AONB, Conservation Areas, or proposals affecting Listed Buildings, refuse planning permission for the change of use of existing buildings in A1 use in cases where these have a realistic potential to perform a continuing key role in meeting the retail needs of the local area.

Proposals over 200sqm* will be considered against Policy CR1.

Proposals over the locally set floorspace threshold** will also be considered against Policy CR2.

ALTERNATIVE OPTIONS

1. Allow permission for appropriately located small-scale local shops in any settlement regardless of whether they have a Housing Development Boundary or not.
2. Should the threshold for small-scale shops be 280m² to tie in with Sunday Trading rules?

Would replace Policy S.9

*Indicative figure at this stage

** Figure to be determined

Fast Food Outlets

2.138 Evidence from Public Health England suggests that clustering of fast food takeaways can negatively affect people's dietary choices (although this is only one of many factors that can influence diet). Some Local Authorities (mainly London Boroughs) have introduced, via their Development Plans, policies restricting fast food outlets near to schools where there is a local geographical link to childhood obesity.

2.139 There are around 116 fast food takeaway outlets in the District with an average of 52-63 outlets per 100,000 people. The evidence collected so far by the Council indicates that there is no geographical correlation between fast food outlets and schools within B&NES and that the District has a low percentage of fast food outlets per head of population compared to the national average (77 per 100,000 people). In addition, management arrangement options are now being used to encourage healthier provision in schools, together with licensing and voluntary standards.

2.140 However, it is clear that diet-related inequalities exist within the District and the Council will be continuing to research the issue.

Options

1. No additional policy restrictions on new fast food outlets other than those set out in policies CR1 to CR5
2. Include a policy to restrict new fast food outlets near to schools. This would need to be justified by robust evidence.

Bath - Lower Bristol Road



Markets

2.141 Existing markets contribute to the range of shopping opportunities and choices within the District and also to the cultural identity and local economy of different centres. They provide an important outlet for independent and start-up businesses. Core Strategy Policy CP12 encourages their use and states that markets will be primarily located within, or where appropriate, adjoining centres.

2.142 Many types of market and informal trading activities do not require planning permission due to their temporary nature. Some Local Planning Authorities have included specific policies in their Development Plans to address markets that do require planning permission, encouraging new markets and preventing the loss of existing markets.

Options

1. Include a specific policy to encourage new markets within or where appropriate adjoining centres where they would be beneficial to local shopping provision, and support the vitality, viability and diversity of centres.
2. Include a specific policy to prevent the loss of existing market sites unless it can be demonstrated that there would be no harm to the range, choice and diversity of market sites within the District
3. Widen the scope to also include pop-up shops
4. Do not include a specific policy – rely on Policy CR3

London Road Local Centre

2.143 London Road Local Centre was identified in the Core Strategy as a declining centre, and an area of deprivation. The Core Strategy committed the Council to consider policy options for the centre, including the scope for consolidating and strengthening its retailing role, enabling its regeneration, supporting business development and improving its appearance as a key route into the central area.

2.144 In recognition of this, the Council is investing £1 million to deliver a combination of improvement projects to the look, feel and appearance of this area, creating the conditions needed for rejuvenation and encouraging greater private sector investment. The scheme includes improvements to cycling provision, landscaping, and parking provision.

2.145 This investment, together with the more flexible approach proposed in Policy CR3 will help provide the conditions for reversing the decline of this centre.

Alternative options

To provide a bespoke policy for London Road Local Centre. This approach is not thought to be justifiable, because the generic retail and local centres policies in CR1 to CR5 should provide the conditions to allow greater flexibility at London Road Local Centre, and provide the basis for regenerating the area.

Permitted Development Rights Affecting Centres and Retailing within B&NES

2.146 The Government has introduced new national permitted development rights in order to make it easier for businesses to make best use of their premises; deliver more homes; support high streets; simplify the change of use system; and support sustainability by promoting the reuse of buildings. These rights mostly sit within Part 3 of Schedule 2 to the General Permitted Development Order.

2.147 Under new Class IA, premises in A1 and A2 use (i.e. shops and premises offering financial and professional services to visiting members of the public) are able to change use to a dwelling house (C3) and carry out associated building works, so that businesses can reuse their premises while increasing housing supply. The prior approval of the local planning authority is required on various matters to ensure that the change of use and any associated works do not create unacceptable impacts. The local planning authority may consider transport and highways impacts, contamination risks, flooding risks, the design and external appearance of the building, and undesirable impacts on shopping facilities.

2.148 Shopping impacts will be assessed in relation to the effect of the development on the sustainability of key shopping centres and the provision of services. This is intended to enable local planning authorities to protect valued and successful retail provision in key shopping areas, such as town centres, while bringing underused shop units back into use outside those areas. The Council interprets key shopping areas as the designated centres identified in Core Strategy Policy CP12. Local planning authorities may consider the impact of the development on the provision of important local services, such as post offices, though only where there is a reasonable prospect of the premises being occupied by another retail use. Up to 150 square metres of retail space will be able to change to residential use. The new right does not apply to land protected by article 1(5) of the General Permitted Development Order (National Parks, the Broads, areas of outstanding natural beauty, conservations areas, World Heritage Sites and certain areas specified under the Wildlife and Countryside Act 1981). With the exception of new Class CA the rights will also not apply to listed buildings.

2.149 New Class CA will allow shops (A1) to change to banks, building societies, credit unions or friendly societies (uses which sit within A2) enabling effective re-use of retail premises to provide essential financial services and support high streets.

2.150 With the majority of the centres defined in Core Strategy Policy CP12 either within Bath World Heritage Site or in a Conservation Area, these new permitted development rights do not apply to most of the retail floorspace within B&NES. Therefore the majority of proposals for change of use involving retail floorspace will still need to be determined via a planning application using the policies contained within the Development Plan.

Green Belt

Links with the Core Strategy

Key Policy: CP8 Green Belt

Strategic objectives: Protect and enhance the District's natural, built and cultural assets and provide green infrastructure

Context

2.151 The NPPF is clear in its aim to protect land in the Green Belt from inappropriate development and to prevent urban sprawl by keeping land permanently open. The Core Strategy sets out the strategic approach to the Green Belt through Policy CP8 to reflect national policy. As a significant proportion of the District lies within designated Green Belt development needs to be carefully managed and only appropriate uses may be permitted, unless very special circumstances can be demonstrated where the harm by reasons of inappropriateness, to the openness and the purposes of the Green Belt is clearly outweighed by other considerations.

2.152 Since the consultation on the Launch Document the Core Strategy has been adopted thus providing clarity on the extent of the changes to the Green Belt boundary to allow for the allocation of four Strategic Sites on the edge of Bath, Keynsham and Whitchurch.

Policy Aims

- **Ensure that the Green Belt is protected from inappropriate development and kept permanently open**



Detailed Green Belt boundary

2.153 The NPPF makes it clear that the fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open. It also explicitly states that once established Green Belt boundaries should only be altered in exceptional circumstances. The Core Strategy sets out the strategic approach to the Green Belt through Policy CP8 to reflect national policy and the general extent of the Green Belt has been established through the Core Strategy.

2.154 Through the Core Strategy it has been established that there are no exceptional circumstances to warrant altering the Green Belt boundary to provide for development opportunities other than at the four allocated Strategic Sites. However, there may be some scope to amend minor anomalies in the Green Belt boundary providing the change can be fully justified and exceptional circumstances can be demonstrated within the context of national Green Belt policy as set out in the NPPF. Boundaries should be clearly defined using readily recognisable physical features, such as roads and hedgerows, and likely to be permanent.

2.155 The Placemaking Plan Launch consultation asked whether any exceptional circumstances exist to justify an amendment to specific parts of the detailed Green Belt boundary. In response a number of requests were submitted to remove areas of land from the Green Belt. A summary of the assessment results is set out in a separate document. It concludes that in the context of the Core Strategy and the Examination Inspector's Report no exceptional circumstances exist to justify any amendment to the Green Belt boundary.

2.156 At the same time the Council has undertaken a review of the boundary to establish whether there are any minor anomalies for which there is justification to warrant amendment. The review concludes that there are none at this stage.

Previously developed sites in the Green Belt

2.157 Previous Government advice on Green Belts acknowledged that there may be a number of major existing developed sites (MEDS), either redundant or in continuing use within the Green Belt. These were defined to allow limited infilling and/or redevelopment provided it has no greater impact on the openness of the Green Belt or the purposes of including land within it.

2.158 It is still Government policy to apply strict control to development in Green Belts. The NPPF states that the construction of new buildings in the Green Belt should be regarded as inappropriate. Exceptions to this include 'previously developed sites' which allow:

limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Previously developed sites in the Green Belt

2.159 This represents a change in policy direction from previous national policy in now applying to all 'previously developed sites' in the Green Belt rather than just to those previously defined as Major Existing Developed Sites.

2.160 There are eleven sites lying within the Green Belt in the District which are currently identified in the adopted Local Plan as MEDS in saved Policy GB.3 with a boundary defined on Policies Map. The identified sites are either those sites in employment use where limited infilling/redevelopment could help to support economic activity or educational establishments where development may be necessary as part of on-going changes and improvements to education and to assist in securing social and economic benefits for the local community.

Limited infilling and/or redevelopment can only take place within the defined boundary:

- Bath Spa University, Newton Park
- Clutton Hill Farm, Clutton
- Former Radford Retail Systems site, Chew Stoke (now redeveloped)
- Prior Park College, Claverton Down
- Culverhay School, Rush Hill (now Bath Community Academy)
- Portals site, Bathford Paper Mill, Bathford
- Chew Valley School, Chew Stoke
- Monkton Combe School, Monkton Combe
- Ralph Allen School, Claverton Down
- Burnett Business Park, Burnett
- Oldfield School, Newbridge

2.161 The Launch Document consultation responses ranged from the need to maintain a tight control on the existing MEDs to ensure that the over-arching objectives of the Green Belt are maintained, with the request that two further schools are designated as MEDS to allow for redevelopment, to considering whether there are there any other large sites that would benefit from this designation.

2.162 As set out above under the NPPF the development of any previously developed site in the Green Belt is appropriate development providing it would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. There is also no longer a requirement to define a boundary within which development would be acceptable. In that respect those institutions wishing to expand can do so providing they meet the terms of the NPPF as detailed above.

2.163 The emerging policy approach for Bath Spa University is discussed in the Sites part of the Options Document. Two options are put forward: (1) to define a boundary in order to keep some control over the future development of the site in this instance given the changes to the built up area currently being undertaken and the sensitivity and significance of the site or (2) not define a boundary and defer to para 89 in the NPPF.

2.164 In the context of the NPPF the future of the other MEDS defined in the adopted Local Plan, as well as other large and/or significant sites, needs to be considered. The following options are therefore proposed for dealing with previously developed sites in the Green Belt:

Option 1

Not define any boundaries other than Bath Spa University and rely on the NPPF (para 89) for considering proposals on previously developed land in the Green Belt.

Option 2

Apply the approach proposed for Bath Spa University to the other Policy GB.3 sites with boundaries as currently defined on the Policies Map providing a case can be made to justify this approach for each site

Option 3

Adopt the approach proposed in Option 2 for the Policy GB.3 sites and other large and/or significant sites in the District.

Green Belt

Visual amenities of the Green Belt

2.165 Saved Local Plan Policy GB.2 seeks to ensure the visual amenities of the Green Belt are not compromised by inappropriately sited or designed development. Visual amenity is mentioned in general terms in the NPPF, para 81 but in view of the extent of the Green Belt within Bath & North East Somerset and the fact that the level of policy detail previously in PPG 2 has not been carried forward into the NPPF, the scope and content of this policy could be retained in the Placemaking Plan.

2.166 The NPPF asks local planning authorities to retain and enhance visual amenity. The [Placemaking Plan Launch Document](#) proposed that a policy which safeguards the visual amenities of the Green Belt should be included. There were no specific responses relating to this aspect.

Emerging preferred approach

2.167 On the basis that there is little guidance in national policy on safeguarding visual amenity of the Green Belt it is important that the current level of policy protection is maintained.

EMERGING POLICY APPROACH: GB1

Development within or visible from the Green Belt will be only permitted providing it is not visually detrimental to the Green Belt by reason of its siting, design or materials used for its construction.

ALTERNATIVE OPTIONS

1. Not include a policy that safeguards visual amenity.
2. Rely on national planning policy and policies in the Core Strategy and the Placemaking Plan.

However, neither of these alternative approaches would provide a sufficient level of detail within which proposals can be considered.

Would replace saved Local Plan Policy GB.2

Residential development in villages within the Green Belt

2.168 As an exception to Green Belt policy limited infilling in villages which lie within the Green Belt is treated as appropriate development. There are a number of settlements in the District that are washed over by the Green Belt for which the current policy (saved Local Plan Policy HG.6) is to restrict any new residential development to infilling (defined as the filling of a small gap within existing development) within the defined Housing Development Boundary. This policy applies to the following 20 Green Belt villages:

Chew Magna, Chew Stoke, Claverton, Combe Hay, Corston, Englishcombe, Freshford, Hinton Charterhouse, Kelston, Marksbury, Monkton Combe, Newton St. Loe, Pensford, Priston, Shoscombe, South Stoke, Stanton Drew (including Upper Stanton Drew and Highfields), Tunley, Upper Swainswick, and Wellow.

2.169 The current policy approach reflects the guidance in PPG2 (Green Belts) relating to washed over Green Belt villages where only infilling is proposed. This recommended that infill boundaries are defined to avoid dispute over whether particular sites are covered by infill policies and should ensure that any infill does not have an adverse effect on the character of the village concerned. This advice is reflected in Policy HG.6 by defining Housing Development Boundaries.

2.170 The NPPF confirms that although the construction of new buildings is regarded as inappropriate development in Green Belt, limited infilling in villages is considered an exception to this policy. There is no longer any specific reference to the need to define 'infill boundaries' or distinction made between residential and other developments in this context.

2.171 The Core Strategy defines 'infilling' in relation to housing as the filling of small gaps within existing development e.g. the building of one or two houses on a small vacant plot in an otherwise extensively built up frontage, the plot generally being surrounded on at least three sides by developed sites or roads.

Emerging preferred approach

2.172 Take forward the current policy approach by defining Housing Development Boundaries for those washed over Green Belt villages in which infilling would be acceptable but broaden it to include other development to be NPPF compliant. This approach would continue to provide certainty as to where residential development would be acceptable in Green Belt settlements. See also the section of the on the review of Housing Development Boundaries in Section 1 of the Options document.

EMERGING POLICY APPROACH: GB2

Residential development in villages in the Green Belt will be permitted providing it is limited to infilling and the proposal is within the defined housing development boundary.

ALTERNATIVE OPTIONS

No longer define Housing Development Boundaries for washed over Green Belt villages and rely on the NPPF (para 89) for determining planning applications.

Would replace saved Local Plan Policy HG.6

Extensions to buildings in the Green Belt

2.173 The existing Local Plan takes the approach that where planning permission is required to extend dwellings which lie in the Green Belt a balance should be taken between the accommodation needs of householders against the desire to avoid the gradual erosion of the countryside and identity and character of settlements, contrary to the purposes of the Green Belt.

2.174 Saved Local Plan Policy HG.15 sets out criteria for considering proposals to extend a dwelling in the Green Belt which will be allowed providing they do not represent a disproportionate addition over and above the size of the original dwelling or contribute to the deterioration in rural character as a result of the cumulative effect of dwelling extensions.

2.175 The Extension of Buildings in the Green Belt SPD (2008) provides further information and guidance on the approach the Council will take in relation to extensions to dwellings in the Green Belt and the circumstances under which replacement dwellings will be acceptable.

2.176 The NPPF takes a similar but more flexible approach and will allow as an exception to Green Belt the extension or alteration of a building in the Green Belt, not just dwellings, provided that it does not result in disproportionate additions over and above the size of the original building.

Option 1

Include a dedicated policy for considering applications for extensions to buildings in the Green Belt similar to Local Plan Policy HG.15, but broaden it to include all buildings to be NPPF compliant.

Option 2

Rely solely on the NPPF (para 89) for considering applications for extensions to buildings in the Green Belt. This option would lead to a review of the Extension of Buildings in the Green Belt SPD to cover all buildings or its withdrawal.

Replacement buildings in the Green Belt

2.177 At present, saved Local Plan Policy HG.14 sets out criteria for considering proposals for the replacement or rebuilding existing dwellings in the Green Belt outside Housing Development Boundaries. In principle this will be allowed providing the replacement or reconstructed dwelling and ancillary buildings would not be materially larger or materially greater impact on the countryside or openness of the Green Belt, than that to be replaced and the creation or extension of any residential curtilage would not detract from rural character nor conflict with the purposes of the Green Belt.

2.178 NPPF takes a more flexible approach and will allow the replacement of a building in the Green Belt, provided the new building is in the same use and not materially larger than the one it replaces.

Option 1

Include a dedicated policy for considering applications for replacement buildings in the Green Belt in the Green Belt similar to Local Plan Policy HG.14 but broaden it to include all buildings to be NPPF compliant.

Option 2

Rely solely on the NPPF (para 89) for considering applications for replacement dwellings in the Green Belt.

Urban Design

Links with the Core Strategy

Key Policy: CP6 Environmental Quality & CP2 Sustainable Construction

Strategic objectives: Pursue a low carbon and sustainable future in a changing climate; protect and enhance the district's natural, built and cultural assets and provide green infrastructure; invest in our city, town and local centres; plan for development that promotes health and well-being; deliver well-connected places accessible by sustainable means of transport.



Introduction

2.179 Urban Design is the process of shaping the physical setting for life in cities, towns and villages and involves the design of buildings, groups of buildings, spaces and landscapes.

Good quality design is integral to sustainable development, ensuring that it meets long term aims and is in the wider public interest – going beyond the needs of a single user or a single building. Urban Design is indivisible from good planning and should make places safer, healthier and more enjoyable for people.

2.180 The process of good urban design includes:

- analysing and understanding the current and future form and function of places.
- early engagement with stakeholders and the wider community.
- collaboration e.g. highways, drainage or landscape schemes should enhance the overall design and layout of development and relate well to the built form.
- applying sound design principles to buildings and the spaces between them, ensuring that spaces are safe and inclusive and that public/private realm is clearly delineated.

2.181 The design policies are to be used as part of the development management process, and to guide the future development of Design Briefs, Masterplans and Design Guides and Codes.

Context

2.182 The NPPF supports the principles of good design; it specifies that Local Planning Authorities should:

- Create a high quality built environment (para 7).
- Secure high quality design and a good standard of amenity (para 17).
- Promote mixed use development (para 17).
- Take account of the roles and characters of different areas (para 17).
- Plan positively for high quality and inclusive design, including individual buildings, public and private spaces and the wider area (para 57).

2.183 Specifically, Local Planning Authorities are required to:

- Set out design policies to ensure that developments function well, establish a strong sense of place, sustain a mix of uses, respond to local character, create safe accessible environments and that are visually attractive (para 58) – including site/area specific policies.
- Set out their own approach to housing density to reflect local circumstances (para 47).
- Consider using Design Codes, avoiding unnecessary prescription (para 59).
- Have Local Design Review arrangements in place to provide assessment and support to ensure high standards of design (para 61).

2.184 The Core Strategy includes policies on Sustainable Construction (CP2) - which is accompanied by a Sustainable Construction & Retrofitting Supplementary Planning Document and an Environmental Quality policy (CP6), which includes a high level design quality policies and links to the Building for Life design assessment tool for residential development.

2.185 In addition, site specific design requirements are included within the Placemaking Plan and Core Strategy site allocations – Masterplans are required to be prepared for more complex sites or where sites are in multiple ownerships.

2.186 The Council will consider the preparation of site briefs, design guides, design codes, Masterplans etc. to support the Core Strategy and the Placemaking Plan. In addition, B&NES Council is currently considering options for establishing a Local Design Review process.

Local Evidence

2.187 There is a significant local evidence base that should be drawn on to provide a context for these urban design policies, and used to underpin analysis on a site specific basis, all of which is listed on the Core Documents list. Relevant evidence includes (but is not limited to):

- Conservation Area Appraisals.
- Landscape Character Assessments.
- Built Environment Character Assessments.
- The Public Art Strategy.
- The Streetscape Manual SPG.
- The Green Infrastructure Strategy.
- Sustainable Construction & Retrofitting SPD.
- The World Heritage Site Management Strategy.
- The Natural Environment (Biodiversity by Design).
- Bath Morphology Study (Karl Kropff).

- Historic overview of development sites (Mike Chapman).
- Bath Building Heights Strategy (Urban Initiative).
- [World Heritage Setting SPD](#) (Bath & North East Somerset Council, 2012).
- 'City Identity' Project and the Bath Public Realm and Movement Strategy.
- [Transport Strategy for Bath.](#)
- Green Infrastructure Strategy (B&NES, 2013).
- Emerging River Strategy.
- Bath Enterprise Area Masterplan.

2.188 Across the district there are a number of site specific studies and policies, Supplementary Planning Documents, Design Codes and Masterplans.

2.189 Many of the Neighbourhood Plans will also contain local design policies, and some parishes have Village Design Statements.

Key Urban Design Tools

2.190 There are number of key urban design tools which will be used by the Council, and should be utilised by Developers. Relevant tools include (but are not limited to):

- [The Urban Design Compendium](#) (Key principles of Urban Design).
- [Manual for Streets \(parts 1 and 2\)](#) (Guide to Planning & Design of Residential Streets).
- Link & Place (Guide to Street Planning & Design for High Streets and busy urban streets).
- [Building for Life 12](#) (12 principles for good residential design).
- [Secure by Design \(3D interactive guide\)](#) (urban design principles to ensure safe places).
- [By Design – Urban Design in the Planning System: Towards Better Practice](#) (CABE guidance on policy tools and preparation of Masterplans, design guides and briefs).

- [Active Design Criteria & Matrix \(Sport England\)](#) (design principles to encourage activity and sport).
- Jan Gehl's (2010) Places for People Toolbox (design principles to create activity at eye level – ground floor uses and creating a positive pedestrian landscape).
- Cullen's (1961) Townscape principles.

General Urban Design Principles

Emerging preferred approach

2.191 The following urban design policies seek to address urban design at each of the morphological scales from strategic city, town and village scale to neighbourhood; street, block, plot, building to design detail and materials.

2.192 It is proposed that emerging policy approaches policies UD.1-UD.5 below will supersede saved Local Plan policies D.2 Public Realm and D.4 Townscape.

2.193 Emerging policy approach Policy UD.1 sets out the general urban design principles that will be applied at a high level, these are particularly relevant for large development sites or Masterplans, but the principles also equally to all development scales. The key principles reflect those found in the Urban Design Compendium.

EMERGING POLICY APPROACH: UD.1

The following general design principles will be applied:

- i. Places should be designed for people – to be safe, comfortable, varied and attractive. They should offer opportunities for interaction and delight.
- ii. Development should enrich the character and qualities of places and should contribute positively to locally distinctiveness.
- iii. Development should make connections – by foot, cycle, public transport and by car – in that order. Streets and Spaces must be legible and easy to move around.
- iv. Development should work with the landscape.
- v. Places should be mixed use and should respond to context.
- vi. Buildings and spaces must be flexible and adaptable.
- vii. Buildings and spaces should be designed to be energy efficient.

Developments which fail to reflect these urban design principles will not be permitted.

Local Character & Distinctiveness

2.194 Emerging policy approach
Policy UD.2 sets out the policy on local character and distinctiveness, designs should respond to an analysis of the place in a positive way. Evidence of locally specific analysis which underpins the design rationale will be sought to demonstrate that this policy has been met.

2.195 To deliver this policy, a scheme must have a strong appreciation of local context and how the development responds and contributes towards this.

EMERGING POLICY APPROACH: UD.2

Development will be not be permitted where it is harmful to local character and distinctiveness, the following criteria will be considered:

- i. The development has positively responded to the site context, in particular the local character (including landmarks, layout, streets & spaces, siting, spacing, set-back, building lines, roofscapes, materials, building forms and features).
- ii. The development scheme improves areas of poor design.
- iii. The design is appropriate to urban morphology* (including consideration of historic grain - routes, block and plot patterns; mix of uses, building heights, massing and scale and local vernacular).
- iv. The design enhances and responds to natural features, including landscape, green infrastructure, skylines, topography & landform and views.
- v. The development contributes towards the local social context in a positive way, providing safe, functional and attractive and streets and spaces.
- vi. The development should reflect locally characteristic architectural styles, patterns, rhythms and themes which reflect local proportions.
- vii. The development reflects materials, colours, textures, landscape and boundary treatments that are appropriate to the area.

* Urban morphology refers to the structure of urban form or its spatial configuration (Kropf, 2014).

Urban Fabric

2.196 Emerging policy approach UD.3 relates to the way in which development needs to weave together and connect urban fabric, to ensure that places are well-connected, safe, inclusive and walkable.

EMERGING POLICY APPROACH: UD.3

Development will not be permitted unless it contributes positively to the urban fabric, in particular development should be:

- i. Designed for ease of walking and cycling and provide safe and quality routes.
- ii. Be permeable, connected with the existing street network, making new connections and avoiding severance.
- iii. Of an appropriately fine urban grain, reflecting local character and reinstating “broken” parts of the settlement.
- iv. Mixed use where possible, particularly at public transport nodes, and at local, district, city and town centres.
- v. Natural surveillance should be of a high level.
- vi. Designed with careful consideration of “edges” avoiding blank and inactive frontages (i.e. frontages should allow for people to go in or out, and look in or out, with frequent doors or windows and with active internal uses particularly at ground floor level). Active internal uses should spill out onto the street where appropriate. Where ground floor uses are residential, frontages should also allow for privacy and level changes, boundary treatment and opaque materials should be used as appropriate.
- vii. “Big box” development forms with inactive or blank frontages should be carefully located, so that they can be wrapped by smaller buildings/active frontages or be placed in locations where at least one edge requires no active frontage. Horizontal mixing with other uses will also be encouraged.
- viii. Provision of natural light, passive solar gain and passive ventilation.
- ix. Create positive adverse micro-climate effects (e.g. avoid pockets of cold, areas of overheating, heat, dazzle, wind or shade).
- x. Designed to provide continuity of street frontage and for development to reinforce the street. There should be a clear distinction between backs and fronts of buildings.
- xi. Designed to not prejudice existing/future development or compromise adjoining sites.

Streets and Spaces

2.197 Emerging policy approach
Policy UD.4 seeks to reinforce the importance of development making appropriate connections and relates specifically to streets, highways design and public realm

EMERGING POLICY APPROACH: UD.4

Development will not be permitted unless it is well connected, in particular:

- i. New development respect and contribute towards a clear hierarchy of streets and spaces.
- ii. The impact of parking provision on connectivity needs to be resolved to avoid poor quality routes and poorly defined streets. Wherever possible, parking arrangements should be integrated into the street scene and large areas of surface parking should be avoided.
- iii. Car parking and highways design should not dominate the design of the development or the public realm.
- iv. Shared surfaces must be legible and safe for all users.
- v. Designed to enhance and contribute towards the public realm (including compliance with specified public realm design codes such as the Bath Public Realm and Movement Strategy).
- vi. Signage, lighting and street furniture must avoid street clutter and be respond to the local context and local design codes/ public realm strategies.
- vii. Open spaces should be defined positively with clear definition of public and private, appropriate enclosure, and no ambiguous or left over space.

Building Design

2.198 Emerging policy approach
Policy UD.5 relates specifically to building-scale design and materials.

EMERGING POLICY APPROACH: UD.5

Development will not be permitted unless it is well detailed, in particular:

- i. Building facades, reveals and entrances must be well designed.
- ii. Elevations must be well-articulated.
- iii. A strong building line should be maintained (e.g. garages recessed).
- iv. Buildings should front the public realm, and should define the street.
- v. Extensions must complement and enhance the host building.

Amenity

2.199 Emerging policy approach
Policy UD.6 covers the issue of amenity, ensuring that developments provide the appropriate level of amenities for occupiers, relative to their use and avoiding harm to private amenity in terms of privacy, light and outlook/overlooking.

EMERGING POLICY APPROACH: UD.6

Development will not be permitted unless it provides for appropriate levels of amenity, proposals should:

- i. Allow existing and proposed development to achieve appropriate levels of privacy, outlook and natural light.
- ii. Not cause significant harm to the amenities of existing or proposed occupiers of, or visitors to, residential or other sensitive premises by reason of loss of light, increased noise, smell, overlooking, traffic or other disturbance.
- iii. Allow for provision of adequate and usable private or communal amenity space, defensible space, parking and servicing.
- iv. Adequate storage and functional arrangements for refuse and recycling should be incorporated. Where communal refuse and recycling provision is made this must be must be appropriately designed, located and sized.

Infill & Backland Development

2.200 Emerging policy approach
Policy UD.7 relates specifically to infill and backland development, it is proposed that this new definition of infill will supersede the B&NES Local Plan definition (para B7.44), and support the delivery of emerging policy GB.2, residential development in Green Belt villages.

Delivery

2.201 Design and Access Statements (DAS) are required³ for applications for major development (both full and outline) and for smaller scale developments in conservation areas or the Bath WHS. Listed building applications must also be accompanied by a DAS. A DAS must explain the design principles and concepts that have been applied to the development including how the context has influenced the design and the approach to access.

2.202 The Design and Access Statement should contain evidence of a detailed analysis and response to local character and distinctiveness, proportionate to the nature and scale of the proposed development, with reference to the above criteria.

EMERGING POLICY APPROACH: UD.7

Infill development is defined as the filling of a small gap in an otherwise built-up frontage, usually consisting of frontage plots only. Infill development will be supported where:

- i. Development has regard to the character and quality of the surrounding townscape.
- ii. Where there is a high quality building group which is unified in character, new development should reflect the form, pattern and grain of this existing development or otherwise enhance the character.
- iii. Infill development on corner plots must give equal consideration to both the primary and the return frontage in relation to height scale, massing and design.

Neighbourhood Plans in B&NES may identify a locally specific definition of infill, with reference to local characteristics.

Backland development will be supported where:

- i. It is not contrary to the character of the area.
- ii. It is subservient, and not inappropriate or in height, scale, mass and form to the frontage buildings.
- iii. There is no adverse impact to the character and appearance, safety or amenity of the frontage development.
- iv. It is not harmful to residential amenity as outlined in UD.6.

OPTIONS CONSIDERED

- 1. There is an option to carry forward the design policies D.2 and D.4 from the Local Plan relatively unchanged.
- 2. There is an option to carry forward policies on shop fronts and advertising in the design section, however, it is considered the existing policy is too detailed and that the policy approach is already adequately reflected in the historic environment and retail policies.

³ Article 4 of Statutory Instrument 2013/1238 - sets out the legal requirements for DAS

Lighting

Context

2.203 There is concern about the impact external lighting is having across the District in terms of increasing levels of sky illumination which detrimentally affects local amenity and the environment, including the World Heritage Site and its setting, the AONB and ecology (European protected bat species).

2.204 The NPPF also makes it clear that planning policies should limit the impact of light pollution from artificial light. The NPPG includes further guidance on the factors that are relevant in considering the implications of light pollution, including ecological impact.

2.205 The existing B&NES Local Plan includes a policy that seeks to ensure in the open countryside/villages external lighting of facilities does not give rise to unacceptable levels of illumination and in the urban areas, where levels of illumination are already significant, it does not detrimentally affect residential or visual amenity (Policy BH.22). This high level policy is often difficult to implement as applicants often do not provide sufficient information to enable the potential light pollution impacts to be fully considered. The Local Plan policy approach needs to be reviewed to see if it can be made clearer, more robust and easier to implement. The Placemaking Plan provides the opportunity to do this.

Developing a policy approach

2.206 In order to inform the consideration and preparation of the policy approach for the Draft Plan further research is being undertaken. This work will need to take into account other policies/standards operating across the Council e.g. in relation to street lighting in order to ensure that a consistent/mutually acceptable planning policy approach is proposed. It may also be necessary to prepare technical guidance to support the implementation of the policy. However, for the purposes of the Options document, an initial policy approach to address this matter is set out below.

EMERGING POLICY APPROACH: UD.8

1. Proposals for the external lighting will only be permitted where they would not give rise to an unacceptable level of illumination into the sky, open countryside or in villages where present levels of illumination are low; or in urban areas and villages where present levels of illumination are already significant, the proposal would have no detrimental impact on residential or visual amenity.
2. Development will be required to maintain or improve upon 'existing baseline light levels'.
3. No increase in light levels will be permitted unless:
 - a. appropriate surveys demonstrate that additional lighting on site will have no detrimental impact on bat species and;
 - b. the development otherwise contributes to a defined network of ecologically functional dark corridors.
4. All new development will be expected to demonstrate that technology has been used to minimise light spill and energy use, and to use SMART lighting techniques.
5. A variety of techniques will be supported to facilitate development that will minimise and/or compensate for light spill:
 - a. Use of building structure, design and orientation to protect or provide a functional dark route including along the river corridor.
 - b. Use of landscaping to protect or create dark corridors on site. Planting will be expected to consist of native species, with provision for invertebrates, and planting will be expected to be managed for ecology as well as for practicality.
 - c. Provision of roosting opportunities on site.
 - d. In the case of riverside development, provision of functional and connected dark corridors 'off river' if needed to compensate for loss of river corridor connectivity. These corridors will connect to a defined network of routes which leads from the river to foraging opportunities and the edge of the urban area.
 - e. Use of SMART glass.
 - f. Use of internal lighting design solutions to minimise light spill.
 - g. Use of smart lighting solutions.

OPTIONS CONSIDERED

1. Not include a dedicated lighting policy and rely on the guidance in the NPPG for considering proposals which give rise to unacceptable levels of light pollution.

This approach would not provide the level of detail considered by the Council necessary to deal with the issue of light pollution adequately.

Would replace saved Local Plan Policy BH.22

Natural Environment

Links with the Core Strategy

Key Policies: CP6 Environmental Quality
CP7 Green Infrastructure

Strategic objective: Protect and enhance the District's natural, built and cultural assets and provide green infrastructure

Background

2.207 The Core Strategy sets the strategic planning policy for the natural environment. It recognises that Bath and North East Somerset's 'high quality environment is fundamental to its local distinctiveness. It is a key contributor to the quality of life of residents, attracting visitors, businesses and inward investment, contributing to the prosperity of the area in terms of tourism and delivering a wide range of tangible and intangible benefits to people including health and general well-being.'

2.208 This section considers a more detailed policy framework relating to landscape, biodiversity and green infrastructure. It also covers trees and woodland conservation.



Green Infrastructure

Context

2.209 The concept of green infrastructure (GI) is now firmly embedded in national policy with the NPPF requiring local planning authorities to set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. It defines green infrastructure as a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

2.210 The district has a wide range of existing green infrastructure assets such as open spaces, parks and gardens, allotments, woodlands, street trees, green roofs, fields, hedges, lakes, ponds, meadows and grassland playing fields, as well as footpaths, cycleway and waterways. However the concept of GI looks beyond existing designations, seeking opportunities to increase function and connectivity of assets to maximise the benefits for the community.

2.211 Green infrastructure works across many different spatial scales from district wide, to local neighbourhood and site specific levels. Strategic green infrastructure at the landscape scale provides the wider framework and context to support green infrastructure at the more local levels. The network also needs to link across the sub-region as one system that works together.

2.212 Core Strategy Policy CP7 'Green Infrastructure' already sets out a requirement to protect and enhance a strategic green infrastructure network across the district. Policy CP13 Infrastructure seeks to ensure that all new developments are supported by the necessary infrastructure, including green infrastructure.

2.213 The Green Infrastructure Strategy (2013) provides a framework for delivery with success dependent on coordinated, targeted activity and strong working relationships with many partners including the local community. Cross boundary working and multi-agency cooperation are essential and delivery will be achieved in a wide variety of ways.

Overarching principles

The Green Infrastructure Strategy is all about making sure that the natural environment works for the community, by making the most of the benefits that the natural environment can and should be providing for people, places and nature. The range of benefits that green infrastructure can deliver are summarised as:

- supporting healthy lifestyles and thriving communities
- providing active access to the outdoors
- enhancing landscape character and built heritage
- enhancing biodiversity
- supporting healthy ecosystems
- providing climate change solutions
- invigorating the local economy and natural tourism
- enhancing sense of place



Developing a policy approach

2.214 Crucially for the Placemaking Plan the Green Infrastructure Strategy recognises that significant opportunities will occur to deliver Green Infrastructure alongside growth through new developments.

2.215 The Placemaking Plan therefore provides the mechanism to develop a more detailed policy framework, setting out clear requirements for developers to ensure that Green Infrastructure is delivered alongside/through growth/development in the district.

Emerging preferred approach

2.216 The Green Infrastructure principles, delivery aims and objectives, set out in the Strategy need to be embedded in development proposals of all scales. The Council is maintaining a working base of green infrastructure asset and opportunity maps at strategic, urban and parish/ward scales, and developers can use these as a starting point for GI assessments. More details will be made available on the Green Infrastructure webpages www.bathnes.gov.uk/greeninfrastructure

2.217 Green infrastructure is a key component of sustainable development and fundamental to creating successful places. The GI approach requires an audit of existing GI assets within and adjoining the development site and assessment of the function the site provides within and its linkages to, the wider GI network. This GI audit/assessment should bring together the more

specific assessment based information already required to comply with a whole range of related policies (including landscape, ecology, eco-system services, built heritage, outdoors access (cycling and walking), green spaces, SuDS, trees and woodlands, climate change, local food etc.) The purpose of this is to generate a multifunctional, connected and added value solution to achieve multiple benefits for the community, especially those that promote health and well-being. It is intended therefore to include a detailed criterion based policy to provide clear guidance to developers.

Checklist options

2.218 Developers will be expected to provide sufficient information with their application to ensure Green Infrastructure has been properly considered in drawing up a scheme (see criterion 3 of the suggested policy approach for Green Infrastructure above).

There are a number of options for achieving this:

Option 1

Introduce a dedicated Green Infrastructure checklist/proforma.

Option 2

Amend the Sustainability checklist to include Green Infrastructure.

Option 3

Amend the Design and Access statement to include Green Infrastructure.

EMERGING POLICY APPROACH: NE1

1. Within the context of Core Strategy Policy CP7 development will be permitted provided:
 - a. the scheme makes provision for or contributes to the development, protection and enhancement of a network of green infrastructure across the district, and ensure that suitable links to existing networks are provided and maintained.
 - b. it does not adversely affect the integrity and value of green infrastructure assets or prejudice the delivery of the B&NES Green Infrastructure Strategy.
2. Development should consider and reflect the principles, delivery aims and objectives as set out in the Green Infrastructure Strategy.
3. Proposals for major developments should be accompanied by:
 - a. an “audit” of the existing green infrastructure assets within and around the development site together with the current GI functions of the site itself; and
 - b. GI “proposal” demonstrating how GI has been incorporated into the scheme in order to increase function and improve connectivity including links to existing the local and strategic networks
4. Developers will be required to address GI in any Masterplan which as a minimum fulfils the requirements of clause 3) above.

OPTIONS CONSIDERED

1. Rely solely on the principles in the NPPF for determining planning applications. However, this would be at odds with the NPPF’s requirement for including criteria based policies against which proposals affecting ecological assets will be considered.
2. Rely on the broad brush aims of Core Policy CP7 which, whilst requiring the protection and enhancement of a strategic green infrastructure network, does not provide sufficient guidance for determining proposals.

Landscape

Background

2.219 The landscape forms the context for people's lives. Its character and quality is key to maintaining a strong sense of place; an important objective in the NPPF. The government signed up to the [European Landscape Convention](#) (ELC) in February 2006 and it came into effect in March 2007. The ELC promotes the protection, planning and management of all landscapes including urban, peri-urban or rural, and whether ordinary, degraded, outstanding or designated landscapes. The convention includes a definition of landscape which reflects this: "Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors."

Policy context

2.220 The NPPF requires local authorities take a criteria based approach to protecting the landscape in preference to designating local landscapes. This approach requires an understanding of landscapes that are valued and an understanding of the significance of particular landscapes and their components rather than just carrying out a crude check whether the landscape is designated or not. The established process of landscape character assessment is the key tool for guiding decisions.

2.221 The NPPF recognises that protection is commensurate with the status and importance of the landscape with Areas of Outstanding Natural Beauty (AONBs) having the highest status of protection in relation to landscape along with National Parks. The NPPF also states that allocations of land should favour land of lesser environmental value and that the planning system should protect and enhance valued landscapes. Decisions affecting the landscape and views will therefore be judged not only on its designation but also on the value and the significance of the landscape and its features that may be affected.

Developing a policy approach

2.222 Core Strategy Policy CP6 'Environmental Quality' already seeks to conserve or enhance the distinctive character and quality of Bath & North East Somerset's distinctive landscape. It is proposed that the Placemaking Plan includes a more detailed policy to ensure the effects of development proposals are fully assessed and landscape character and quality is protected, conserved and enhanced.

2.223 The distinct character and quality of the varied landscape is valued throughout the district. In line with national policy great weight should be given to protecting, conserving and enhancing the landscape. The distinct character is often enhanced through an understanding of the cultural, social and environmental significance of an area often referred to as the 'sense of place' or 'spirit of place' and should be reflected when considering development proposals.

2.224 Views are an important asset in both the rural and developed parts of the District. Development should be expected to conserve and enhance important views particularly taking into account views to significant landmarks and features, the effect of the development seen in the wider context, on the landscape character and significant viewing points.



2.225 Key areas, characteristics and features of particular value are all components of the landscape and include:

- Mendip Hills and Cotswolds Areas of Outstanding Natural Beauty
- Bath as a World Heritage Site and its setting
- Conservation Areas
- Parks & Gardens of National Historic Importance
- Parks and gardens of local importance
- Visually important open spaces
- Green hillsides and wooded skylines (particularly those contributing to The City of Bath World Heritage Site and the Radstock and Midsomer Norton Conservation Areas
- Tranquil areas
- The rural character and beauty of the district
- Landscape contributing to the distinct form of the district's villages, towns and the City of Bath
- River and other waterway corridors

- Green Infrastructure links
- Valued habitats including herb-rich calcareous grassland, ancient woodland, priority habitats
- Historic landscapes including significant areas of historic field patterns
- Trees and woodlands, hedgerows, and other important landscape features and historic assets which give places their distinct character
- Views, viewpoints and the character of views with particular importance given to valued historic and present day views.
- Orchards both to protect historic orchards and trees and also renovate and create new ones

2.226 Supporting evidence and information on views and aspects of landscape character is often incomplete and understanding develops over time. It is proposed that a programme to fill any gaps to identify valued areas, characteristics and features and / or to define the significance of each will be pursued and applicants expected to take account of best practice and available material.

2.227 The principle means for assessing the effect of development on the landscape is through the separate but related methodologies of Landscape and Visual Impact Assessment. All proposals with potential to impact on the landscape character of an area or on views will be expected to have a Landscape and Visual Impact Assessment undertaken by a qualified practitioner to both inform the design and location of any new development to avoid or minimise impacts and to transparently identify the nature, magnitude and significance of any effects. The assessment should identify landscape and visual effects on landscape, heritage and ecological assets using the Guidelines for Landscape and Visual Impact Assessment, 3rd edition (2013) or any subsequent updated guidelines.

Full use should be made of existing landscape character assessments and relevant planning guidance such as the City of Bath World Heritage Site Setting Supplementary Planning Document, management plans and Conservation Area appraisals.

Emerging preferred approach

2.228 The approach taken has been to apply the policies set out in the NPPF particularly as applicable to landscape and design and to provide local context to reflect the needs and priorities of the District and its communities. This places emphasis on using criteria based policies in preference to designating local landscapes and in particular the protection, conservation and enhancement of the distinct landscape character of the District.

EMERGING POLICY APPROACH: NE2

1. The following principles should be applied to all development proposals:
 - a. Development must protect, and will be expected to enhance, local landscape character and features and distinctiveness regardless of whether they enjoy national protection.
 - b. Major development proposals will only be permitted in the Areas of Outstanding Natural Beauty in exceptional circumstances and where it can be demonstrated they are in the public interest in accordance with national policy.
 - c. Applicants should demonstrate an understanding of the wider landscape context making use of relevant existing assessments and will be expected to assess more local aspects of character and how they contribute to the wider context. The landscape character review and assessment must be proportionate to the nature and scale of the proposal and must take account of what the community considers as valued landscape characteristics and features.
 - d. Green space must be incorporated to enhance the sense of place and quality of the environment for users of the development and to create a high quality environment to enhance landscape character, biodiversity and provide sustainable public access and other landscape benefits such as shading and shelter.
 - e. Development must preserve and enhance important views particularly taking into account views to significant landmarks and features, Development must make a positive contribution to views and reinforce the local landscape character and the understanding of significance of the views in relation to heritage assets. Opportunities should be taken to create new local views and vistas and to enhance views of historical significance.
2. Landscape proposals will normally be required to ensure the development fits into the surroundings and contributes positively to the area. Proposals must show proposed hard landscape proposals and planting and include details of existing vegetation and other landscape features including trees showing those to be retained and any that are proposed to be removed.

The proposals must be supported by maintenance proposals and arrangements during the establishment period.
3. All proposals with potential to impact on the landscape character of an area or on views must have a Landscape and Visual Impact Assessment undertaken by a qualified practitioner to inform the design and location of any new development, to avoid or minimise impacts on landscape and views and to transparently identify the nature, magnitude and significance of any effects.
4. A Landscape and Ecological Management Plan will be required for certain developments and must show landscape and ecological objectives for each area, operations and their timing and procedures for monitoring and revising the plan if needed to achieve the defined objectives. Management will be undertaken in accordance with the management plan.

OPTIONS CONSIDERED

1. **Rely solely on national planning policy as given in the NPPF.**

Although the national policy supports good design and the protection, conservation and enhancement of the landscape it is very thin in detail and does require local authorities to implement these policies within the local context. The reason this option is not being taken is because of the light coverage of landscape and design in national policy and because of the need to provide how the policy applies at the local level.
2. **Rely on protecting specific areas of landscape.**

This approach while not forbidden is not favoured in the NPPF. While it would have been a workable option it could be seen as preventing consideration of sustainable development in parts of the District and would leave those parts of the District outside the locally designated areas susceptible to change that could be detrimental to the character and quality of the landscape.

Ecology

Context

2.229 The NPPF expects local planning authorities to include criteria based policies in their Local Plan against which the impact of development proposals on or affecting protected biodiversity and geodiversity can be considered. It also requires distinctions to be made between the hierarchy of international, national and locally designated sites. This is so that protection commensurate with their status and appropriate weight is given to their importance and the contribution that they make to wider ecological networks. It also should plan for biodiversity at a landscape-scale across local authority boundaries.

2.230 Core Strategy Policy CP6 sets out the high level policy approach to the natural environment within which more detailed Development Management policies can be developed. It highlights the need to create a coherent network of more robust and resilient natural habitats, including larger protected sites and a greater extent and connectivity of natural habitats.

2.231 The Core Strategy also highlights the district's rich diversity of habitats, features and sites from international (Special Protection Areas/Special Areas of Conservation), national (Sites of Special Scientific Interest) and locally protected sites (Sites of Nature Conservation Interest).

Policy aims

- **Conserve, enhance and restore the diversity and resilience of the wildlife and species and habitats in both urban and rural areas**
- **Provide for the appropriate management of the District's biodiversity and geodiversity assets through the planning process and partnership initiatives**
- **Ensure that a coherent network of wildlife corridors is retained and enhanced to facilitate migration through the landscape and built environment which can be incorporated into a broader Green Infrastructure network.**



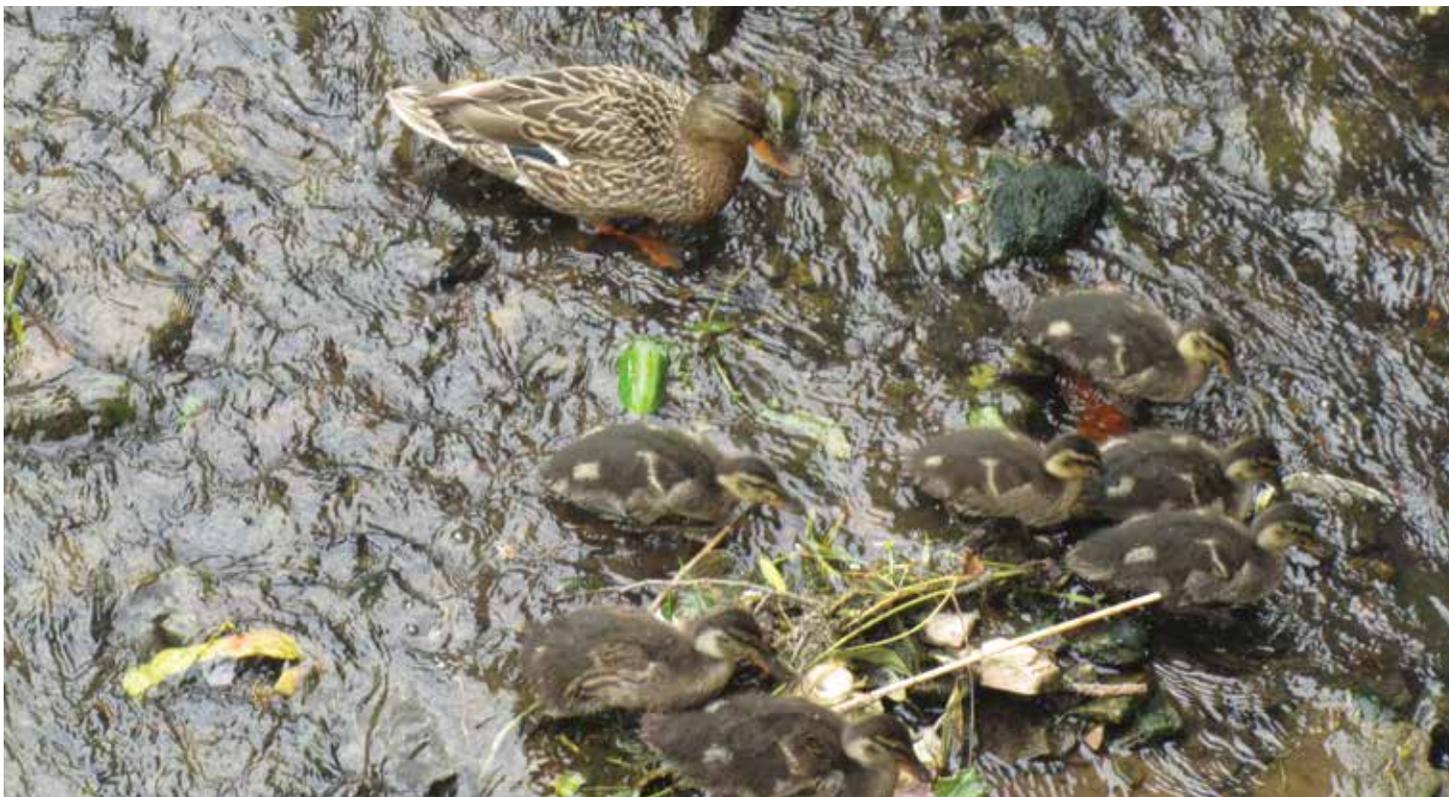
Sites, species and habitats

2.232 There are currently a number of detailed saved Local Plan policies which seek to conserve and increase the abundance and diversity of Bath and North East Somerset's wildlife habitats species and to minimise adverse effects where conflicts of interest are unavoidable. These cover internationally, nationally, and locally important sites, species and habitats as well as seeking to protect a range of natural features which are valuable for wildlife, amenity, historic, recreational or visual reasons and act as routes for wildlife migration.

These policies clearly articulate what is required of developers when submitting a planning application which either directly or indirectly affects wildlife sites or habitats. The Council wishes to maintain this approach having regard to Core Strategy Policy CP6 'Environmental Quality' and NPPF requirements.

Emerging preferred approach

2.233 Include a detailed policy which, within the context of Core Strategy Policy CP6, gives clear and detailed guidance to applicants.



EMERGING POLICY APPROACH: NE3

1. Development that would adversely affect, directly or indirectly, internationally (SPAs/SACs) or nationally (SSSIs) protected species and/or their habitats will not be permitted unless other benefits outweigh this.
 2. Development that would adversely affect, directly or indirectly, species, habitats or features of biodiversity/geodiversity importance will only be permitted, provided, in the case of:
 - a. Sites of Special Scientific Interest, there are imperative reasons of national importance for the development
 - b. Sites of Nature Conservation Importance; Local Nature Reserves; Regionally Important Geological/ Geomorphological Sites and other sites of equivalent nature conservation value, material factors are sufficient to override the local biological geological / geomorphological and community/amenity value of the site
 - c. Priority Species (NERC Section 41) and Locally Important Species, the importance of the development and its need for that particular location is sufficient to override the local value of the species
 - d. features of the landscape such as trees, copses, woodlands, grasslands, batches, ponds, roadside verges, veteran trees, hedgerows, walls, orchards, and watercourses and their corridors if they are of amenity, wildlife, or landscape value, or if they contribute to a wider network of habitats, such features are retained and enhanced unless the loss of such features is unavoidable because the reasons for the development outweigh the need to retain the features.
- And for all sites proposals must demonstrate, as applicable, that:
- e. any harm to the nature conservation value of the site is minimised; and
 - f. compensatory provision of at least equal nature conservation value is made for any habitat loss or damage
 - g. habitat enhancements are made
 - h. measures for the protection and recovery of Priority Species (NERC Section 41) are made as appropriate
 - i. appropriate provision is made for the management of retained and created habitat features of major importance to for wild flora and fauna.
 - j. site lighting details are designed to avoid harm to nature conservation interests; including habitat connectivity and function as part of an ecological corridor.
3. Development affecting a waterway will only be permitted where it conserves or enhances the character, amenity or wildlife value of that watercourse and its corridor.
 4. All proposals, where protected species are to be affected, will be expected to have been informed by appropriate surveys and assessment of impacts and information submitted should be of a sufficient level of detail to support the planning application and/or to meet statutory obligations
 5. Conditions and planning obligations will be used where necessary to protect species, habitats or features of biodiversity/geodiversity importance to secure their long term management or compensate for loss when development takes place.

OPTIONS CONSIDERED

1. Rely solely on the principles in the NPPF for determining planning applications.

This would be at odds with the NPPF's requirement for including criteria based policies against which proposals affecting ecological assets will be considered.
2. Relying on the broad protection and enhancement afforded by Core Policy CP6(4) which does not have the necessary detail for considering proposals affecting ecology.
3. Taking forward the saved Local Plan policies relating to nature conservation which are repetitive and not drafted in the context of the NPPF.

Ecosystem Services

2.234 The NPPF describes 'Ecosystem Services' as 'the benefits people obtain from ecosystems such as, food, water, flood and disease control and recreation'. It also highlights the role the planning system has in contributing to and enhancing the natural and local environment by recognising the wider benefits of ecosystem services. In response to this and related points raised through the launch consultation, it is acknowledged there is role for an ecosystem service policy or approach in the Placemaking.

Option 1

Include a dedicated ecosystem service policy worded as follows.

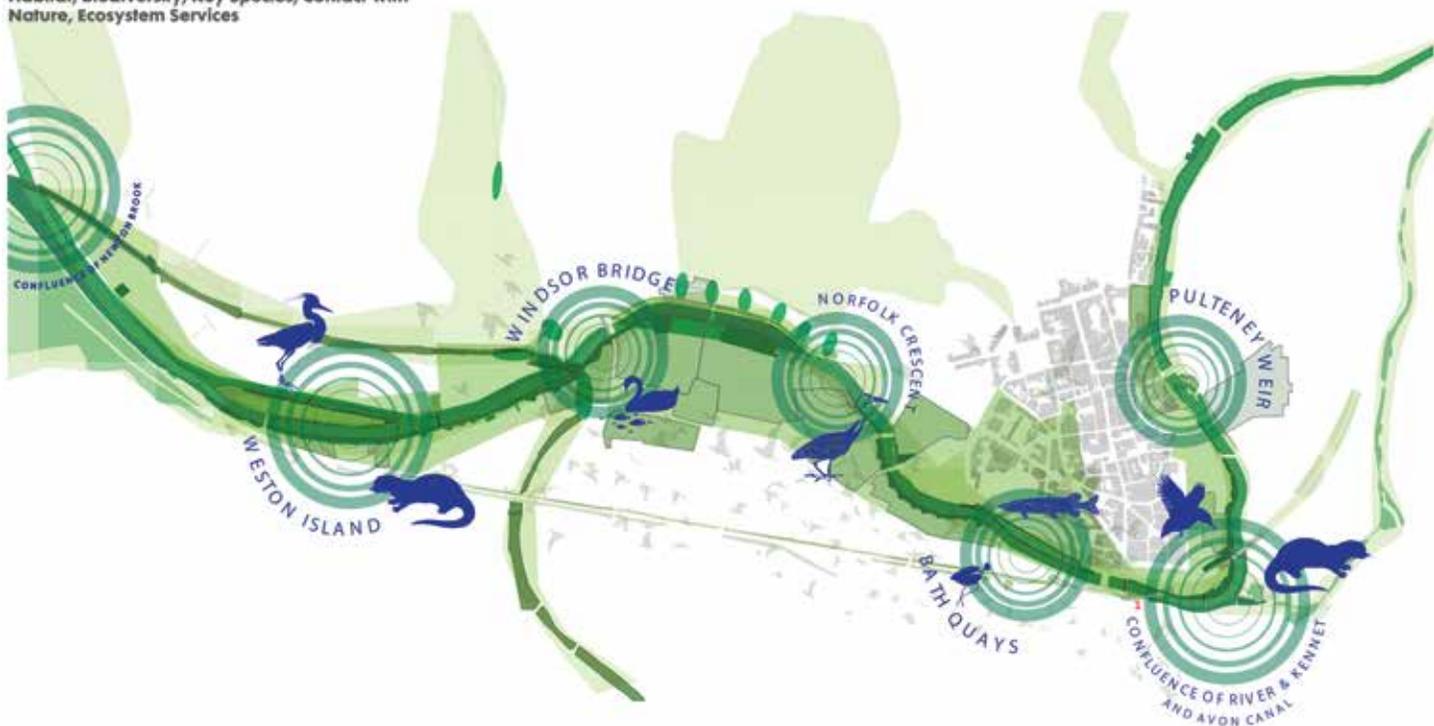
Option 2

Include text that describes an approach to recognise wider benefits of ecosystem services (NPPF 109), and how this can be delivered through other policies relating to woodland, sustainable urban drainage systems, Green infrastructure, water source protection nature conservation etc.

EMERGING POLICY APPROACH: NE4

1. Development will be permitted where ecosystem services are considered, protected and enhanced to optimize benefits and function.
2. Key services to address are provisioning services (food; fibre; water) regulatory services (flood prevention; water purification; air quality and climate regulation) and cultural service (inspirational; educational and cultural well-being).
3. Ecosystem measures proposed should be described in the Design and Access Statement and can be included within Green Infrastructure provision (proposed Policy NE1).

WILDlife.
Habitat, Biodiversity, Key Species, Contact with Nature, Ecosystem Services



Ecological networks

2.235 One of the aims of the national strategy 'Biodiversity 2020' is to ensure coherent and resilient ecological networks are established. This will help enable biodiversity assets to recover from loss and become resilient to climate change impacts and deliver ecosystem services which are of social and economic value. It is important to maintain and improve habitat connectivity in ensuring the long-term survival of biodiversity in a changing climate and environment which has become fragmented by human activities. 'Ecological networks generally have five components'⁴.

1. Core areas of high nature conservation value which contain rare or important habitats or ecosystem services. They include protected wildlife sites and other semi-natural areas of high ecological quality.
2. Corridors and 'stepping stones' enabling species to move between core areas. These can be made up of a number of small sites acting as 'stepping stones' or a mosaic of habitats that allows species to move and supports ecosystem functions.
3. Restoration areas, where strategies are put in place to create high value areas (the 'core areas' of the future), restoring ecological functions and wildlife.

4. Buffer zones that protect core areas, restoration areas, and 'stepping stones' from adverse impacts in the wider environment.
5. Sustainable use areas, areas of surrounding land that are managed in a sustainable and wildlife friendly way.'

Emerging preferred approach

2.236 Include a dedicated 'ecological network' policy which aims to help secure coherent and resilient ecological networks.

Mapping local ecological networks

2.237 National planning policy also requires that components of the local ecological networks are identified and mapped. This should include the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them.

Emerging preferred approach

2.238 Show existing mapped features (SAC/Special Protection Areas, Sites of Special Scientific Interest, Local Nature Reserves, and Sites of Nature Conservation Interest) and add the Priority Habitats to define key components.

EMERGING POLICY APPROACH: NE5

1. Development which does not make a positive contribution to the creation, protection, enhancement, restoration and management of robust ecological networks will not be permitted.
2. Key strategic components of the District's ecological networks are shown on the Policies Map. Development proposals should demonstrate what contribution it will make to the network through habitat creation, protection, enhancement, restoration and/or management.

OTHER OPTIONS

1. Follow the emerging preferred approach, plus show the Strategic Nature Areas on the Policies Map which show key hot spots for protection and restoration.
2. Follow the emerging preferred approach, plus show the B-lines work for grasslands; the Forestry woodlands and buffers for woodlands, and the river and stream networks.

⁴ Source: '[Biodiversity 2020: A strategy for England's wildlife and ecosystem services](#)', Defra (2011)

Trees and woodland conservation

2.239 Whilst the NPPF makes reference to the need to prevent the loss of aged or veteran trees found outside ancient woodland there is no clear advice evident in the NPPF to guide development proposals. Saved Local Plan Policy NE.4 currently seeks to protect the District's trees and woodland from the adverse impact of development by setting out criteria against which proposals will be assessed.

2.240 Trees are an important part of our natural life support system: they have a vital role to play not just in the sustainability of our urban and rural areas, but as an important component of green infrastructure networks. They benefit:

- the local economy – creating potential for employment, providing a sustainable source of compost and biofuels and the raw materials for businesses, encouraging inward investment, bringing in tourism and adding value to property
- the local environment by reducing the effects of air pollution by removing sulphur dioxide, ozone, nitrogen oxides and particulates and reducing storm water run-off and soil erosion, acting as carbon sinks and producing oxygen; reducing energy consumption through moderation of the local climate by providing shelter and shade and reducing glare, reflection and wind speeds. They can provide screening and privacy or emphasize views and architecture. They provide a wide range of wildlife habitats

- the health and wellbeing of our community – by providing shade from harmful ultra-violet radiation and improving the visual quality of our landscape and our sense of wellbeing. Studies have shown that the calming effect of trees can reduce stress levels and improve recovery time after surgery. Trees and woodlands provide opportunities for recreation and education

2.241 Much of the tree cover in the urban areas is in a critical condition and there is little or no replacement planting for over-mature trees in decline. Infill development has often reduced the space available for planting large tree species. In addition, new tree planting takes many years to mature. The management and retention of significant trees is therefore pressing.



2.242 Bath & North East Somerset has a duty under the Town and Country Planning Act 1990 to ensure tree and woodland preservation wherever it is appropriate. The Council will continue to protect trees and woodlands through Tree Preservation Orders (TPOs) as appropriate. There is also a level of protection afforded to trees in Conservation Areas (CAs). However there are many trees of value outside these designations and careful consideration should be given to the removal of any tree. Applicants will be expected to refer to the latest British Standards BS 5837 best practice guidance which provides and recommendations on assessing the quality and contribution of trees on and adjacent to sites. The development of a trees and woodland strategy would further assist in providing more bespoke guidance to developers and other stakeholders in Bath & North East Somerset.

Emerging preferred approach

2.243 It is suggested that a comparable policy approach is taken in the Placemaking Plan as that in the adopted Local Plan as set out below. This would ensure that trees and woodland continue to be afforded suitable protection.

2.244 Supplementary Planning Documents and Guidance and other relevant guidance will be used to guide decisions-making on proposals for development. This includes:

- Green Infrastructure Strategy
- [Trees and Design Action Group \(TDAG\)](#) best practice guides including [Trees in the Townscape, a Guide for Decision Makers](#) (2012)
- [Planning Obligations SPD](#)
- [City of Bath World Heritage Site Setting SPD](#) (August 2013)
- [Conservation Area Statements and Appraisals](#)

EMERGING POLICY APPROACH: NE6

Development will only be permitted where:

1. it does not have an adverse impact on trees and woodlands of wildlife, landscape, historic, amenity, productive or cultural value; and
2. it includes the appropriate retention and new planting of trees and woodlands; and
3. it does not have an adverse impact on a veteran tree;
4. In the case of an unavoidably adverse impact on trees and woodlands, compensatory provision is made in accordance with guidance in the Planning Obligations SPD on replacement tree planting.

OPTIONS CONSIDERED

1. None. The protection of trees and woodland is crucial for ensuring a sustainable environment. It is considered that the level of protection under national planning policy is insufficient enough to justify a local policy.

Historic Environment

Links with the Core Strategy

Key Policy: CP6 Environmental Quality & CP2 Sustainable Construction

Strategic objectives: Pursue a low carbon and sustainable future in a changing climate; protect and enhance the district's natural, built and cultural assets and provide green infrastructure; invest in our city, town and local centres; plan for development that promotes health and well-being; deliver well-connected places accessible by sustainable means of transport.



Context

2.245 The Core Strategy recognises that the sensitive management of Bath & North East Somerset's outstanding cultural and historic environment is a key component in the delivery of sustainable development. It is an asset that adds value to regeneration and attracts business, acting as a stimulus to local economic growth.

2.246 The international significance and importance of Bath is recognized by its World Heritage Site designation. Beyond Bath the District has a rich and diverse historic environment, including locally distinct vernacular architecture, uniquely important archaeology and industrial and coal mining heritage.

Within Bath and North East Somerset the designated heritage assets are:

- City of Bath World Heritage Site
- Over 6,000 listed buildings (3% Grade I, 10% Grade II*, 87% Grade II)
- 36 Conservation Areas
- Scheduled Ancient Monuments: 58 Schedulings; as some cover more than one monument, total 74
- The Registered Lansdown Historic Battlefield site.
- 16 Registered Historic Parks and Gardens
- 71 Parks and Gardens designated locally by the Avon Gardens Trust

2.247 Great weight is given to conserving the significance of designated heritage assets and their setting. Heritage assets include any valued component of the historic environment, be it a building, monument or place which is positively identified as having a degree of significance meriting consideration in the planning process.

2.248 Many of the District's heritage assets may not merit formal designation but are highly regarded and often much-cherished elements of the area. They may be identified during the planning process or other processes to assess local character, such as conservation area and village character appraisals and when assessing potential urban and rural development sites. Following identification they can be added to a local list of non-designated heritage assets. Government guidance makes it clear that the effect of a proposal on the significance of a non-designated heritage asset should also be taken into account when determining applications.

2.249 The Council will review its programme for Conservation Area Appraisals to ensure they remain up to date and relevant, periodically update the local Buildings at Risk Register working with English Heritage, and define locally important heritage assets. It will continue to prepare specific local guidance on management of the historic environment and update existing guidance on subjects as diverse as historic shop fronts, stone cleaning and retro-fitting.

2.250 To sympathetically manage heritage assets in the development process there must be a clear understanding of the assets themselves, including their significance and setting. Early pre-application work by the developer is encouraged to avoid abortive and costly work at a later stage.

2.251 The setting of a heritage asset is an important consideration. Its contribution to the significance of any asset should be understood to inform the appropriate development response.

2.252 The Council maintains and makes available the Historic Environment Record (HER) to provide information for developers, to inform applications and for the developer to make any evidence on the significance of heritage asset(s) to be affected publicly available for inclusion in the HER.

2.253 It is the applicant's responsibility to provide sufficient information and assessment of the impacts of their scheme on heritage assets and/or their settings, and the wider historic environment. Heritage assets should be identified early in the design process for any development proposal which may impact on their significance.

2.254 The Council's HER including the District's Conservation Area Appraisals and Management Plans; supplementary planning documents, guidance and other relevant sources of information, will be used to inform the consideration of future development including potential conservation and enhancement measures.

Policy Context

2.255 This emerging policy approach below accords with the NPPF and supports the Core Strategy's strategic policies for the historic environment and its positive approach to the conservation of the district's heritage assets.

2.256 Policy CP6 of the Core strategy sets the context for this historic environment policy and explains in detail how the Council proposes to secure the conservation of its heritage assets throughout the district. Policy B4 seeks to prevent harm to the Outstanding Universal Value of the City of Bath World Heritage Site and its setting and is a key material consideration when making planning decisions.

Emerging preferred approach

The aims of this policy are:

- to manage the historic environment in the most efficient and effective way in order to sustain its overall value to society
- to ensure the proper assessment of the importance of the significance of a heritage asset and the contribution of its setting in the development process
- to understand the nature and level of the significance of a heritage asset as a means of then addressing its conservation.

2.257 This policy approach has been informed by consultation with English Heritage and local stakeholders as part of the preparation of the Options document.

2.258 Supplementary Planning Documents and Guidance and other relevant guidance will also be used to guide decision-making on proposals for development, including:

- [Archaeology in Bath & North East Somerset SPG](#) (May 2004)
- Archaeology in Bath SPG (May 2004).
- [Bath City-wide Character Appraisal](#) (August 2005)

- Conservation Area Character Appraisals
- [Streetscape Manual SPD](#) (April 2005)
- [City of Bath World Heritage Site Setting SPD](#) (August 2013)
- Bath Building Heights Strategy (September 2010)
- [Energy Efficiency & Renewable Energy Guidance for Listed Buildings and Undesignated Historic Buildings](#) (September 2013)
- [Bath Shopfronts – guidelines for Design and Conservation](#)
- Bath [World Heritage Site Management Plan](#)
- Parish Character Assessments

Other important sources of information include:

- [The National Heritage List for England](#)
- [The Council's Historic Environment Record](#) (HER)
- [The 'Heritage at Risk' register](#)
- In-house and local knowledge and expertise

EMERGING POLICY APPROACH: HE1

1. Within the scope of Core Strategy Policies B4 and CP6, development that has an impact upon a heritage asset, whether designated or non-designated, will be expected to enhance or better reveal its significance and setting. The more significant the designated heritage asset, the greater the presumption should be in favour of its conservation.
2. Substantial harm to, or loss of, the significance of a designated heritage asset and/or its setting should be wholly exceptional unless it can be demonstrated that the proposed development provides overwhelming public benefit(s) that outweighs the loss or harm to the heritage asset.
3. Non-designated archaeological heritage assets of demonstrably equal significance to Scheduled Ancient Monuments will be subject to the same policy considerations as designated heritage assets.
4. The degree of harm to or loss of the significance of a non-designated heritage asset and or its setting will be balanced against the benefits of the proposed development and the degree to which the harm or loss can be mitigated. Proposals which unjustifiably harm the significance of a non-designated heritage asset will not be permitted.
5. When determining applications for development affecting heritage assets the Council will also apply the following principles:
 - a. **World Heritage Site**
Development within the City of Bath City World Heritage Site will be expected to comply with Policy B4, not prejudice the objectives of the [World Heritage Site Management Plan](#) and have regard to the City of Bath World Heritage Site Setting SPD.

b. Listed buildings

The significance of listed buildings is required to be sustained and enhanced. Appropriate repair and reuse of listed buildings will be encouraged. Alterations, extensions, changes to listed buildings or their use, or development in their vicinity will be expected to have no adverse impact on those elements which contribute to their special architectural or historic interest, including their settings and important views of them. Substantial harm to the setting, important view or loss of a listed building will be strongly resisted.

Applications for listed building consent must be accompanied by a Heritage Statement to demonstrate a clear understanding of the significance of the affected listed building and the impact on its significance.

c. Conservation Areas

Development within or affecting the setting of a conservation area will only be permitted where it will preserve or enhance those elements which contribute to its special character or appearance. Demolition of buildings consideration will meet the same expectation. Where appropriate the Council will consider serving Article IV Directions to assist in conserving the local character of the conservation area.

d. Archaeology

Scheduled monuments and other non-designated archaeological sites of equivalent importance should be preserved in situ. In those cases where this is not justifiable or feasible provision should be made for their excavation and recording. The appropriate publication and curation of the finds/archive will be required.

e. Registered Historic Parks and Gardens

Development will be expected respect the design, character, appearance or settings of registered historic parks and gardens and to safeguard those features which contribute to its significance and are integral to its character and appearance.

6. Understanding the asset

Applications affecting the significance of a heritage asset will be required to provide sufficient information, such as desk-based assessment, field evaluation or historic building report, to demonstrate how the proposals would contribute to the asset's conservation.

7. Locally important heritage assets

Proposals affecting locally important heritage assets, including unscheduled archaeology, should ensure they are conserved having regard to their significance and the degree of any harm or loss of significance.

8. Recording the asset

Where a development would result in the partial or total loss of a heritage asset and/or its setting, the applicant will be required to secure a programme of recording and analysis of that asset, and to ensure the publication of that record to an appropriate standard.

9. Energy efficiency measures and renewables

Energy efficient improvements and the installation of micro-renewables proposed for designated and undesignated historic buildings and areas, including listed buildings and conservation areas, will be supported provided that the proposals do not result in physical or visual harm to the heritage asset and do not conflict with the general principles described above and those set out in related and relevant Council guidance and SPD.



OTHER OPTIONS CONSIDERED

1. None. It is considered that within the context of national policy and the Core Strategy a detailed and comprehensive policy approach to conserving and enhancing the District's heritage assets is essential as proposed above to provide clear advice to applicants.

Somersetshire Coal Canal and the Wansdyke

2.259 The Somerset Coal Canal and the Wansdyke earthwork are two important linear historic assets in Bath and North East Somerset.

2.260 The Wansdyke is a nationally important and is one of the most significant historical features within the area and is a Scheduled Monument. There is no clear evidence about the origin or purpose of the Wansdyke however this earthwork starts at the Maes Knoll hill fort and runs to Horsecombe to the south of Bath. Some sections are clearly visible above the ground.

2.261 The remains of the Somersetshire Coal Canal are a significant reminder of the District's coal mining history. It was constructed between 1795 and 1801 to link the North Somerset coalfields with the Kennet and Avon Canal. The main branch followed the Cam valley from north of Paulton to the Dundas Aqueduct and served the coal fields around Paulton, Timsbury, Camerton and Dunkerton. It was used until the end of the 19th century.

2.262 Whilst these historic assets would benefit from the provisions of Core Strategy Policy CP6 and the emerging policy approach outlined in HE1 above, there is the potential highlight the importance of these linear routes in a separate policy. As linear features this would also provide a link with the Green Infrastructure policies.

Option 1

Include a dedicated policy which seeks to recognise the importance of and protect the intrinsic historic value of the linear routes of the Somersetshire Coal Canal and the Wansdyke and indicate the routes on the Policies Map and/or a diagram in the Placemaking Plan.

Option 2

Include a dedicated policy as suggested in Option 1 but not indicate the routes on the Policies Map and/or a diagram.

Option 3

Rely on the relevant Core Strategy and Placemaking Plan policies to provide the necessary protection to these linear historic routes.



Meeting local community and recreational needs



Links with the Core Strategy

Strategic objective: Plan for development that promotes health and well being

Context

2.263 The Council needs to continue planning positively to meet needs for social, recreational, cultural facilities and services. Successful community facilities and services are integral to the vibrancy of communities across the District. Good community facilities provide opportunities for interaction between people, to get involved in activities and to have increased accessibility to basic services. This benefits the social prosperity of communities across the District, whilst providing knock on benefits for health and well-being, sustainability and the economy.

2.264 National planning policy also stresses the importance of retaining existing community facilities and planning positively for the provision and use of shared space, community facilities and other local services.

2.265 Amongst the wide range of social, recreational and cultural facilities and services necessary to sustain community needs and support healthy lifestyles are local shops, meeting places, sports and recreational spaces and venues, cultural buildings, public houses and places of worship. The adopted Local Plan also includes youth centres, education facilities at schools and colleges, health care provided at hospitals, clinics and surgeries, libraries, and venues for community arts within the scope of community facilities. These lists are not exhaustive and may include a service which also has a social or community role.

Policy aims

- **Promote healthy lifestyles through encouraging the appropriate location outdoor and indoor facilities**
- **Safeguard against the loss of community and sports facilities, unless it can be demonstrated that they are no longer needed by the community they serve and are not needed for any other community or recreational use**
- **Encourage participation in community, and cultural facilities by ensuring that these are well-located and accessible**
- **Encourage flexible use of community and recreational facilities and venues and co-location of services**

St Keyna School, Keynsham



Safeguarding local community facilities

2.266 Land and buildings in community use are a valuable local resource. Displacing them by redevelopment or change of use makes it far more difficult to return them to community use. This could mean that future requirements for community use may lead to pressure to develop facilities on greenfield land in less accessible locations. This would be contrary to Government policy which places importance on facilities being in safe and accessible locations for the community they serve.

2.267 Saved Local Plan Policy CF.1 seeks to achieve these aims by preventing the loss of community facilities and is often used in decision-making. The NPPF is clear that policies and decisions should 'guard against the unnecessary loss of valued facilities and services'.

Emerging preferred approach

2.268 Continue the current policy approach taken in the existing Local Plan but reframe the policy to provide clearer advice.



EMERGING POLICY APPROACH: LCRI

Development involving the loss of land and/or buildings used for community purposes will only be permitted provided:

1. the applicant is able to demonstrate there is adequate existing local provision of facilities of equivalent community benefit in the locality; or
2. alternative facilities of equivalent community benefit will be provided in the locality; or
3. there is a local need for additional community facilities, but the site is unsuitable to serve that need or there is no realistic prospect of it being used for that local need; or
4. the proposed loss is an integral part of changes by a public service provider which will improve the overall quality or accessibility of public services in the locality.

OTHER OPTIONS

1. None. The NPPF requires that policies should guard against the unnecessary loss of valued facilities and services and it is considered important to articulate the circumstances in which the loss of a safeguarded community asset may be acceptable.

Would replace saved Local Plan Policy CF.1

Public houses

2.269 The existing Local Plan recognises the important role that public houses play as a community resource, particularly in rural areas and local centres. Loss of this resource including associated buildings, which are also often used as venues for social activities, can have a detrimental impact on both the economy of the settlement and the social well-being of the community.

2.270 Saved Local Plan Policy CF.7 currently sets out the circumstances in which the loss of a public house to another use might be considered acceptable. It seeks to prevent the redevelopment or change of use of a public house, unless:

- the operation of a public house serving the local community is not viable and the premises have been effectively marketed as a public house without success; or
- the development or change of use would result in the provision of alternative facilities of equivalent or greater benefit to the local community.

Option 1

Continue to include a separate policy safeguarding against the loss of public houses to another use adopting a similar approach to Saved Local Plan Policy CF.7

Option 2

Not have a dedicated policy and rely on the emerging approach proposed in CR1 above to safeguard public houses



New or replacement community facilities

2.271 The Core Strategy seeks to ensure that adequate and accessible provision is made for the recreation, leisure and cultural needs of both existing and future communities in Bath and North East Somerset. It stresses that 'successful community facilities and services will be integral to the vibrancy of communities across the district'. It makes the link between providing good community facilities and opportunities for people to meet and integrate, to get involved in activities and increased access to services.

2.272 Core Strategy Policy RA3 already supports the development of community facilities and shops within and adjoining the rural settlements provided that they are of a scale and character appropriate to the village and meet the needs of the parish and adjoining parishes. Saved Local Plan Policy CF.2 supports the provision of new community facilities in accessible and sustainable locations.

Emerging preferred approach

2.273 Continue the current policy approach taken in the existing Local Plan. New community facilities or extensions to existing facilities outside the scope of Policy RA3 which meet the current and future needs of the local community will be supported provided they are in easily accessible locations and the land.

2.274 Where there is a need to provide for community facilities in association with new development proposals - for instance, where the scale of the development gives rise to new community, educational or health care needs requiring additional provision or enhancement of existing provision or the replacement of the displaced existing facilities - the developer will be expected to make provision directly related in scale and kind to the need generated by the development. This can either be in the form of direct provision by the developer or where this is not possible or appropriate, financial contributions will be sought through the use of planning obligations.

EMERGING POLICY APPROACH: LCR2

1. Development of new or replacement community facilities outside the scope Core Strategy Policy RA3 will be permitted provided the proposal is within or well related to the settlement, or in the case of existing facilities outside such settlements, they are well related to existing buildings and accessible by sustainable transport modes
2. Where existing community facilities are inadequate to meet the needs of future residents of new development, planning permission will be refused unless additional provision, related in scale and in kind to the proposed development, to meet those needs is, or will be, made.

OTHER OPTIONS

1. None. The NPPF expects local authorities to plan positively for the provision and use of shared space, community and other local services to enhance the sustainability of communities and residential environments. The policy approach suggested above seeks to achieve this.

Would replace saved Local Plan Policy CF 2 and CF.3

Building for schools

2.275 The NPPF places emphasis on ensuring that there is a sufficient choice of school places available to meet the needs of existing and new communities. It goes on to state that local planning authorities should take ‘a proactive positive and collaborative approach to meeting this requirement, and to development that would widen choice in education.’ It places much importance on ‘the need to create, expand and alter schools.’

2.276 The Council has always recognised the need to ensure sufficient land is allocated to allow primary schools to develop and expand where such a need has been identified. The primary school reservations, as currently listed in the existing Local Plan (saved Policy CF.5) and shown on the Policies Map, have been reviewed by Children’s Services and any changes are reflected in the list below. This now includes the land adjoining St Keyna Primary School in Keynsham which will be safeguarded for future school expansion to enable a degree of flexibility in accommodating the future primary education needs envisaged in the town arising from indigenous population growth and the significant new development proposals.

2.277 In Bath an additional primary school is being provided as a result of the need generated by and as part of the Crest element of the Bath Western Riverside development. Additional homes built in the remainder of Bath Western Riverside and as elements of mixed use development on other significant sites proposed to be allocated within the central area and river corridor would require an additional primary school. This school should ideally be provided within this part of the city. Further assessment of potential solutions is needed in order to inform the Draft Plan.

Emerging preferred approach

2.278 Continue to safeguard sites for primary school use to provide for future identified educational needs. This will provide certainty in terms of land-use; reassurance to the schools concerned and indicates Council’s commitment to developing these sites.

St Nicholas School, Radstock





St Keyna School, Keynsham

EMERGING POLICY APPROACH: LCR3

Land defined on the Policies Map is safeguarded for primary educational purposes.

1. **Oldfield Park Junior, Claude Avenue, Bath**
0.21 ha. for future expansion.
2. **St Saviour's Primary, Bath**
0.1 ha. for extension
3. **St Keyna Primary, Keynsham**
0.65 ha for expansion
4. **Welton Primary, Midsomer Norton**
1.1 ha. for extension.
5. **St. Mary's Primary, Writhlington**
1.0 ha. for playing field.
6. **Camerton Primary**
0.6 ha. for extension
7. **Clutton Primary**
0.6 ha. for extension.
8. **East Harptree Primary**
0.25 ha. for playing field.
9. **Farrington Gurney Primary**
0.6 ha. for long-term replacement
10. **Freshford Primary**
0.3 ha. for playing field.
11. **Marksbury Primary**
0.8 ha. for site extension.
12. **Shoscombe Primary**
0.4 ha. for extension.

OTHER OPTIONS

1. Not safeguard land to meet the identified future needs of primary schools and rely on other policies for consideration of planning applications for school expansions. However, this would provide less certainty for these schools.

Allocation of land for cemeteries

2.279 The Council owns and manages the Haycombe Cemetery, on the edge of Bath, and Harptree Cemetery and is responsible for the maintenance for 30 closed cemeteries. Others are owned and managed by the Town and Parish Councils or Parochial Church Councils.

2.280 Land is safeguarded through the existing Local Plan for the extensions to cemeteries identified to ensure future needs are met at Haycombe Cemetery and the cemetery at Eckweek Lane.

Emerging preferred approach

2.281 Although these are not yet implemented, this land is still required and, it is proposed to take forward a policy approach that safeguards this land to ensure future needs are met and continue to define these areas on the Policies Map.

EMERGING POLICY APPROACH: LCR4

Land as defined on the Policies Map will be safeguarded for extensions to cemeteries at Haycombe, Bath and Eckweek Lane, Peasedown St John.

OTHER OPTIONS

Not safeguard land identified for the future expansion of the two cemeteries. However, by not identifying this land on the Policies Map it may be more difficult to resist loss to another use.

Would replace saved Local Plan Policy CF.9

Safeguarding existing sport and recreational facilities

2.282 The NPPF sets out the national planning policy on safeguarding open spaces and sport and recreation facilities. It stresses the importance of having access to high quality open spaces and opportunities for sport and recreation making an important contribution to health and well-being of communities. It expects planning policies to be underpinned by up-to-date assessment of the needs for open space, sport and recreation facilities and opportunities for new provision. Only then will it become clear whether there are open spaces, buildings or land that are genuinely surplus to requirements and even then their contribution to Green Infrastructure will need to be considered before it is declared truly surplus.

[The Green Space Strategy](#) adopted in 2007 currently serves this purpose (see also below regarding its review).

Emerging preferred approach

2.283 Adopt a comparable policy approach to that taken in the existing Local Plan in terms of safeguarding against the loss of recreational space but extend it to cover land and buildings used for sport and recreation. This would align the policy more with the aims of the NPPF in safeguarding not only open spaces but other sport and recreation facilities.

EMERGING POLICY APPROACH: LCR5

Development involving the loss of open space, land and buildings used for sports and recreation will only be permitted provided it can be demonstrated:

1. there is no longer a demand or evidence of future need for the recreational use of the land of buildings and a deficiency would not be created by this loss; or
2. the proposed development only affects land which is incapable of being used for sport and recreation; or
3. suitable replacement facilities of at least equivalent quality, quantity and community benefit are provided in locations accessible by sustainable transport modes; or
4. the proposed development is for an indoor or outdoor sports facility with at least equal benefit to the development of sport to outweigh the loss of the existing or former recreational use.

OTHER OPTIONS

None. Safeguarding against the loss of recreational land and buildings is one of the objectives of the NPPF.

Would replace saved Local Plan Policy SR.1A

New and replacement sports and recreational facilities

2.284 The NPPF highlights the importance of having access to high quality open spaces and opportunities for sport and recreation and having planning policies and up-to-date assessments of the needs for open space, sports and recreation which identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area.

2.285 The adopted Green Space Strategy is currently being reviewed against the NPPF requirements as highlighted above with the intention of it being adopted alongside the Playing Pitch Strategy review in June 2015.

To reflect and meet the obligations of the national policy for open space provision, the adoption of this document and the strategic framework it will provide will enable a consistent policy approach for open space planning and investment to be applied in B&NES, ensuring that opportunities are not missed. In addition, as a strategic open space framework, this document can, by setting out local open space intentions, provide a single point of reference to evidence conformity with existing and emerging national policies.

Emerging preferred approach

2.286 Based on the existing Local Plan policies, it is considered essential to include a policy which clearly sets out the parameters within which proposals for new or replacement sport or recreational facilities will be acceptable and to ensure that a satisfactory level of new facilities or contributions towards the upgrade of existing facilities, including open space, is secured.

EMERGING POLICY APPROACH: LCR6

1. New or replacement sport or recreational facilities will be permitted within or adjoining a town or settlement provided:
 - a. it complements the existing pattern of recreational facilities
 - b. it is accessible by sustainable transport modes
2. New or replacement sport or recreational facilities elsewhere will only be permitted where
 - a. the proposal either by itself or together with other existing and proposed recreational facilities does not have an unacceptable impact on landscape character
 - b. New buildings will only be permitted where the re-use or adaptation of existing buildings is not practical or viable, and they are of a scale appropriate to the location and recreational use.
 - c. In the case of an ancillary facility it is well-related to the attraction it serves.
3. In all cases, the proposal would not give rise to significant adverse environmental conditions including the impact of air, noise, water quality and light pollution and be detrimental to public safety and the amenities of local residents.

Contributions

4. Where new development generates a need for recreational open space and facilities which cannot be met by existing provision, the developer will be required to either provide for, or to contribute financially to, the provision of recreational open space and/or facilities to meet the need arising from the new development in accordance with the standards set out in the Green Space Strategy, Playing Pitch Strategy or Planning Obligations SPD or successor documents.

OTHER OPTIONS

None. The NPPF expects local authorities to plan positively for the provision and use of shared space, sports venue and other local services to enhance the sustainability of communities and residential environments. The policy approach suggested above seeks to achieve this.

Recreational development proposals affecting waterways

2.287 In Bath and North East Somerset the River Avon and the Kennet and Avon Canal, together with the Chew Valley and Blagdon Lakes, provide important resources for recreational uses. Overland water resources (such as rivers, canals, lakes and reservoirs) form a constituent part of open space as defined by the NPPF and can offer important opportunities for sport and recreation.

2.288 Development proposals need to be carefully controlled to avoid the gradual erosion of the inherent character of the River, Canal and Lakes and their immediate environment.

Currently there are a number of 'Waterside Recreational Activity Areas' (WRAAs) safeguarded by existing Local Policy SR.10 which are either within the Green Belt and/or the AONBs.

2.289 Proposals for additional facilities will always need to be considered carefully, particularly in the context of Green Belt, landscape, ecological and recreational policies, as well as taking into account the impact of traffic and parking on these sensitive environmental locations.

2.290 There is a clear link between the contribution these waterways make to the network of Green Infrastructure and as a location for the provision of moorings for boat dwellers which are discussed elsewhere in this document.

Option 1

Continue the existing Local Plan approach by showing the areas listed below on the Policies Map and take forward the current policy approach which sets out the circumstances in which recreational development would be acceptable.

Option 2

No longer define these areas and broaden the policy approach to apply to all water-related recreational proposals in water-side locations.

Options 3

Have no dedicated policy and rely on other relevant policies in the Core Strategy and Placemaking Plan for determining planning applications for water-related recreational proposals

EMERGING POLICY APPROACH: LCR7

Recreational development associated with the River Avon, Kennet and Avon Canal and Chew Valley Lake in the areas listed below as defined on the Policies Map will only be permitted providing:

1. there is an overriding need to be in a waterside location
2. it is compatible with established recreational activities
3. it would not significantly adversely affect landscape or nature conservation interests, or be detrimental to the character or amenity value of the area
4. it would not be detrimental to water quality and supply

Would replace saved Local Plan Policies SR.10 and SR.11.

River Avon

1. land at Hanham Lock;
2. Kelston Mill, Kelston;
3. land adjoining the southern boundary of Batheaston public car park.

Kennet and Avon Canal

1. area between Canal Terrace and the Tynning Road amenity area, Bathampton;
2. area at Hampton Wharf, Bathampton;
3. area between Claverton Canal Bridge, and The Pumphouse, Claverton including part of Warleigh Island adjacent to the River Avon;

4. land along the former Somerset Coal Canal between Dundas Wharf and Winsley Road, Monkton Combe;
5. land at Dundas Wharf, Monkton Combe.

Chew Valley Lake

1. picnic sites, Walley Lane, Chew Magna;
2. sailing club, Chew Stoke; and
3. Woodford Lodge, Chew Stoke.

Recreational Routes

2.291 The options relating to the emerging policy approach for recreational routes are discussed in the Sustainable Transport section under Public Rights of Way.

Telecommunications development

2.292 Some telecommunications development is permitted under the GPDO. Telecommunications operators wishing to carry out some types of permitted development will require prior approval on matters relating to the siting and appearance of the development. Existing saved Local Plan Policy ES.7 sets detailed parameters within which development requiring planning permission or prior approval will be permitted

NPPF advises that in preparing a Local Plans, local planning authorities should:

- support the expansion of electronic communications networks, including telecommunications and high speed broadband
- aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network
- ensure existing masts, buildings and other structures are used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate.

2.293 The NPPF also sets out guidance on determining applications for telecommunications development (paras 45 and 46).

Option 1

Take forward a similar detailed policy approach as in Local Plan Policy ES.7, revised to ensure NPPF compliance.

Option 2

Do not include a dedicated telecommunications development policy and rely solely on criteria in paras 45 and 46 of the NPPF

Commercial riding establishments

2.294 The existing Local Plan recognises that the development of commercial riding establishments contribute towards agricultural diversification and make use of or adapt agricultural or other rural buildings. The development of large scale new buildings and car parks to meet demand would clearly be in conflict with the purposes of the Green Belt and schemes can be particularly inappropriate in Areas of Outstanding Natural Beauty and in other areas of landscape importance.

2.295 Saved Local Plan Policy SR.12 sets out details requirements for considering proposals for commercial riding establishments and reflects previous national planning policy advice in PPS7. This stressed the need to ensure that equestrian activities do not have an adverse impact on the appearance of the countryside, including the visual impact of jumps and other equipment, and that horses are well housed and cared for.

2.296 The NPPF no longer provides this bespoke advice. However, Policy SR.12 currently allows proposals for commercial riding establishments provided:

- adequate land within the curtilage of the site to allow for the proper care of the horses,
- adequate site supervision without the need for erection of residential accommodation;
- site is well related to an existing bridleway network
- adequate provision for the storage and disposal of animal waste
- the impact of jumps, fences and other equipment is not detrimental to visual amenity
- no unacceptable adverse impact of ground and soil erosion both on and off site
- no adverse impact upon other recreational uses in the locality
- New buildings only permitted where the scale, siting and design have no adverse environmental impact.

Option 1

Take forward a similar detailed criterion-based approach for considering proposals for Commercial riding establishments set out in Local Plan Policy SR.12.

Option 2

Do not include a dedicated policy for commercial riding establishments and rely on relevant Core Strategy and Placemaking Plan policies, in particular, those relating to safeguarding and enhancing landscape.

Local Food Growing Space

Context

2.297 Local food growing spaces are not only an important leisure resource, but they are recognised locally and nationally for their value as open spaces, especially in urban areas and for their contribution to sustainable development and health objectives including; local food production, physical activity promotion, community cohesion, green infrastructure networks, biodiversity and their potential for educational opportunities.

2.298 Local food growing space includes public, open and/ or residential space used for communal or individual food growing. Local food growing space includes both allotments and informal local food growing space:

- Allotment gardens have a statutory definition, and are made of allotment plots.
- Informal food growing spaces are not statutory and include community gardens, community orchards, private gardens, green roofs and other shared public and/ or open space that can be used for food growing. Unlike allotments informal food growing space may be available on either a permanent or temporary basis, enabling community groups to cultivate land awaiting development on a meanwhile basis.

2.299 There are 42 allotment garden sites across Bath and North East Somerset. The Council is only responsible for the 23 sites in Bath. Elsewhere allotments are managed by other local bodies, such as Parish Councils and social housing organisations.

2.300 Research underpinning the Green Space Strategy clearly demonstrated that there has been a large increase in demand for allotments with nearly every site across the District now full with a waiting list (the Green Space Strategy research is due to be updated in Spring 2015).

2.301 Further provision of allotments and informal food growing space is needed and any loss should be resisted, as once lost, this land is unlikely to be replaced within accessible locations in the urban areas.



Protect Existing Allotments

Aims

2.302 The aims of this policy approach are as follows:

- Protect existing allotments
- Support the delivery of suitable new allotments
- Support the increased provision of informal food growing space

Emerging Preferred Approach

2.303 This policy approach has been informed by consultation with local stakeholders, including the Council's Parks Department and the Bath Allotment Association. The policy refers directly to a number of new documents:

- [B&NES Local Food Strategy \(2014\)](#)
- **B&NES Allotment Management & Design Guide** (forthcoming) – which outlines how the Council will manage its allotments, and involve stakeholders and local people in the process. The guide will also inform the process for allotment design and design principles

- **B&NES Allotment Site Selection Criteria** (available in draft alongside this consultation) – outlines the selection criteria used to find potential allotment sites, also to be used to assess on site provision as part of development schemes

2.304 Adopted Local Plan policy CF.8 is frequently used by Development Management and therefore it is considered that this policy should be retained and enhanced.

2.305 LCR8 is a new policy to guide the provision of new allotments and community food growing space. This priority has been identified in the Green Infrastructure Strategy and the Local Food Strategy. This policy supports the delivery of the forthcoming Allotment Site Selection Criteria, Allotments Management & Design Guide.

EMERGING POLICY APPROACH: LCR8

Development resulting in the loss of land used for allotments (or land evidenced as last used as allotments) will not be permitted, unless:

- The importance of the development outweighs the value of the site as allotments and suitable, equivalent and accessible alternative provision is made elsewhere within a reasonable catchment area (as defined by the Green Space Strategy) and in line with LCR9; or
- the site is allocated for another use in the Placemaking Plan and suitable, equivalent and accessible alternative provision is made in line with LCR9.

Any loss of amenity land related to allotments should not compromise the proper function of allotment gardens including access, storage of tools and other communal areas, unless satisfactory mitigation can be delivered.

Existing formal allotments are identified on the Policies Map.



Provision of new allotments and community food growing space

EMERGING POLICY APPROACH: LCR9

- i. The identification of all new allotments sites must comply with the B&NES Allotments Site Selection Criteria and must;
 - Be suitable for productive use.
 - Be accessible to the area they are intended to serve.
 - Be suitable for use as allotments through appropriate design (e.g. considering ecology and landscape).
 - ii. New allotments must be well designed and managed in line with the [B&NES Allotments Management & Design Guide](#) and must have a Site Management Plan.
 - iii. All major residential development (as defined by the GPDO and purpose built student accommodation) will be expected to incorporate opportunities for informal food growing, wherever possible (e.g. border planting, fruit bushes and trees, window boxes, herb gardens, garden space etc.)
 - iv. Informal food growing space will be supported in principle including the temporary use of vacant sites for amenity land and informal food growing.
- New allotments will be added to the existing allotments shown on the Policies Map.

OTHER OPTIONS

1. Not including either policy LCR8 and LCR9.
2. Providing less detail in these policies.
3. Referring only to allotments – this is not considered feasible given that there is a need for more flexible community food growing approaches given the pressure on land.
4. A requirement for all major development of 140 dwellings or more should provide allotments on-site in line with the requirements of the current Green Space Strategy, as a priority, ahead of a financial contribution is being considered (in many cases this is already being utilised for example MOD sites and Somerdale) rather than relying on Green Infrastructure policies more generally to provide for allotments as part of multi-functional green spaces.
5. A requirement for all major development and purpose built student accommodation to provide for allotment provision where they are generating demand (in line with CIL regulations) rather than relying on CIL funding to provide for new allotments.



Supersedes saved Local Plan policy CF.8.

Sustainable transport

Links with the Core Strategy

Objective 7: Deliver well connected places accessible by sustainable means of transport

In conjunction with the Joint Local Transport Plan, the Local Plan will deliver this by:

- locating and designing new development in a way that reduces the need and desire to travel by car and encourages the use of public transport, walking and cycling
- ensuring that development is supported by high quality transport infrastructure which helps to increase the attractiveness of public transport, walking and cycling
- promoting improved access to services especially for rural and more remote areas

Context

2.306 It is important that the need for new development is balanced with minimising traffic congestion and making places more accessible by sustainable modes of transport. This reflects the approach outlined in the Core Strategy which places emphasis on the need to reduce car dependency and promoting sustainable modes of transport. This is key in making places better and healthier.

2.307 One of the core principles of the NPPF is to 'actively manage patterns of growth to make fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.' This principle will underpin the sustainable transport policies in this Plan.

Policy aims

- **Enable a shift to more sustainable modes of transport**
- **Need to identify and safeguard routes crucial to widen transport choice and support major new development**
- **Need to provide safe sustainable transport routes**
- **Promote walking and cycling to promote health and wellbeing**



Promoting sustainable travel

2.308 The NPPF recognises the key role transport policies have in facilitating sustainable development and contributing to wider sustainability and health objectives by supporting and promoting sustainable transport modes so that people can choose how they travel. It also acknowledges that different place specific policy solutions and measures may be required.

2.309 The vision for the [Joint Local Transport Plan 3](#) (JLTP3) is to seek an affordable, low carbon, accessible, integrated, efficient and reliable transport network to achieve a more competitive economy and better connected, more active and healthy communities by 2026. This is based around the following key transport objectives:

- Reduce carbon emissions
- Support economic growth
- Promote accessibility
- Contribute to better safety, security and health
- Improve quality of life and a healthy natural environment.

Emerging preferred approach

2.310 The JLTP3 objectives reflect the Government's roles for sustainable development which is to improve conditions for local communities and to widen travel choice. The proposed policy framework below seeks to help achieve this and the policy aims listed above.

EMERGING POLICY APPROACH: ST1

In order to ensure delivery of well-connected places accessible by sustainable means of transport, planning permission will be permitted provided the following factors are addressed and therefore schemes should seek, as appropriate, to:

1. reduce the growth and where possible the overall level of traffic and congestion by measures which encourage movement by public transport, bicycle and on foot, including traffic management and assisting the integration of all forms of transport
2. reduce dependency on the private car where possible
3. give priority to pedestrian and cycle movements, and have access to high quality public transport facilities
4. provide and enhance facilities for pedestrians, cyclists and the mobility impaired
5. safeguard, enhance and where possible extend the network of public rights of way and cycle routes
6. reduce the adverse impact of all forms of travel on the natural and built environment
7. ensure development does not prejudice the efficient functioning and acceptable development of the railway network
8. ensure there is access to high quality public transport facilities by improving existing and providing new public transport facilities which would increase the proportion of journeys made by public transport

Would replace saved Local Plan Policies SR.9, T.1, T.3, T.5, T.8, T.7, T.9, and T.10

Sustainable Transport Routes

2.311 Saved Policy T.9 in the adopted B&NES Local Plan currently safeguards former railway land for sustainable transport purposes. Sustrans have carried out a wide ranging review of cycle routes in B&NES and developed a number of cycle routes for Chew Valley, Keynsham, Midsomer Norton, Radstock and Bath and these are contained in a draft report which is currently being considered.

2.312 It is however noted that the following sections of safeguarded former railway land are not included in Sustrans recommended cycle routes.

- Radstock and Midsomer Norton: Footpath south west of Silver Street, Midsomer Norton. (disused rail route)

- Rural areas Central: Whitchurch – Pensford – Clutton – Hallatrow – Farrington Gurney (disused rail route).

Emerging preferred approach

2.313 Whilst further work needs to be undertaken in the context of the Sustrans review, it is considered there is likely to be a reasonable case for continuing to safeguard railway land for sustainable transport purposes. It is the Council's emerging preferred approach to continue to give policy protection to former railway routes. This will include the line of the public transport link from the Newbridge area with Bath city centre serving the Western Riverside Regeneration Area as currently shown on the Policies Map.

EMERGING POLICY APPROACH: ST2

Development which prejudices the use former railway land for sustainable transport purposes as shown on the Policies Map will not be permitted.

Public Rights of Way

2.314 National planning policy promotes the protection and enhancement of public rights of way and access including making links to existing rights of way networks. Bath and North East Somerset has an extensive network of PROW including a number of long distance and circular routes which form an integral part of the overall leisure and recreational provision.

The existing Local Plan seeks to ensure that any publicly accessible routes are not adversely affected by development proposals.

2.315 Currently where a recreational route follows the line of a former railway, its course is protected as a sustainable transport route in the adopted Local Plan and safeguarded on the Policies Map. Any development proposals that affect publicly accessible routes will be expected to maintain and/or incorporate the route within the scheme and, depending on the location, the Council will seek to negotiate the provision of additional linkages between urban areas and the wider countryside, open spaces, the River or Canal and other water based recreational areas.

Option 1

Continue existing approach which seeks to safeguard publicly accessible routes from the adverse effects of development proposals as proposed in the Emerging Policy Approach ST1.

Option 2

Not include a separate policy relating to the protection of publicly accessible routes but broaden the suggested policy approach in Emerging Policy Approach ST2, which safeguards former railway land for sustainable transport purposes, to encompass public rights of way/recreational routes. This would replace saved Local Plan Policy SR.9.



Transport infrastructure

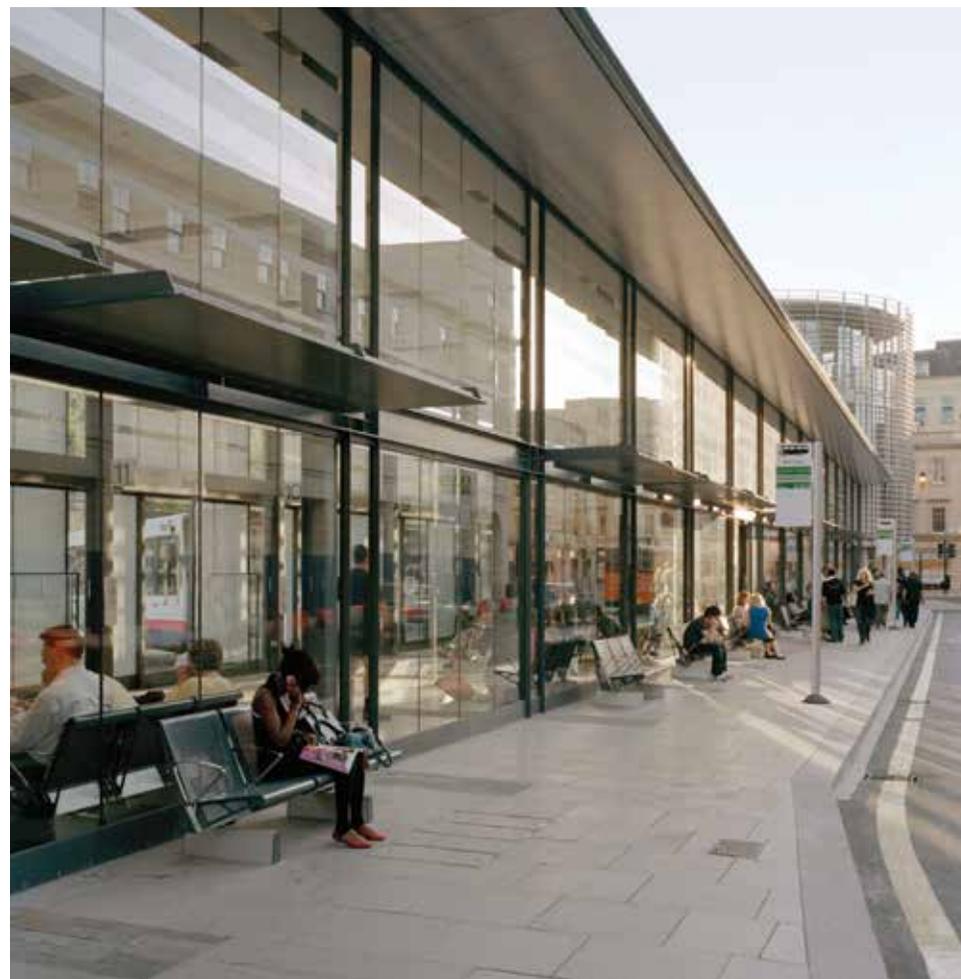
2.316 The Core Strategy highlights the need to carry out transport and access improvements and to secure the necessary capital infrastructure projects to enable the increase in housing numbers and jobs to be delivered. Core Strategy Policy CP13 also requires that new development is supported by the timely delivery of physical infrastructure necessary to support that development.

2.317 The Council inherited a number of highway improvement schemes from Avon County Council. Those which required a substantial land allocation are listed in adopted Local Plan:

- Lower Bristol Road, Bath (A36) Stages 1, 2 and 3 – A4 junction Newbridge to Churchill Bridge
- Entry Hill, Bath
- London Road West/Gloucesterc Road, Bath
- Rossiter Road, Bath
- A37 Clutton and Temple Cloud Bypass (Western Route)
- Whitchurch Bypass (A37)

2.318 The NPPF advises that Local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice.

2.319 There is a commitment to review some of these schemes in the Local Plan including the bypass proposals for Temple Cloud and Whitchurch. This review process not only needs to consider the need/benefits of the relevant scheme, but of critical importance its deliverability.



A37 bypasses at Whitchurch & Clutton/Temple Cloud

Whitchurch

2.320 The safeguarded route of the A37 bypass at Whitchurch shown on the B&NES Local Plan Proposals Map needs to be deleted as the land is currently being developed for housing (planning permission granted on appeal with the Inspector not convinced that the Council could demonstrate funding for or delivery of the bypass).

Clutton/Temple Cloud

2.321 The need for and benefits of this bypass in taking traffic currently travelling along the A37 out of the village is likely to still exist. However, further assessment would be needed to confirm this and quantify the benefits if the route is to continue to be safeguarded through the Placemaking Plan.

2.322 With regard to its delivery the Greater Bristol Strategic Transport Study in 2006 which reviewed all the proposals in the Local Plan concluded that the Clutton/Temple Cloud Bypass was a local scheme rather than a strategic scheme and consequently it was not recommended as part of the West of England transport strategy. There is no prospect of devolved major scheme funding being allocated to this project in the foreseeable future. As such delivery cannot be demonstrated.

Emerging preferred approach

2.323 As the scheme is not deliverable it is recommended that the preferred approach is to delete the safeguarded route from the Policies Map and not include it in the Placemaking Plan. There is a need to consider whether alternative transport management measures can be progressed to reduce the impact of through traffic and to discuss these with the local community.

Lower Bristol Road Widening

2.324 The Local Plan currently safeguards land for the widening of Lower Bristol Road in Bath.

Emerging preferred approach

2.325 It is intended to retain the safeguarded widening of Lower Bristol Road between Fieldings Road - Windsor Bridge Road and Midland Bridge Road - Churchill Bridge as well as the protected line of the former railway line between Windsor Bridge Road and James St West. This is to provide for future bus priority, cycle and pedestrian facilities.

Development of transport infrastructure

2.326 As with other development well planned design solutions are paramount in the design of transport infrastructure proposals. Core Strategy Policy CP6(1) seeks high quality and inclusive design of schemes, including transport infrastructure, which reinforces and contributes to its specific local context, creating attractive, inspiring and safe place.

2.327 If badly designed or insensitively implemented even a small junction improvement can be as damaging to the character and appearance of an area as a much larger scheme. The Council aims to give as much attention as possible to the details of both public and private proposals including matters such as signs, materials and visibility splays. There will also be a rigorous assessment of the need for the scheme.

Preferred policy approach

2.328 Provide more detailed policy guidance in the Placemaking Plan to ensure that transport infrastructure is designed to the highest standards possible.

EMERGING POLICY APPROACH: ST3

Within the context of Core Strategy Policy CP6(1) the development of transport infrastructure will only be permitted provided it can be demonstrated that the following principles have been addressed:

1. The visual and functional impact of the scheme and any associated surface treatment, street furniture, signing, road markings and lighting upon the character of the area
2. The impact of noise and other forms of pollution on surrounding land uses from traffic likely to be generated by the proposal is minimised
3. The need in the case of proposals affecting designated including the World Heritage Site, Areas of Outstanding Natural Beauty and Sites of Special Scientific Interest to thoroughly consider alternatives
4. The needs of pedestrians including those with impaired mobility, cyclists and horseriders
5. The need for provision in appropriate cases of street furniture which aids security of premises without adversely affecting pedestrian circulation
6. The environmental benefits that may be gained through implementation of the scheme and any additional traffic management or calming measures that may be needed to maximise those benefits
7. The effect upon the quality, patronage and efficiency of public transport operations
8. The effect upon the response time of emergency services
9. The acceptable provision for the transportation of materials to and from the site or disposal of spoil during construction

OTHER OPTIONS

Rely on the high level aspiration of Core Strategy Policy CP6(1) which would not provide a sufficient level of detail and guidance for the developer.

Will replace saved Local Plan Policy T.16



Sustainable transport

Rail freight facility Westmoreland Station Road, Bath

2.329 The NPPF discusses the provision of viable infrastructure necessary to support sustainable development including rail freight interchanges. The railhead at Westmoreland Station Road, Bath is currently safeguarded in the existing Local Plan. It has the potential to be used for both freight and passenger transport and therefore, should continue to be safeguarded.

Emerging preferred approach

Continue to safeguard the railhead at Westmoreland Station Road.

**EMERGING POLICY
APPROACH: ST4**

Land at Westmoreland Station Road, Bath as defined on the Policies Map will be safeguarded as a rail freight facility and interchange.

OTHER OPTIONS

None. It is important that this railhead remains safeguarded as a freight interchange.

Will replace saved Local Plan Policy T.10

Sustainable transport

Rail Station at Saltford

2.330 The opportunity for re-opening a station at Saltford has arisen from work undertaken by the West of England on the MetroWest Project. The Cabinet at its meeting on 13th June 2012 agreed a budget of £100,000 to undertake High Level Option Assessment of the business case to reopen Saltford Station. This will provide an additional train service between Bath and Bristol each hour (in each direction) and the potential for an additional station as well. It is only recently that Network Rail has confirmed that a new station at Saltford could be accommodated.

2.331 A public consultation on the three potential options for the proposed station has recently been completed and the results will be considered by Cabinet before deciding to progress to the next stage of Network Rail's GRIP process. No timetable has currently been set for the project, however progress is dependent on the successful completion of Phase 1 of the MetroWest project which is due for completion in 2019.

2.332 The next step will be to consider and identify a preferred option/site for the new station, which will require an estimated 200 parking spaces in order to be viable. If this process is completed in time the preferred site could be allocated in the Placemaking Plan. However, it may need to be addressed through a future Local Plan review.

Managing Traffic

2.333 The Core Strategy highlights that 'improvements to parts of the District's historic settlements will become possible by reducing the volume of traffic using historic streets and spaces.' It supports the management of the highway network, particularly in local centres, residential areas, places of higher pedestrian footfall and/or areas of historic significance. This also helps with the creation of high quality public realm and better places, and is an approach is reflected in the Council's Public Realm and Movement Strategy.

Emerging preferred approach

2.334 Continue to include a policy which provides specific guidance for traffic management proposals not provided through the NPPF. This proposed policy framework is more flexibly worded than the current saved Local Plan policies relating to traffic management. These are far more detailed and prescriptive as well as being area specific. The proposed approach sets the high level principles within which more tailored traffic management schemes may be devised.

EMERGING POLICY APPROACH: ST5

Traffic management proposals for the centres of Bath, Keynsham and Norton-Radstock will be expected to:

1. Discourage through traffic and other unnecessary motorised vehicles from the main shopping streets
2. Enhance vitality and viability
3. Secure improvements for pedestrians, cyclists and the mobility impaired
4. Facilitate the improvement of public transport integration
5. Ensure the needs of all road users are taken into account and the servicing needs of commercial, cultural, recreational and residential activities are met
6. Traffic Management schemes in residential areas should aim to reduce the amount and speed of traffic and to discourage through traffic from using unsuitable routes.

OTHER OPTIONS

1. Don't include a traffic management policy and rely on other transport policies in the placemaking Plan to achieve good design.
2. Include more detailed area specific traffic management policies as currently used in the existing Local Plan.

Will replace saved Local Plan Policies T.13, T.14, T.15



Park & Ride

2.335 The Council proposes to expand the provision of Park and Ride facilities. In addition to the proposed East of Bath Park and Ride site, initial investigations suggest that existing Park and Ride sites are likely to need further expansion to accommodate the growth generated by the Enterprise Area beyond that already being implemented through the Bath Transport Package at Newbridge and committed at Odd Down and Lansdown.

2.336 In the absence of any firm proposals and in the event that a scheme may come forward within the Plan period all proposals should be thoroughly evaluated before approved to ensure the most sustainable locations are selected and all relevant impact are properly assessed. Any proposals for development within the Green Belt will have to comply with national Green Belt policy. The NPPF states that local transport infrastructure which can demonstrate a requirement for a Green Belt location is not inappropriate in Green Belt provided it preserves the openness of the Green Belt and does not conflict with the purposes of including land in Green Belt.

Emerging preferred approach

2.337 Include a criterion based policy with which to assess Park and Ride schemes. It is proposed that the following criteria will be used to guide the identification of the East of Bath Park and Ride site to ensure a consistency of approach.

EMERGING POLICY APPROACH: ST6

1. Development of new or expansion of existing Park and Ride sites will be permitted providing:
 - a. no unacceptable impact on environmental assets and amenity including the World Heritage Site and its setting and the Cotswolds AONB
 - b. no unacceptable impact on surrounding road network and its capacity to safely accommodate potential traffic generation
 - c. provision is made for the needs of those with impaired mobility and for the safety and security of all users
2. In the case of Park and Ride development in the Green Belt, in addition to satisfying criterion 1), it can as necessary be demonstrated that there are not any more suitable or more sustainable alternative sites outside the Green Belt and very special circumstances can be demonstrated that outweigh harm to the openness of the Green Belt by reasons of inappropriateness and do not conflict with the purposes of including land in it.
3. Applicants will also be required to demonstrate that the scheme complies with all other relevant national and local planning policies that affect the site and its location.

OTHER OPTIONS

1. Rely on national planning policy guidance which does not give a sufficient level of guidance for the consideration of Park and Ride schemes.
2. Rely on other Core Strategy and emerging Placemaking Plan policies. This approach also does not give clear enough guidance for the consideration of Park and Ride schemes.

Coach parking

2.338 One of the measures identified in the draft Transport Strategy for Bath to help reduce the impact of vehicles in Bath is to find a new location for coaches to park once they have dropped visitors off in the city centre. Options for finding a solution for this are discussed in the Bath section of this document.



Transport, access and development management

2.339 Currently developers are required to submit sufficient information to enable the Council to assess these matters and to demonstrate that any traffic reduction targets or initiatives aimed at promoting public transport, cycling and walking set out in the Local Transport Plan will not be jeopardised by their proposals.

2.340 National planning policy requires that all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

1. The opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
2. Safe and suitable access to the site can be achieved for all people; and
3. Improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

2.341 Developments should also make a positive contribution towards the achievement of the Council's traffic reduction targets. This can be achieved through, for example:

- Development being located and designed in such a way that discourages car use and encourages travel by other modes.
- Occupier(s) of the development seeking to secure changes in the travel behaviour of employees, clients or other visitors by drawing up a workplace or school travel plan to be submitted to the Council for approval very often as a Planning Obligation. These Plans do not have to be associated with development and can be phased to take account of planned improvements in public transport for example.

- Developers of smaller scale residential schemes providing 'Welcome Packs' to encourage occupants to travel sustainably
- Development making a financial contribution towards the implementation of the Council's various access strategies. Such contributions will be tailored as far as possible according to the nature and location of the development.

2.342 More detailed information on travel plans, transport assessments and statements in decision-taking can be found in the national planning policy guidance should be referred to when making a planning application.

Emerging preferred approach

2.343 To continue the current approach to considering the requirements and implications of development for the highway, transport systems and their users as set out in the existing Local Plan tailored to reflect national planning policy guidance. This policy approach has worked well to date and will ensure the direct and indirect impacts of schemes are properly assessed.

EMERGING POLICY APPROACH: ST7

Development will be permitted if, as appropriate, it provides:

1. A high standard of highway safety.
2. Safe and convenient access for pedestrians, cyclists and with a mobility impairment.
3. Safe access to and within the site for cyclists and the provision of cycle parking/storage facilities.
4. Facilities for charging plug-in and other ultra-low emission vehicles.
5. Facilities for public transport.
6. Adequate vehicular access.
7. No introduction of traffic of excessive volume, size or weight onto an unsuitable road system or into an environmentally sensitive area.
8. No increase in on-street parking in the vicinity of the site which would affect highway safety and/or residential amenity.
9. Provision is made for any improvements to the transport system which are required to render the development proposal acceptable.

Transport assessments/statements

10. Planning applications for development that generate significant levels of movement should be accompanied by a transport assessment or transport statement in accordance with national planning policy guidance.

Parking

11. An appropriate level of on-site servicing and parking is provided having regard to the parking standards* and cycle parking and any additional standards which may be adopted by the Council including those for drivers with disabilities or mobility impairment.

The level of on-site servicing and parking required will be dependent on the outcome of the consultation on the options set out below. Once an agreed approach is established, this will be referred to in the policy above.

Parking Standards

2.344 The existing Local Plan currently requires that an appropriate level of on-site servicing and parking is provided having regard to the parking standards set out in the schedules attached to Policy T.26. The Local Plan currently sets out the maximum car parking standards required for new development proposals to accord with previous national planning policy in PPG13 (Transport) with the intention of promoting more sustainable transport choices and the efficient use of land.

2.345 The NPPF has since adopted a more flexible approach to parking by referring to both residential and non-residential development, leaving it to local authorities to decide whether there is a need for parking standards by advising:

If setting local parking standards for residential and non-residential development, local planning authorities should take into account:

- the accessibility of the development;
- the type, mix and use of development;
- the availability of and opportunities for public transport;
- local car ownership levels; and
- an overall need to reduce the use of high-emission vehicles.

2.346 The current Local Plan policy will allow development if an appropriate level of parking is provided having regard to the parking standards, thus providing a basis for negotiation. This approach is still appropriate; although the parking standards currently defined need to be reviewed (see below).

Non-Residential Parking

2.347 It is generally acknowledged that employees, driving to work and enjoying free parking at their workplace, account for a significant proportion of peak hour congestion. Therefore an important contribution to reducing traffic growth and congestion can be made by local authorities using their development control powers to limit the amount of parking associated with new business premises.

2.348 There are distinct differences between the characteristics of cities compared with free standing rural towns/villages, in particular in relation to opportunities for using alternative modes to the private car and the capacity of the road system. As a result, consideration needs to be given to applying different maximum parking standards to city and rural situations.



Emerging Preferred Policy Approach

2.349 Based on reducing existing levels of employees driving to work in line with expectations of the Getting Around Bath Transport Strategy and likely opportunities to transfer to alternative modes (including Park and Ride), targets for employees driving to work will need to be set for development within the Bath Riverside Enterprise Area and reflected in the maximum parking standards set particularly for B1 Office uses. The same parking standards would need to be applied to other city centre locations within a defined zone so as not to encourage office development outside the EA.

2.350 Outside the city centre zone and in rural towns/villages, no changes are anticipated to existing non-residential maximum parking standards.

2.351 As a result the Placemaking Plan would establish locationally differentiated parking standards. Setting of maximum parking standards for employment uses (and stricter standards for city centre locations) accords with Getting Around: Transport Strategy for Bath. Evidence suggests this strategy, together with the expansion of Park & Ride facilities, emphasis on public transport, walking and cycling, use of travel plans etc. has proved successful.

2.352 If a development is expected to generate a higher level of car usage than can be accommodated by the maximum parking standards, the applicant should submit a travel plan that incorporates complementary measures designed to reduce the need for parking and encourage users to travel by modes of transport other than car to access the site.

Residential Parking

2.353 The B&NES Local Plan currently sets out a District-wide maximum parking standard for residential development for different types of dwelling. This was prepared in the context of PPS3 and PPG13. These government policy documents have been replaced by the NPPF which outlines the factors local authorities should take into account in setting local parking standards (see above).

2.354 In January 2011 the Coalition Government announced its intention 'to end the war on motorists'. One of the elements of this announcement was the removal of national limits on residential parking. Local authorities are still required to set parking standards for the areas, but should do so having regard for local circumstances and without trying to control car ownership. Many problems found in recent developments elsewhere in the country have been caused by avoidable constraints on street space and parking layouts, resulting in ad hoc parking in wholly inappropriate places. The need to promote sustainable transport outcomes is not affected.

2.355 [Residential Car Parking Research](#), a report published by the Communities and Local Government (CLG), sets out a method for calculating total demand for parking for a proposed housing development based on a number of factors including:

- Car ownership levels
- Size and type of housing (that is owner-occupied, rented and so on)
- Whether the parking spaces are to be allocated to particular houses or unallocated

2.356 It is proposed that this methodology will be normally applied for all housing developments throughout the district – see policy approach options below.

2.357 It should also be noted that for housing development within Resident Parking Zones the Council operates a policy of not allowing residents to have more permits than the premises would normally be entitled to. This means the Council has more control over the parking impacts of development within these zones.

Options

There are two policy approach options:

1. Define and set out in a schedule residential car parking standards differentiated by type of housing and location – these parking standards would form the basis for negotiation on parking provision.
2. Not define residential parking standards and determine/negotiate the appropriate level of car parking on an individual scheme basis using the factors set out above. This is a flexible approach which is in the spirit of government policy and developers/applicants are already being encouraged to undertake this process. This is the emerging preferred approach.

Both of the above approaches rely upon making provision for some on-street parking e.g. through provision of parking bays/wider streets.

Minimum Parking Space Sizes

Emerging preferred approach

2.358 A new parking standard to specify the minimum parking space size to encourage their use is being developed for inclusion in the Draft Plan. A single garage needs to be big enough for additional storage and garage doors need to be wide enough for modern vehicles. Vehicles also need to be able to manoeuvre easily into the space.

Other vehicle parking standards

2.359 The existing Local Plan also sets out schedules for the following:

- Provision for people with disabilities
- Motorcycle parking

2.360 The Council has not encountered any issues in applying these standards and therefore still consider them fit for purpose.

Emerging preferred approach

2.361 Retain both schedules listed above but update and/or delete any obsolete references as necessary.

2.362 The options relating to cycle parking standards are discussed under emerging policy approach for cycle storage in the Sustainable Construction & Renewable Energy section.

Airport and Aerodrome Safeguarding Areas

2.363 Circular 1/2003 '[Safeguarding, Aerodromes, Technical Sites and Explosive Storage Areas](#)' requires that Local Plans should include a policy stating that officially safeguarded areas have been established for a particular airport. It also states that the outer boundary of safeguarded areas should be indicated on the Policies Map and made clear that why an area has been safeguarded and that it is neither the responsibility nor the proposal of the local planning authority.

2.364 Bristol International Airport at Lulsgate lies close to the western boundary of the District and is listed as an officially safeguarded civil aerodrome. Parts of the District are covered by the Safeguarding Areas for this airport, Filton aerodrome to the north of Bristol, and Colerne, a military aerodrome in North Wiltshire. Air installations that are protected in this way are selected on the basis of their importance to the national air transport system or national defence.

2.365 Under the terms of the Circular certain planning applications will be the subject of consultation with the aerodrome operator. For instance land uses or tall structures that would prejudice air safety or the ability of the installation to maintain either existing or acceptable increased level of activity will not be permitted within these areas. This includes uses which might increase the risk of collision between aircraft and birds.

2.366 This approach is reflected in the existing Local Plan through saved Policy T.23 which states that within the airport/aerodrome safeguarding areas as defined by the Civil Aviation Authority (CAA) development will not be permitted which would prejudice air safety or the optimum use of the facility.

Emerging preferred approach

2.367 Continue the current approach and show the outer boundary of the safeguarded areas on the Policies Map as required under Circular 1/2003.

EMERGING POLICY APPROACH: ST8

Any development that would prejudice air safety or adversely affect the operational integrity of an aerodrome or airport by virtue of the height, or detailed design of buildings or development or likely to create a bird strike hazard will not be permitted.

Certain applications for development will be the subject of consultation with the operator of the aerodrome in accordance with Circular 1/2003 '[Safeguarding, Aerodromes, Technical Sites and Explosive Storage Areas](#)'.

OTHER OPTIONS

None. Circular 1/2003 requires that this issue is covered in a Local Plan.

Sustainable Construction & Renewable Energy

Links with the Core Strategy

Key Policy: CP1 Retrofitting, CP2 Sustainable Construction, CP3 Renewable Energy & CP4 District Heating

Strategic objectives: Cross-cutting objective: Pursue a low carbon and sustainable future in a changing plan for development that promotes health and wellbeing



Context

2.368 Bath and North East Somerset Council aims for the District to become an exemplar in reducing the wider area's contribution to addressing climate change and reducing its vulnerability to the local and global impacts of a changing climate. In doing so, opportunities will be created for low carbon economic growth, greater health and wellbeing and a flourishing natural environment. This will enable the Council to play its part in helping the UK meet the legally binding target in the Climate Change Act 2008, which requires a cut in national carbon emissions of 80% by 2050. Climate change and environmental sustainability objectives are also enshrined in highest level of local policy, as follows:

- Core Strategy: Tackling climate change is the cross-cutting objective of the Core Strategy, and the Climate Change Core Policies CP1-4 set out a range of ways in which this will be delivered through spatial planning

- Health & Wellbeing Strategy: The Healthy & Sustainable Places theme outlines an approach to improving health and wellbeing through measures that also improve environmental sustainability

- Economic Strategy: Contains Sustainability as a cross-cutting objective and actions within the Sustainable, Connected Communities theme will facilitate the transition to a low carbon economy

- Council's Vision and Values: Sets the aim that the District will have "Unique places and beautiful surroundings... which are building for a greener/ low carbon future"

- The Environmental Sustainability & Climate Change Strategy: Sets the target of a 45% reduction in the area's CO2 emissions by 2026, in line with national climate change targets.

2.369 Within the Placemaking Plan there is an opportunity to build on the planning policies contained within the Core Strategy, to further support and promote sustainable construction and design and facilitate the delivery of renewable energy schemes in the district.

2.370 There is a solid base in the Adopted B&NES Core Strategy, which includes policies CP1 on Retrofitting, CP2 Sustainable Construction, CP3 Renewable Energy and CP4 District Heating. However, during the course of the examination there was a change in national policy position which resulted in certain sustainability policies being removed at a late stage by the Planning Inspector. As part of the national Housing Standards Review process certain policies were no longer deemed compliant with the new national policy approach.

2.371 Through the Placemaking Plan there is an opportunity to re-visit the approach to sustainable construction with policies that are in line with the new national approach. In addition, further policy detail on renewable energy is included to assist with the consideration of stand-alone renewable energy schemes.

2.372 B&NES Council has an adopted Sustainable Construction & Retrofitting Supplementary Planning Document and an Energy Efficiency & Renewable Energy Guidance for Listed Buildings and Undesignated Historic Buildings, which provides detailed guidance – this guidance is aimed at householders and small scale developers.



2.373 B&NES Council has also worked with Regen SW to prepare [Informal Guidance on renewables in the Green Belt](#) – the Placemaking Plan policies aim to reflect this position in policy.

2.374 The following policies supplement the existing Core Strategy policies. In addition, saved Local Plan policy ES.2 Energy Efficiency is also superseded by these new policies.

2.375 The Council has also developed a significant evidence base on these issues to underpin the policy approaches. Documents can be found in the evidence base.

Policy context

2.376 The NPPF states that local planning authorities should adopt proactive strategies that:

- Encourage the use of renewable energy (para. 17)
- Recognise that “very special circumstances” will need to be demonstrated to justify renewable energy development in the Green Belt, on a case by case basis (para. 91)
- Provide greater resilience to the impacts of climate change and support the delivery of renewable and low carbon energy and associated infrastructure (para 93)
- Mitigate and adapt to climate change (para 94)
- When setting any local requirements for a buildings sustainability do so in a way consistent with the Government’s zero carbon buildings policy and adopt nationally prescribed standards (para 95)
- Design policies to maximise renewable and low carbon energy development, while ensuring that adverse impacts are addressed (para 97)

- Consider suitable areas for renewable and low carbon development (para. 97)
- Support community led renewable energy and low carbon development, including through Neighbourhood Plans (para 97)
- Identify opportunities and support the provision of decentralised energy (para 97)

2.377 In addition, the National Planning Guidance states that Local Planning Authorities may wish to establish policies which give positive weight to renewable and low carbon energy initiatives which have clear evidence of local community involvement and leadership.

2.378 The Government’s Community Energy Strategy, also states that:

- Government wants to see all authorities showing leadership to help deliver community energy projects (para 76)
- Government urges all local authorities to fully explore partnership and investment opportunities for community energy in their local area (para 80)
- The Secretary of State has written to all local authority Leaders in England calling for more recognition of the positive benefits that community energy can provide, and a step-change in the support offered to projects.

Policy aims

2.379 The following Placemaking Plan policies aim to add to existing policies, and to specifically:

- Facilitate energy efficiency improvements in existing dwellings
- Facilitate sustainable construction in major commercial development
- Reinforce the local position on allowable solutions
- Provide more detailed development management policies in relation to free standing renewables
- Support community led renewable energy and low carbon development
- Introduce site specific renewable energy requirements for allocated sites – that are viable and feasible
- Reintroduce specific low cost sustainability requirements previously contained within the Code for Sustainable Homes policy specifically:
 - Cycle parking
 - Water standards
 - Rainwater harvesting

Energy Efficiency in existing dwellings

2.380 This policy aims to support basic energy saving measures to be considered and implemented when householder development takes place – in line with an innovative approach being taken elsewhere in the country. This policy will contribute to CO2 savings in the domestic sector which constitutes the largest portion of the B&NES carbon footprint at around 45% of total emissions.

Recommended measures will be low cost for applicants – in all cases the measures listed will reduce energy bills for residents and the measures will pay for themselves.

2.381 In this way, the extra energy that is used and carbon dioxide that is produced by the extension is compensated for by improvements elsewhere. As well as benefiting the environment, this requirement reduces energy bills and improves comfort. Undertaking these measures at the time an extension is carried out can also save money on their installation.

2.382 A Sustainable Construction Checklist is already required with all planning applications, which will be used to identify simple energy efficiency measures that can be undertaken. Reasonable measures may then be included as conditions in any planning permission/listed building consents which are granted.

2.383 In addition, the Council has dedicated resources to assist applicants, provide free advice and provide information on grants via its Energy @ Home project, information on these services will be made available to householders.

EMERGING POLICY APPROACH: SCR1

In line with Core Strategy policy CP.1, where a householder extension requires planning permission, the Council will require simple, low cost energy efficiency measures to be carried out on the existing dwelling if possible and practical. These measures could include upgrading loft insulation, insulating cavity walls, and improving draft proofing, improving heating controls and installing low energy lighting – all measures that will “payback” in a short time.

Exceptions will be considered in specific circumstances where there are barriers to installation which cannot be resolved.

OTHER OPTIONS

1. Many householder developments are now permitted development, however this policy is still considered to be worthwhile and where it exists elsewhere has led to significant carbon savings. A similar approach has been effectively implemented by the Borough of Uttlesford, which has saved an estimated 398,000 kg CO2 per year.
2. The only alternative is to not include this policy.

Supplements Core Strategy Policy CP1 Retrofitting.

Energy Efficiency in non-domestic dwellings

2.384 Non-domestic buildings can be constructed to have a very low impact on the environment and climate and building occupants are increasingly coming to expect low energy bills and build these costs into their decision making when selecting business premises. Low carbon construction is exemplified by Bath and North East Somerset Council's new office building in Keynsham town centre, which has been designed to meet a Display Energy Certificate "A" rating in use, and was constructed at a cost equivalent to meeting minimum building regulations.

2.385 The NPPF states that any energy efficiency requirement for buildings must use a nationally-described standard. There are three nationally described standards for energy efficiency in non-domestic buildings:

1. **BREEAM:** Assessed based on a model of the building's "regulated" energy use only, and is certified at the design and post-construction. BREEAM also assesses a range of other sustainability factors in a building, including water use, materials etc.
2. **Energy Performance Certificates (EPCs):** Assess the building's modelled regulated emissions and can be produced at the design and post-construction stage.
3. **Display Energy Certificates (DECs):** Based on an assessment of actual energy consumption of the building in use, so includes "unregulated emissions" e.g. from appliances.

2.386 This policy provides developers with the choice of demonstrating sustainable construction by certification through either standard, giving flexibility depending on the type and ownership of the building.

EMERGING POLICY APPROACH: SCR2

All major non-domestic development (as defined by the GPDO) must achieve either BREEAM Excellent or a Display Energy Certificate Level "A".

OTHER OPTIONS

1. One alternative would have been to simply set a standard for BREEAM, which is the most common approach nationwide. However in some situations, the option to meet a DEC standard could result in greater energy efficiency with a lower certification cost, as was the case with the Council's own office building in Keynsham.
2. The other alternative is to not include this policy however this would not be in line with the objective of tackling climate change.
3. Another option is to include DEC 'B' as a requirement, as this may be less onerous to achieve for many building types.



Allowable Solutions

2.387 To meet the Council's climate change targets, we encourage developers to employ sustainable construction methods to build low carbon dwellings that meet the Zero Carbon requirement which is expected to come into force in 2016.

2.388 Where compliance with this requirement is not possible on site, developers will be required to deliver energy savings through use of their Allowable Solutions funds.

2.389 In order to mitigate emissions in the local area in which they are generated, the Council will encourage developers to use Allowable Solutions funds to support the Council's range of projects that can be funded through Allowable Solutions, providing verifiable carbon emissions savings whilst also bringing local social benefits such as tackling fuel poverty and providing energy security to local residents. A partnership approach can be sought that can also increase the profile of the developer locally.

EMERGING POLICY APPROACH: SCR2

As far as possible within national policy constraints, allowable solutions which are implemented within Bath & North East Somerset will be facilitated by the Local Planning Authority, in order to meet the national zero carbon requirements for dwellings from 2016.

OTHER OPTIONS

1. This policy has been identified as a preferred option, following advice from the Centre for Sustainable Energy. However, this is subject to further detail in relation to implementation and may need to be adjusted to meet the emerging national position (it may be superseded when the national policy is clarified).
2. The alternative is to not include this policy.

On-site renewable energy requirement

2.390 In order to support the delivery of Core Strategy policy CP3, it is expected that allocated sites will provide renewable energy on site or in the locality to reduce the anticipated energy use in buildings by at least 20%. Evidence has been produced by Regen SW to support this policy and this can be found in the evidence base.

2.391 The Housing Standards Review does not propose to amend the Energy Act (2008) in relation to excluding this policy approach – a position also supported by the latest Ministerial Statements and the technical consultation on the Housing Standards review.

EMERGING POLICY APPROACH: SCR4

For all allocated sites, 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.

OTHER OPTIONS

1. Include a less stringent policy (for example 10% as per existing Bath Western Riverside site requirements established in 2008), however, delivery is becoming easier over time as building regulations on energy efficiency are improved so a 20% requirement is not seen to be an onerous requirement (this percentage is also supported by site specific evidence base).
2. Include a more stringent policy (20%+), while could be supported based on the evidence for a number of sites a single target is preferable.
3. Not include the policy.

Supplements Core Strategy policy CP3
Renewable Energy.



Domestic Scale Solar Energy

2.392 In many cases roof mounted solar panels are now permitted development (the Council's permitted development checklist for retrofit provides further detail). However, where planning permission is required, solar arrays should be designed to complement the aesthetic of the host building. Consideration of character should inform design choices in line with the proposed policy.

2.393 Designing solar arrays as a complementary part of a building can enable the PV arrays to complement the aesthetic of a building or development and need not compromise the character of protected areas such as the World Heritage Site and Conservation Areas. When designing building-mounted solar arrays, consideration should be aesthetics and character in design choices in line with the proposed policy.



EMERGING POLICY APPROACH: SCR5

Where planning permission is required, the following issues should be considered for domestic scale solar:

- Monochrome, non-reflective photovoltaic materials should be used to complement the existing roof material.
- A regular, rhythmic pattern for multiple arrays should be facilitated wherever possible.

- Installation on outbuildings or ground mounted PV will also be supported.
- Innovative use of solar energy materials will be supported.

In all development, particularly new build dwellings which incorporates solar energy, the photovoltaic materials should be considered as part of the overall scheme design.

OTHER OPTIONS

1. This policy is supported by guidance within the [Sustainable Construction and Retrofitting SPD](#), however, including this as a specific development management policy is supported. Although in many cases domestic solar is permitted development, it is still considered worthwhile to include this policy.
2. The alternative is to not include this policy, but to rely on national policy and the SPD.

Ground Mounted Solar Arrays

2.394 Ground mounted solar arrays (also known as solar farms/solar fields) can make a significant contribution to our renewable energy target in Core Policy CP3; the Council is currently in the process of updating its evidence base in relation to the potential for solar arrays.

2.395 Given the rural nature of the district, and the opportunities for ground mounted solar arrays to contribute significantly towards the district wide renewable energy target in CP3, and to facilitate Green Infrastructure and biodiversity gains this policy is considered necessary (e.g. provisions for wildlife and inclusion of permissive paths).

2.396 In simple terms, a 1MW ground mounted solar array can produce the same amount of power as 500 2KW domestic arrays.

2.397 In addition, ground-mounted solar arrays can provide benefits to biodiversity and soils by providing an undisturbed area that can host a rich variety of species and rest ore soil nutrients. Solar arrays can also retain agricultural uses such as sheep grazing.

2.398 Where ground mounted arrays are proposed in the Green Belt, please refer also the policy SCR.6.

2.399 Ground mounted solar arrays will be assessed for compliance with the criteria summarised in the table below and set out in detail in the BRE National Solar Centre “Biodiversity Guidance for Solar Developments”⁵ and the Solar Trade Associations 10 best practice commitments (2014), and successor guidance.

EMERGING POLICY APPROACH: SCR6

In addition to the policy considerations of CP3, Planning applications for ground mounted solar arrays which follow best practice (e.g. BRE National Solar Centre guidance and the Solar Trade Association best practice commitments, or successor guidance), and address the following issues will be supported in principle:

- Focused on non-agricultural land or land of lower agricultural quality
- Sensitive to nationally and locally protected landscapes and nature conservation areas, and take opportunities to enhance the ecological value of the land. To this end, the application should be supported by a Biodiversity Management Plan, which reflects the BRE National Solar Centre “Biodiversity Guidance for Solar Developments” (or successor guidance)
- Seeking to minimise visual impact where possible and maintain appropriate screening throughout the lifetime of the project (managed through a land management and/or ecology plan)
- Engaging at a pre-application stage with the community
- Supportive of land diversification and continued agricultural use, biodiversity measures and supporting the provision of multi-functional Green Infrastructure e.g. permissive paths and wildlife corridors
- Used as an educational opportunity where appropriate
- Returning land to its former use at the end of a project

OTHER OPTIONS

1. The allocation of sites for solar energy was considered, however, this was not considered necessary to bring forward renewable energy proposals. In addition, the level of detail required to allocate sites for solar energy use is not currently available.

In terms of delivery it is considered more appropriate for renewable energy schemes to come forward and be addressed on their own merit, utilising some of the detailed information prepared by the Council (e.g. Landscape and Visual Impact etc.).

2. A specific policy on large scale wind energy generation was considered, in addition to this solar array policy, but given the significant level of national policy on this issue, Regen SW has advised that a local policy is likely to be superseded by emerging national guidance
3. The alternative is to not include this policy.

Community Led Renewable Energy & Community Involvement

2.400 Core Policy CP3 of the adopted Core Strategy states that a criterion for the assessment of renewable energy proposals will be their contribution to significant “community benefits”, this refers generally as community led renewable energy schemes and community involvement. In addition policy SCR5, will be applied where the scheme is a solar array.

2.401 The phrase “community benefit” in relation to renewable energy, is now used by the Government (e.g. in the DECC [Community Benefits and Engagement Guidance for Onshore Wind](#), 2014) to specifically refer to mean the voluntary provision of a payment (financial or in kind) to the host community. Such financial community benefits can rarely be material considerations and therefore should not be taken into account by local planning authorities.

2.402 Policy SCR6 aims to support the delivery of community renewable energy schemes and the broader community involvement that they bring. This is in line with the approach set out in the Department of Energy & Climate Change’s Community Energy Strategy, which states that

“Putting communities in control of the energy they use can have wider benefits such as building stronger communities, creating local jobs, improving health and supporting local economic growth.”

6. https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/275163/20140126Community_Energy_Strategy.pdf

EMERGING POLICY APPROACH: SCR7

The positive benefits of a community energy schemes will be a factor in assessing renewable energy development proposals.

The preference is for schemes that are led by and directly meet the needs of local communities, in line with the hierarchy and project attributes below:

Community Led Energy:

- Project part or fully owned by a local community group or social enterprise.
- Local community members have a governance stake in the project or organisation e.g. with voting rights.

In the case of renewable energy proposals within the Green Belt, where renewable energy is often considered inappropriate development, community benefit may be a material consideration when evaluating whether Very Special Circumstances needed exist that outweigh harm to the openness of the Green Belt by reasons of inappropriateness and do not conflict with the purposes of including land within it.

The following factors will be considered:

- The contribution to achieving the targets set out in Policy CP3 of the Core Strategy to increase the level of renewable electricity and heat generation in the district.
- The contribution that will be made to local and national renewable energy and carbon reduction targets.
- Social and economic benefits. For example, local job creation opportunities; raising the quality of life in rural areas through diversification of agricultural land and generating an alternative income for farmers.
- The temporary nature of the renewable energy development and the ability to restore land to its original condition at the end of the project’s life.
- Contributions to improving the biodiversity, public amenity and soils in the vicinity of the scheme.

OTHER OPTIONS

1. Amend Core Strategy CP3 accordingly removing the reference to “community benefit” and replacing with “community-led schemes” and “community involvement”.
This may be required in addition to policy SCR6 above.
2. An alternative is to not include this policy.

Supplements Core Strategy policy CP3 Renewable energy.

Water Efficiency

2.403 The previous Core Strategy policy CP2, which included a requirement for Code for Sustainable Homes levels incorporated mandatory water efficiency standards. This element was specifically supported by the Environment Agency in their responses to the consultation.

2.404 Following the Housing Standards Review, the Council can no longer require that the Code is met by new development post 2016, however the government has proposed that optional water efficiency standards can be proposed by LPA's where a need can be demonstrated. Page 21 of the [Housing Standards Review Technical](#) Consultation states that:

“The principal regulatory change to deliver the water efficiency element of the Housing Standards Review is to regulation 36 of the Building Regulations 2010. Regulation 36 currently requires that all new dwellings are designed so that their estimated average water consumption is no more than 125 litres per person per day. This will be amended to introduce an optional requirement of 110 litres per person per day. This will apply where planning permission is granted with a condition that the optional requirement must be complied with.”

It should be noted that both of the requirements set out above include external water use (of five litres per person per day). Effectively, the optional requirement is therefore exactly the same as the previous Code for Sustainable Homes Level 3 requirement of 105 litres per person per day as this was a measure of internal water use only and did not include external water use in the calculation”.

2.405 The climate in Bath and North East Somerset is changing. By 2020, UK Climate Projections (2009) indicates that:

- Summers in our area could be up to 2.8C warmer and summer rainfall could decline by 25%.
- Winter precipitation could increase by up to 16% and be more intense.

Both of these trends will put more pressure on water supplies. Reducing water demand in new dwellings will help mitigate this. Measures to reduce water consumption are low cost, estimated at around £250 per dwelling to meet the Optional Standard below⁷.

EMERGING POLICY APPROACH: SCR8

Planning Applicants are required to meet the following local water efficiency requirements:

- i. All dwellings will be expected to meet the national Optional Standard for water efficiency, (which is currently likely to be 110 litres per person per day subject to revision in line with national policy)
- ii. Rainwater harvesting or other methods of capturing rainwater for use by the residents (e.g. water butts) will be required for all residential development, where technically feasible.
- iii. For non-domestic development where the BREEAM methodology is used, a 25% improvement in water consumption, as sufficient to achieve two BREEAM Wat 01 points will be required⁸.

OTHER OPTIONS

1. The alternative is to not include this policy.
2. The policy may need to be amended so that it is line with the national guidance when this is finalised

7. Element Energy & Davis Langdon (2011) Cost of building to the Code for Sustainable Homes: Updated cost review p18

8. http://www.breeam.org/BREEAM2011SchemeDocument/Content/08_Water/wat01.htm

Cycle Storage

2.406 Cycling is a key form of low carbon transport and is also part of a healthy lifestyle. The Council's policies and programmes facilitate the construction of cycle routes and cycling infrastructure throughout the area. However for cycling rates to increase, it is equally important that homes and workplaces have provision for people to easily and safely keep and store bicycles.

EMERGING POLICY APPROACH: SCR9

All dwellings will be required to demonstrate secure and accessible cycle storage facilities, as follows:

- Studios or 1 bedroom dwellings – storage for 1 cycle per dwelling
- 2 and 3 bedroom dwellings – storage for 2 cycles per dwelling
- 4 bedrooms and above – storage for 4 cycles per dwelling

Note: The requirements for secure cycle storage are met where compliance with clause 35 of Secured by Design (SBD) New Homes 2010 is achieved.

All major non-domestic development will be required to provide cycle facilities in line with policy ST1.

OTHER OPTIONS

1. The alternative is to not include this policy.
2. There is also an option to continue to use the Local Plan minimum standards for residential cycle storage as per Local Plan saved policies T.6 and T.24

District Heating

2.407 The Core Strategy District Heating Policy CP4 (alongside the NPPF, para 97) supports delivery of District Heating in B&NES, and it is not considered necessary to include a more detailed policy in the Placemaking Plan. Policy CP4 applies to allocated sites within the “Bath Central”, “Bath Riverside” and “Keynsham High Street” “district heating priority areas” as shown in Core Strategy Diagram 19 and in more detail in the OS base maps within [District Heating Opportunity Assessment Study – Part 5](#) (AECOM, 2010). The emerging site allocations within Bath and Keynsham to which this policy applies are:

Bath

- Walcot Street/Cattlemarket site
- Manvers Street
- North Quays
- South Quays & Riverside Court
- South Bank
- Green Park Station West & Sydenham Park
- Bath Riverside Core Area
- Bath Riverside North Bank
- The Bath Press

Keynsham

- Ashton Way Car park
- Riverside Offices and Fire Station

2.408 A District Heating energy centre (utilising both gas and biomass) is now operational at Bath Western Riverside (operated by the energy services company EON and owned by Crest Nicholson) and has scope for additional capacity to serve nearby sites, subject to negotiation. In many cases District Heating can be used to deliver the on-site renewables requirements proposed in Placemaking Plan policies SCR2 and SCR3a.

2.409 In 2014, B&NES Council was awarded significant funding from the DECC Heat Network Delivery Unit to further undertake further detailed technical work to support the delivery of the District Heating network to serve the Bath Enterprise Area. For more information see the B&NES Council's District Heating webpage.

2.410 In Keynsham the proposed development of a new leisure centre on the Ashton Way Car Park site will provide an excellent base load for a combined heat and power (CHP) plant which would form the basis of the Keynsham town centre district heating network. Given the importance of the leisure centre in establishing the district heating network it is referenced in the site specific emerging development and design principles (see Keynsham sites section above).

2.411 The Council will also consider the implementation of a Local Development Order to assist utility providers in the delivery of district heating networks, particularly within the Bath Enterprise Area. Additional technical information and a detailed business case are in preparation, supported by the Department for Energy and Climate Change – Heat Networks Delivery Unit) to facilitate the delivery of Core Strategy policy CP4.

Sustainable Drainage Systems (SuDS)



Links with the Core Strategy

Key Policy: CP5 Flood Risk Management & CP7 Green Infrastructure

Strategic objectives: Pursue a low carbon and sustainable future in a changing climate; protect and enhance the District's natural, built and cultural assets and provide green infrastructure; Plan for development that promotes health and well-being;

Context

2.412 SuDS, or Sustainable Drainage Systems, are a sequence of water management practices designed to drain surface water in a more sustainable way than the traditional practice of draining sites via underground pipes directly to watercourses or sewers. SuDS are a more natural approach to managing drainage, they work by keeping water on the surface where it is slowed down and held back to allow natural losses through infiltration and evaporation. At the same time natural processes break down pollutants leading to an improvement in the quality of the discharge. Good quality SuDS can also create new habitats leading to an increase in the biodiversity of the area. SuDS features can also enhance the public realm space and provide recreational facilities.

2.413 The sequence of SuDS management practices is known as the “management train” which includes four key steps:

1. **Prevention.** Reduce runoff and pollution through good site design and housekeeping measures for example by minimizing impermeable surfaces and sweeping to remove surface dust from car parks.
2. **Source Control.** Manage runoff as close to source as possible through techniques such as rainwater harvesting, soakaways, permeable paving etc.
3. **Site Control.** Management of runoff in a local area or site using swales, large soakaways, detention basins etc.
4. **Regional Control.** Management of runoff from a site or several sites using features such as balancing ponds and wetlands.

2.414 SuDs can be designed to be incorporated into natural features such as ditches or ponds and can form an integral part of hard and soft landscaped areas contributing to Green Infrastructure (GI) networks. SuDS can help meet the growing demands to deliver GI by creating green open spaces which encourage biodiversity and habitats. Using SuDS in the context of blue/green infrastructure offers opportunities to create attractive vegetated open space and blue corridors for water above ground.

2.415 For more information on SuDS including the management train and the various components please refer to the SuDS Manual (CIRIA Publication C697), Planning for SuDs –making it happen (CIRIA Publication C687) and the West of England SuDS Guidance (draft). Information on the philosophy of controlling storm water runoff (in terms of rate and volume) can be found in the National Standards & Specified Criteria for Sustainable Drainage (DEFRA - currently in draft form) & Rainfall runoff management for developments (Environment agency Report – SC030219).

Policy context

2.416 The NPPF states that Local Authorities should:

- Support Local Plans with a Strategic Flood Risk Assessment and develop policies that manage flood risk from all sources i.e. including surface water (para 100)
- Use opportunities offered from new development to reduce the causes and impacts of flooding (para 100)
- On specific sites, local authorities should require developers to produce “site specific flood risk assessments” and ensure that development is appropriately flood resistant and resilient, and that residual risk can be safely managed including giving priority to sustainable drainage systems (para 103)
- When planning for sustainable drainage systems biodiversity gains should be planned for, pollution should be minimised and green infrastructure should be planned for positively (section 11)

2.417 The current technical consultation on SuDs (Oct 2014), also proposes additional national planning policy to strengthen the implementation of SuDs.

2.418 The B&NES Core Strategy sets the context for a more detailed SuDS policy in the Placemaking Plan, in particular flood risk management (CP5) and the green infrastructure policy (CP7). It requires that all sites are expected to incorporate sustainable drainage systems to reduce surface water runoff and minimise its contribution to flooding.

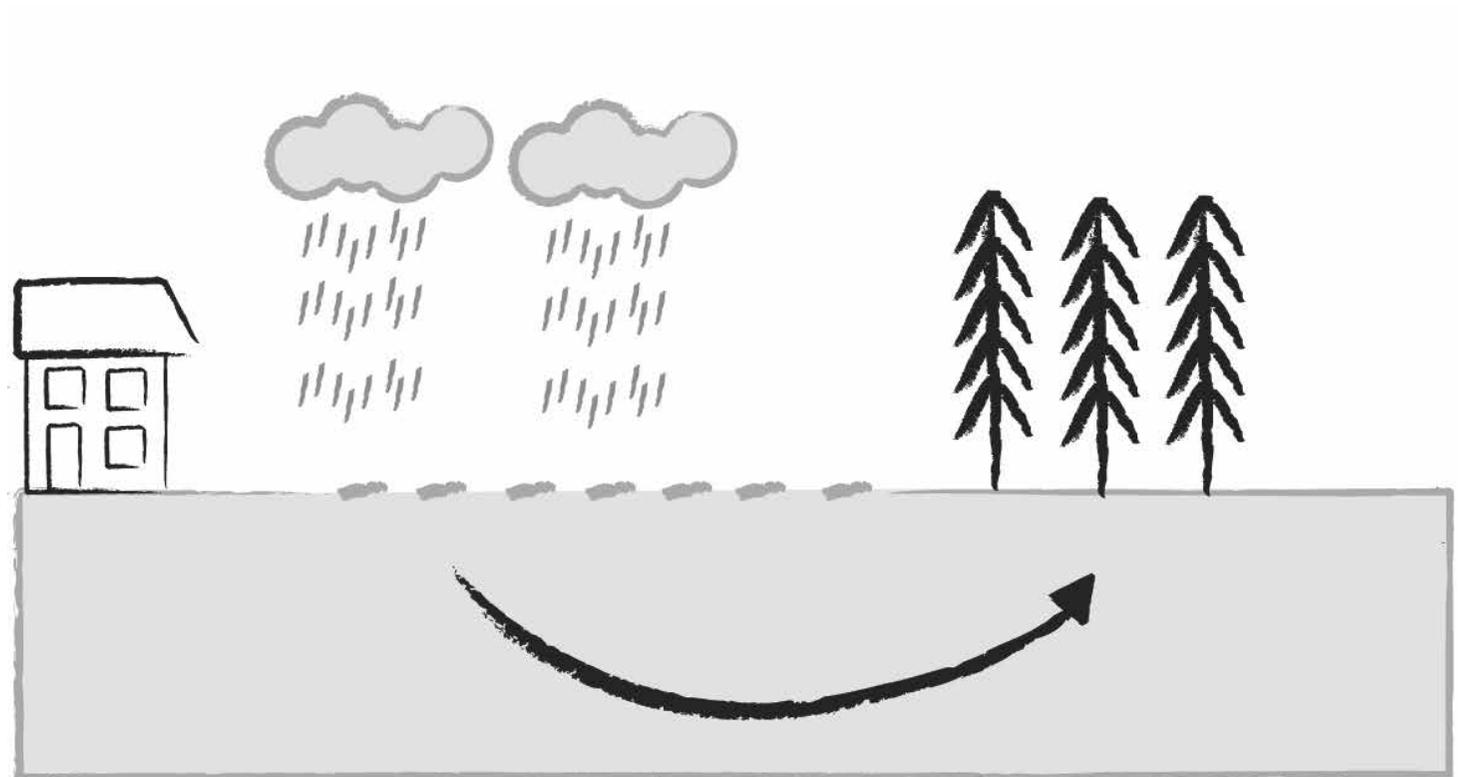
2.419 In addition, there are site specific requirements for the Core Strategy strategic site allocations and for the site allocations proposed within this Placemaking Plan.

2.420 The Flood and Water Management Act (2010) requires a new approach to drainage to include an integrated approach to SuDS, the government is currently consulting on the mechanism to deliver this either through the establishment of a SuDS Approval Body (SAB) using National Standards, or implementation through the planning system.

2.421 The emerging SuDS policy approach draws on information from the Council's emerging Local Flood Risk Management Strategy and the Surface Water Management Plan. The policy approach and the evidence behind the site allocations in the Placemaking Plan, supersedes the principles outlined in the B&NES Strategic Flood Risk Assessment (2008-9) related to Sustainable Drainage Systems. It should be used together with the latest Environment Agency flood risk mapping and local flood risk standing advice.

2.422 The West of England SuDS Guidance (draft) is primarily intended for use by developers, planners, designers and consultants who are seeking guidance on the requirements for the design, approval and adoption of SuDS in the West of England and Somerset. It provides information on the planning, design and delivery of attractive, high quality and well-integrated SuDS schemes and should offer multiple benefits to the environment and community alike.

2.423 The aim is to show that these requirements can be successfully achieved with added value and positive environmental and community benefits. The guidance promotes the need for early consideration of SuDS and introduces the use of a "proof of concept" process to gain agreement in principle at an early stage from the approving authority/s.



Site Specific SuDs

2.424 Site specific drainage assessments, considering SuDs opportunities, have been undertaken for all allocated sites, and this information can be found in the Placemaking Plan evidence base.

Policy Aims

2.425 The aims of this policy are to:

- **Set out the high level principles for drainage designs incorporating SuDS features and the SuDS hierarchy that will be used in B&NES**
- **To provide a basis for the incorporation of SuDS in development schemes through the planning system, ensuring that SuDS features are considered at an early stage and incorporated into a scheme design**
- **To provide the link between the planning system and any future SuDS Approval Body regime (to be confirmed by government following the current technical consultation)**
- **To identify key considerations and requirements for developers which should be addressed via development management**

EMERGING POLICY APPROACH: SU1

All Planning Applications must be accompanied by a Drainage Strategy which includes a SuDS “proof of concept” in line with the West of England SuDS Guidance (2014).

Development will only be permitted where the following criteria are met (as demonstrated by the applicant and as agreed by the Lead Local Flood Authority (LLFA)):

- a. The drainage strategy is based on sustainable drainage principles which do not increase flood risk.
- b. The following SuDS hierarchy is employed, evidence must be provided to justify any move down the hierarchy to demonstrate that the higher level option is not feasible:
 1. discharge into the ground e.g. infiltration
 2. discharge to a surface water body e.g. watercourse.
 3. discharge into a surface water sewer
 4. discharge into a combined sewer
- c. Drainage features are not forced to fit a predetermined site layout but should be considered from the outset and used to inform the development proposal to ensure that SuDS are a viable option.
- d. The drainage design should ideally follow the existing natural flow paths and land drainage features to create “blue corridors” within the site, this can only be achieved when they are considered from the outset.
- e. The peak runoff rate from the development must not exceed the 1 in 1 year and 1 in 100 year greenfield rate for the same event. For previously developed sites the peak runoff rate is to be reduced to as close to the above greenfield rates as possible, but must not exceed the run off rate (generated by impermeable areas proven to be positively connected) from the existing development.
- f. The runoff volume from the development at the 1 in 100 year 6 hour rainfall event must not exceed the greenfield runoff volume for the same event. For previously developed sites the runoff volume is to be reduced to as close to the above greenfield rates as possible, but must not exceed the runoff volume (generated by impermeable areas proven to be positively connected) from the existing development. Where it is not possible to constrain the runoff volume as described above it should be discharged at a rate that does not adversely affect flood risk: the greater of QBAR or 2/l/s/ha.
- g. The drainage system is to be designed such that there is no flooding on any part of the site for the critical 1 in 30 year rainfall event.
- h. The drainage system is to be designed such that there is no flooding of any building or utility plant up to and including the critical 1 in 100 year rainfall event.
- i. Exceedance routes are to be demonstrated for any flood flows above the critical 1 in 30 year rainfall event. Exceedance routes must minimise the risk to people and property and should not utilise the adoptable highway for conveyance, the use of dedicated conveyance routes is preferred.
- j. Climate change allowance is to be made in line with the NPPF & Planning Practice Guidance when considering the performance of the proposed system at the 1 in 100 year rainfall events.
- k. SuDS schemes should incorporate opportunities for biodiversity, landscape and visual impact enhancements, green infrastructure and recreation / amenity gains. Development which facilitates such benefits will be supported.
- l. The development does not have a detrimental effect on the water environment, including surface and groundwater quality, quantity, river corridors and associated wetlands.
- m. Site specific conditions must be considered (taking into account variables such as geology, hydrology, pollutions present in run-off, gradient, presence of contamination, soils etc.) and SuDS must be compatible with the conditions present.
- n. Provision for long term maintenance must be provided for all SuDS schemes.
- o. Where a SuDS solution cannot be achieved, a proposal will only be permitted where an acceptable alternative means of surface water disposal is incorporated.

OTHER OPTIONS

1. Rely on Core Strategy policies CP5 and CP7, however it is considered this does not include enough detail to guide planning decisions in relation to SuDS
2. Include a less detailed policy (pending the enactment of Schedule 3 of the Flood & Water Management Act) – however, the latest national consultation envisages SuDS being integrated into planning process.

Pollution, contamination and safety

Links with the Core Strategy

Key linked policies: KE2, CP5, and CP5

Strategic objectives:

- Pursue a low carbon and sustainable future in a changing climate
- Protect and enhance the District's natural, built and cultural assets and provide green infrastructure
- Plan for development that promotes health and well being

Context

2.426 The NPPF clarifies the specific responsibilities of the planning system; that it has a role to play in preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution. The Placemaking Plan has reviewed the existing Local Plan framework to ensure it is in conformity with the NPPF and accompanying guidance.

Overarching policy aims

- Minimise use of non-renewable resources and promote the reuse of existing structures and materials
- Minimise land contamination and soil degradation
- Minimise/mitigate against effects of pollution (e.g. Air quality, noise, land contamination, light, groundwater)
- Protect and enhance the quality of the underlying groundwater or surface water

Pollution and nuisance

2.427 The control of pollution is governed by the [Environmental Protection Act 1990](#) and related legislation. A number of regulatory authorities have a role in pollution control, principally the Environment Agency and Local Planning Authorities.

2.428 Saved Local Plan Policy ES.9 embodies the 'precautionary principle'. This requires that where there is significant risk of damage to the environment, pollution controls will take into account the need to prevent or limit harm, even where scientific knowledge is not conclusive.

The principle applies particularly where there are good grounds for judging that action taken promptly at comparatively low cost may avoid more costly damage later, or that irreversible effects may follow if action is delayed.

Emerging preferred approach

2.429 Continue the current policy approach which seeks to apply the precautionary principle to the consideration of proposals that give rise to pollution and nuisance.

EMERGING POLICY APPROACH: PCS1

Development will only be permitted providing there is:

1. No unacceptable risk from existing or potential sources of pollution or nuisance on the development
2. No unacceptable risks of pollution to other existing or proposed land uses

OTHER OPTIONS

Rely on solely on the provisions of the Environmental Protection Act 1990. However, this would not provide first hand planning guidance for consideration of planning applications which is not provided through the NPPF.

Would replace saved Local Plan Policy ES.9

Noise and vibration

2.430 The Planning system has a role in seeking to ensure that new noise sensitive development such as housing and schools is not located close to existing sources of noise, including industrial uses and noise generated by vehicles and other forms of transport that would lead to nuisance. Also it should ensure that potentially noise creating uses such as some industrial processes or some recreational activities are not located where they would be likely to cause nuisance. This approach is currently reflected in saved Local Plan Policy ES.12.

2.431 The NPPF states that planning policies and decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development. It should take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur;
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved.

2.432 National Planning Guidance provides a wealth of guidance on dealing with noise related development and further information is available in the [‘Explanatory Note to the Noise Policy Statement for England’](#) (DEFRA).

Emerging preferred approach

2.433 Continue to include a policy within which to consider the impacts of a proposal likely to give rise to unacceptable levels of noise pollution reflecting national planning policy.

EMERGING POLICY APPROACH: PCS1

1. Development will only be permitted where it does not give rise to unacceptable increases in levels of noise and/or vibration that has an adverse effect on health and quality of life, the natural or built environment or general amenity unless this can be minimised or mitigated to an acceptable level.
2. Noise-sensitive development should avoid locations wherever possible where the occupants would be subject to unacceptable levels of noise or vibration from an existing noise source.

OTHER OPTIONS

Rely solely on the advice in National Planning Guidance and ‘Explanatory Note to the Noise Policy Statement for England’ to provide the context for determining planning applications involving noise and vibration.

Air quality

Context

2.434 There has been an increasing recognition that air pollution can be a cause of serious health problems, such as respiratory illnesses. In this respect air quality continues to be an issue for parts of District and Air Quality Management Area (AQMAs) have been designated in Bath, Keynsham and Saltford. Further information on these AQMAs is available on the Council's website: www.bathnes.gov.uk/services/environment/pollution/air-quality

2.435 Local Authorities are required under Part IV of the Environment Act 1995 to periodically review and assess the air quality in their area. Although the control of pollution is governed by other legislation, planning has a role to play in separating potentially polluting land uses from other existing or proposed land uses and in ensuring that new development is not allowed where it would exacerbate already poor air quality conditions.

2.436 National Planning Guidance spells out the following matters that local authorities may need to consider:

- the potential cumulative impact of a number of smaller developments on air quality as well as the effect of more substantial developments;
- the impact of point sources of air pollution (pollution that originates from one place); and,

- ways in which new development would be appropriate in locations where air quality is or likely to be a concern and not give rise to unacceptable risks from pollution. This could be through, for example, identifying measures for offsetting the impact on air quality arising from new development including supporting measures in an air quality action plan or low emissions strategy where applicable.

2.437 In considering the effects of the development on the local air quality, the Council will use the latest Government regulations and guidelines to determine the suitability of the proposal.

2.438 Latest guidance in the NPPF states that planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan. An Action Plan for Bath was prepared in 2011. The Council is also developing Action Plans for Keynsham and Saltford as they also have Air Quality Management Areas. These are likely to be completed mid-2015.

Emerging preferred approach

2.439 Continue to include a policy within which to consider the effects of the development on the local air quality drafted within the context of national planning policy.

EMERGING POLICY APPROACH: PCS3

1. Development will only be permitted where the proposal:
 - a. does not give rise to polluting emissions which have an unacceptable adverse impact on air quality, health, the natural (in particular designated wildlife sites) or built environment or local amenity of existing or proposed uses from air polluting activities, or
 - b. is not located where it would be at unacceptable risk from, or be adversely affected by existing sources of odour, dust and /or other forms of air pollution
2. New development located within an Air Quality Management Area should be consistent with the local air quality action plan.
3. Where an air quality assessment is necessary to support an application, it should be proportionate to the nature and scale of development proposed and the level of concern about air quality.

OTHER OPTIONS

Rely solely on the advice in National Planning Guidance to provide the context for determining planning applications affecting air quality.

Would replace saved Local Plan Policy ES.10

Major hazards and hazardous substances

Context

2.440 [The Planning \(Hazardous Substances\) Act, 1990](#) and National Planning Policy Guidance describe the role of the planning system in controlling the location and use of substances and processes which are potential hazards to public safety such as some industrial processes, gas pipelines and the storage of explosives. National planning policy requires local planning authorities to have regard to the prevention of major accidents and limiting their consequences when preparing a Local Plan.

2.441 Applicants are expected to indicate as part of any application whether hazardous substances will be used, stored or manufactured on the site. HSE is a statutory consultee on planning applications for Hazardous Substances Consent (HSC) and developments near major hazard installations and pipelines. The applicant will be expected to demonstrate to the satisfaction of the Council and the HSE that adequate safety precautions have been taken. The HSE apply risk criteria to the operation concerned to determine if a development proposal would be likely to be put at unacceptable risk as a result of proximity to a hazard. In the District there are a number of gas pipelines which are defined as hazards.

Emerging preferred approach

2.442 In the context of national planning policy guidance, it is considered essential to continue to include a policy which sets out criteria for assessing applications in controlling the location and use of substances and processes which are potential hazards to public safety to replace saved Local Plan Policy ES.13 in the interests of public safety and amenity. It outlines the key issues to be taken into account in the consideration of applications for hazardous substances consent and developments involving the use of hazardous substances.

Further guidance includes:

- [The Planning \(Hazardous Substances\) Act 1990](#)
- The Planning (Hazardous Substances) (Amendment) (England) Regulations 2009
- [HSE's land use planning methodology](#)
- Pre-application advice on proposed developments on sites which lie near to a major hazard site or a major accident hazard pipeline is provided on the HSE's website: www.hsl.gov.uk/products/lupa
- [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) – Regulation 10

EMERGING POLICY APPROACH: PCS3

Applications for hazardous substances consent, and developments involving the use, manufacture, storage or production of hazardous substances, will only be permitted where:

1. The proposal is sited at an appropriate distance from existing and proposed residential areas, areas of public use and areas of particular natural sensitivity, in order to maintain safety and amenity;
2. There would be no unacceptable risk to those who potentially use developments that would fall within any associated safety zones identified by the Health and Safety Executive
3. The hazardous substances would be stored in a way that minimises any potential harm to the environment.

Development in close proximity to an existing hazard will only be permitted where there is no unacceptable risk to public safety and amenity.

OTHER OPTIONS

Not include a specific policy relating to developments involving hazardous substances but rely on other legislative and regulatory measures (see below).

Would replace saved Local Plan Policy ES.13

Contamination

Context

2.443 Any land contaminated with hazardous or toxic materials potentially is a serious cause of pollution. Contamination can result from previous uses of the site, for example, industrial processes involving chemicals or closed waste disposal sites where landfill gas and leachate are still present.

2.444 The current Local Plan policy is generally consistent with NPPF which places the onus with the developer and/or landowner for securing a safe land/development. The NPPF also requires a risk assessment of land potentially affected by contamination and expects all investigations to be undertaken in accordance with established practices such as BS10175 (2001) '[Code of Practice for the Investigation of Potentially Contaminated Sites](#)'. There is also a wealth of information of land affected by contamination in the NPPG.

2.445 Whilst Part 2A of the Environmental Protection Act 1990 provides a risk based approach to the identification and remediation of land where contamination poses an unacceptable risk to human health or the environment, it does not take into account future uses which might need planning permission. The Council needs to ensure the implications of contamination for a new development not addressed by other regimes are properly considered through the planning system.

Emerging preferred approach

2.446 Continue to include a policy which deals with land contamination issues consistent with national planning policy.

EMERGING POLICY APPROACH: PCS5

Development only to be permitted on land known to be or strongly suspected of being contaminated, or where development may result in the release of contaminants from adjoining land, provided:

1. The proposal would not cause significant harm or risk of significant harm to health or the environment or cause pollution of any watercourse, water body or aquifer
2. Remediation measures are put in place as appropriate

The onus will be with the developer and/or landowner for securing a safe development.

OTHER OPTIONS

None. National planning policy expects a policy that sets out clear guidance for applicants submitting a planning application which is not covered by other complementary land contamination regimes.

Would replace saved Local Plan Policy ES.15

Unstable land

Context

2.447 The geology of Bath and North East Somerset and its history of surface and underground mineral extraction mean that land in certain areas may be unstable, for example, at Combe Down in Bath and locations within the former Somerset coalfield.

2.448 National policy requires a risk assessment of land potentially affected by land instability and that site investigation and surveys need to be carried out before land in these areas is developed. Again the onus is on developers to carry out investigative work to assess whether a proposed development would be affected by land instability and to set out any necessary stabilisation measures.

2.449 The NPPG provides further advice for both developers and local planning authorities on dealing with issue of land stability, points to where sources of information are held such as with the British Geological Survey (BGS) and the role the Coal Authority plays in matters of land instability.

Emerging preferred approach

2.450 The current policy approach in the existing Local Plan is generally consistent with guidance in the NPPF in ensuring that sites are suitable for the new use taking account of ground conditions and land instability and the need for remediation as appropriate. It is proposed that this approach is continued to ensure consistency.

EMERGING POLICY APPROACH: PCS6

Development will only be permitted where:

1. There is a risk of land stability, need to demonstrate site to be capable of development without adversely affecting the stability of the development or that of adjacent land
2. Remedial and/or precautionary measures proposed as a result of the development should not adversely affect local amenities and/or environmental interests
3. Remediation measures to be put in place as appropriate

The onus will be with the developer and/or landowner for securing a safe development.

OTHER OPTIONS

None. Especially given the history of mining within the District it is essential to include a policy relating to issues of land stability to ensure that the occupiers of new development are not put at risk.

Safeguarding water resources

Context

2.451 The adequacy of existing water supply is likely to be a key factor in determining the location and timing of development. New developments should be located in ways that minimise or eliminate the environmental impact of additional demand for water. The NPPF places emphasis on ensuring an adequate water supply is in place. The NPPG also provides general advice on Water supply, wastewater and water quality.

2.452 The current approach in the existing Local Plan is in general accordance with this guidance and saved Policy ES.4 will allow development where it can be demonstrated that it will not cause deterioration in the quality or quantity of underground or surface water.

2.453 Groundwater Source Protection Areas have been defined by the Environment Agency in order to prevent contamination of groundwater. These areas feed springs and watercourses from where water is collected for public supply and agriculture. The polluting of these catchment areas could pose a serious risk to public health.



Water Source Protection Zones

2.454 Water Source Protection Areas are currently shown on the Policies Map and reflect areas defined by the Environment Agency at the time the previous Local Plan was being prepared ten years ago. These are concentrated in the Chew Valley and the northern edge of the Mendip Hills and in areas to the north and south of Bath. These areas feed springs and watercourses used for public drinking water supply. The polluting of these catchment areas could pose a serious risk to public health.

2.455 This approach is consistent with the [Water Framework Directive and Planning, Initial Advice to Planning Authorities in England and Wales](#) (Environment Agency, 2006) which reinforces the controls of other bodies such as the Environment Agency, ensuring that early consideration is given to development proposals that may affect local groundwater quality. Water Source Protection Areas are now more commonly referred to as Source Protection Zones (SPZs) by the Environment Agency who holds all up to date information.

2.456 Consideration should be given to any possible impact on groundwater recharge, flows and levels. If it is anticipated that works may penetrate the natural winter water table then the impact of such works will need to be assessed and discussed with the Environment Agency. If detrimental consequences of the water environment are likely, agreed mitigation measures will be necessary.

2.457 The Environment Agency divides groundwater source catchments into three zones: Inner Zone, Outer Zone, and Total Catchment. Further more detailed information is available on the Environment Agency's website and developers will be able to search this by postcode so see if whether their site is in a Source Protection Zones at the following link (and clicking on the 'Groundwater' icon): http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=_e

Emerging preferred approach

2.458 Include the following policy to ensure the protection of Groundwater Source Protection Zone against the adverse impacts of development, but instead to showing the SPZs on the Policies Map as information dates quickly, refer the applicant to the Environment Agency's website as SPZ's are altered and updated quite regularly.

EMERGING POLICY APPROACH: PCS7

1. Development proposals that would adversely affect the quality or quantity of water resources by means of pollution and/or derogation of the resource will not be permitted.
2. Applicants will be expected to undertake robust assessments to support applications affecting Groundwater Source Protection Zones as defined by the Environment Agency.

OTHER OPTIONS

Use the same policy approach as above but instead, show the boundaries of the relevant Groundwater Source Protection Zones on the Policies Map. Whilst this will have the benefit of being able to be viewed alongside other designations and constraints on the Policies Map, the information will become quickly dated and therefore not necessarily accurate.

Would replace saved Local Plan Policies ES.4 and NE.13

Bath Hot Springs

Context

2.469 The Hot Springs are one of the six key attributes of the City of Bath World Heritage Site. Since Roman times with the development of 'Aquae Sulis' as a retreat for health therapy, worship and relaxation, Bath's Hot Springs have been the centre of social, economic and cultural developments in Bath. Settlement grew up around this resource which has culminated in the modern City of Bath. The Springs now attract many visitors annually with the opening of the Thermae Bath Spa.

2.460 There are three Hot Springs in the centre of Bath: the Kings Springs within the Roman Bath complex, the Cross Bath Spring, and the Hetling Spring in Hot Bath Street. Together they produce around 1.3 million litres of mineral-rich thermal water per day with a temperature of between 41 and 46°C. These thermal waters arise from the Carboniferous Limestone via fissures in the overlying layers (a layer of alluvium, successive layers of Lias Clay and limestone and Triassic Mercia mudstone) and appear as springs on the surface.

2.461 The Council is responsible for the protection of the Hot Springs in Bath. The Springs are protected by Section 33 of the County of Avon Act 1982 which specifies three control zones within which the depths of excavations is controlled.

2.462 Saved Local Plan Policy NE.13A currently seeks to ensure that both the quality and quantity of the groundwater source is protected from development that is likely to have an

adverse effect on this resource within the Protection area as defined on the Polices Map. This boundary corresponds with the outer control zone as defined under the Avon Act. The Environment Agency will also be consulted on applications which are likely to have an impact on the Hot Springs.

Emerging preferred approach

2.463 As the Bath Hot Springs are inextricably linked with the World Heritage Site, Core Strategy Policy B4 applies to their general protection. Saved Local Plan Policy NE.13A relates to quality or yield of the Springs so is considered consistent with a thread running through the NPPF in seeking to protect non-renewable resources. There was unanimous support from respondents to the Launch Document consultation for the retention of this policy approach. It is also important to have this policy in place should the Council receive any planning applications energy mineral exploration and extraction which may impact on Hot Springs and their sources - see also the emerging preferred approach for Energy Minerals policy framework (Policy M5).

EMERGING POLICY APPROACH: PCS8

Development that has any adverse impact on the quality or yield of the Bath Hot Springs will not be permitted.

OTHER OPTIONS

Rely on Core Strategy Policy B4 which seeks to prevent harm to the Outstanding Universal Value (OUV) of the World Heritage Site, its authenticity or integrity and its setting unless development has a demonstrable public benefit. Whilst the Bath Hot Springs are integral to the OUV it not explicit in Policy B4 and thus it is considered essential to include a dedicated policy relating to protecting the of the Bath Hot Springs.

Would replace saved Local Plan Policy NE.13A

Minerals

2.464 The NPPF places importance on facilitating the sustainable use of minerals and asks local authorities to include policies relating to the extraction, prior extraction of minerals and for reclamation and restoration and to set out environmental criteria, and to define Minerals Safeguarding Areas.

Policy aims

- **ensure the most efficient use of minerals is made as a finite natural resource**
- **requirement to define minerals safeguarding areas to ensure mineral which have the potential for further exploitation are not needlessly sterilise by non-mineral development**
- **encourage the prior extraction of minerals where it is practicable and viable environmentally**

- **detrimental impact on the natural, historic and on health from permitted operations should be avoided**

2.465 Core Strategy Policy CP8a sets out the strategic approach to minerals for Bath & North East Somerset and seeks to ensure that mineral resources continue to be safeguarded. The Core Strategy also commits to defining Minerals Safeguarding Areas and developing more detailed policy guidance on mineral related issues through the Placemaking Plan. This includes a review of the existing minerals policies, allocations and designations to ensure the aims of the NPPF are reflected in local policy.

Links with the Core Strategy

Key linked policies: CP8a Minerals

Strategic objectives:

- Pursue a low carbon and sustainable future in a changing climate
- Protect and enhance the District's natural, built and cultural assets and provide green infrastructure

Mineral Safeguarding Areas

2.466 The existing Local Plan identifies mineral consultation areas around the active mineral sites in the Plan area. The purpose of these areas is to avoid the needless sterilisation of mineral resources by non mineral development. There is no presumption that any of these areas will be acceptable for mineral working and nor should they be used to automatically preclude other forms of development. Instead they are to make sure that mineral resources are adequately and effectively considered in land use planning decisions.

2.467 To comply with Government guidance it is proposed that the term mineral consultation areas is replaced by mineral safeguarding areas as this more clearly describes their purpose and as a unitary authority there is no need for the Council to consult with other Councils. The boundaries of the mineral consultation areas have been reviewed following the methodology in the BGS/Coal Authority Guide to Minerals Safeguarding in England (2011).

2.468 Limestone is the only mineral that is now worked in the Plan area and the existing safeguarding areas, whilst not covering the whole of the geological resource in the Plan area, are based on the active workings in the area it is considered that these areas adequately identify the mineral resource areas likely to be of interest in the future.

2.469 There are still coal resources which are capable of extraction by surface mining techniques, which, although no longer worked, there are potential public safety and land stability issues associated with these areas.

Emerging preferred approach

2.470 No proposals to extend the existing areas or proposals for mineral working outside of these areas have been forthcoming over the Plan period and given the level of current and likely future mineral activity in the Plan area no extension of the currently safeguarded areas is considered necessary. No changes to the existing boundaries of the current mineral safeguarding areas are therefore recommended.

2.471 The general extent of the surface coal Mineral Safeguarding Area within the District is defined in Diagram 20a in the Core Strategy on the basis of information supplied by the Coal Authority and will be shown on the Policies Map together with other Mineral Safeguarding Area as described above.

It is proposed that the following policy is put in place to clarify how applications for non mineral development within mineral safeguarding areas will be considered.

EMERGING POLICY APPROACH: M1

Non mineral development within mineral safeguarding areas as shown on the Policies Map will be permitted provided:

1. It will not sterilise or unduly restrict the extraction of mineral deposits which are, or may become, of economic importance and which are capable of being worked; and
2. It will not adversely affect the viability of exploiting a mineral resource or be incompatible with an existing or potential minerals development; or
3. It is practicable and environmentally acceptable to extract the mineral before development commences.

OTHER OPTIONS

None. It is important to have a clear policy approach in place to provide sufficient guidance in relation to mineral safeguarding areas.

Would replace saved Local Plan Policy M.2

Minerals Allocations

2.472 The existing Local Plan identifies minerals allocation for future extraction at Stowey Quarry, Upper Lawn Quarry and Hayes Wood Mine (also known as Stoke Hill Mine).

The Local Plan also identifies a minerals reclamation site at Queen Charlton Quarry.

2.473 Active mineral working continues at both Upper Lawn Quarry and Hayes Wood Mine however Stowey Quarry has been worked to its maximum extent so that any remaining reserves are restricted to those within the mineral waste stockpiles on the site. Proposals which did come forward to restore the mineral reclamation site were not supported because of the nature conservation interest that had developed on the site.

2.474 As an underground working Stoke Hill Mine has very limited surface impacts which are restricted to its surface stockyard and adequately controlled by the conditions on the current permission. Therefore whilst it is located within the Green Belt and the Cotswolds AONB its impact on these designations is very limited. The current area of search allocation at the mine occupies an extensive area that coincides with the mineral safeguarding area. There remains therefore a substantial area identified for potential future working and this is considered likely to be adequate for the future Plan period and should therefore be retained.

2.475 Upper Lawn Quarry is tightly constrained by housing, allotments and recreational land but it remains an important source of Bath stone used in new build and restoration projects in the City. The operation is well established, small scale and low key and operates without complaint. A preferred area for future mineral extraction remains unpermitted to the north of the existing quarry and it is considered likely on current levels of activity that this will be sufficient for the forthcoming Plan period and should therefore be retained.

2.476 Mineral extraction at Stowey Quarry is at a very low level and is based on the re-working of existing mineral waste stockpiles as the quarry has been worked to its maximum extent and the current planning permission for mineral extraction has expired. Recent planning permissions and applications have focussed on utilising Stowey for waste management purposes.

2.477 Given the lack of mineral activity at Stowey and the focus of existing permissions on inert waste recycling and restoration it is considered that future expansion of the quarrying activities is unlikely therefore it will no longer be allocated mineral extraction. Having regarded to the decision not to support the proposals for the mineral reclamation site allocation at Queen Charlton it is proposed that this site allocation is removed.

Emerging preferred approach

2.478 To continue the current policy approach in respect of the extraction of primary aggregates and retain the extent of the existing allocations for mineral extraction on the Policies Map.

EMERGING POLICY APPROACH: M2

The following sites are, as shown on the Policies Map, allocated for mineral extraction:

1. Upper Lawn Quarry, Bath – preferred area; and
2. Stoke Hill Mine, Limpley Stoke – area of search

Mineral extraction outside of these areas will be permitted provided it can be demonstrated that the need for the mineral cannot be met from the allocated sites or from adjoining authority areas.

Planning applications for mineral extraction involving as a primary activity the production of crushed rock or other aggregate minerals will not be permitted.

OTHER OPTIONS

None. Minerals can only be worked where they are found and therefore existing sites should be safeguarded for future extraction to secure a long term supply.

Would replace saved Local Plan Policies M.6, M.7 and M.11

Aggregate Recycling Facilities

2.479 Existing or approved aggregate recycling facilities in the Plan area are located at the former Fullers Earthworks site, Odd Down and Stowey Quarry. The Odd Down site operates under the benefit of established B2 use rights and is currently the subject of enforcement action to determine the extent of those rights and the permission at Stowey permits aggregate recycling at the site until 2028. The existing facilities and permissions are considered to provide an adequate geographical spread across the Plan area and there is not currently a demand for additional facilities.

Emerging preferred approach

2.480 Having regard to the often temporary nature of these facilities it is considered preferable for any future proposals that may come forward to be dealt with by a criterion based policy asset out below rather than by allocating specific sites/areas.

EMERGING POLICY APPROACH: M3

The development of aggregate recycling facilities will be permitted at the following locations:

1. Active mineral or waste management sites where the development will not conflict with or unreasonably delay the restoration of the site;
2. General B2 industrial land; or
3. Brownfield/previously developed land not already allocated for alternative uses

OTHER OPTIONS

Allocate the Stowey Quarry site and the extent of the established B2 use at the former Fullers Earth works site should be safeguarded as an aggregate recycling facility.

Would replace saved Local Plan Policy M.4

Aggregate Recycling Facilities

2.481 As there is a low level of mineral activity within Bath and North East Somerset and this situation is unlikely to significantly change it is considered that a policy framework is developed against which all minerals developments will be determined providing the same overall level of environmental protection as the adopted Local Plan policies and provision for future working appropriate to the Plan area along the lines proposed below.

Emerging preferred approach

2.482 A criterion based policy to ensure full consideration is given to minerals related planning applications.

EMERGING POLICY APPROACH: M4

Within the context of Policy CP8a the winning and working of minerals and ancillary minerals development will be permitted where:

1. The need for the mineral in relation to the availability of alternative sources of material is demonstrated
2. The scale and nature of the proposed development is compatible with the character of the area
3. Adequate safeguards can be secured for the protection of the environment and the amenities of the area
4. Satisfactory provision is made for the restoration of the site which maintains or enhances its value to the environment and/or community and
5. The access roads are adequate for the type and volume of traffic or can be upgraded without comprising the character or adversely affecting the environment in the vicinity of the road.

OTHER OPTIONS

None. There needs to be clear and comprehensive guidance for proposals for future mineral extraction.

Would replace saved Local Plan Policies M.1, M.8, M.9 and M.10

Energy Minerals

Context

2.483 Since the adoption of the existing Local Plan one new mineral related issue has arisen, that of shale gas and coal bed methane (CBM) extraction. Petroleum Exploration and Development Licences (PEDL) for exploration have been granted within the Plan area and in neighbouring authorities, and there has been interest in developing exploration boreholes within the Plan area, notably in the Hicks Gate area of Keynsham in 2012. More details on shale gas and coal bed methane are included in the Glossary.

2.484 The NPPF provides the context for developing local planning policy for energy minerals. A detailed policy planning policy framework for determining planning applications relating to the extraction of energy minerals is expected, to include:

- Criteria-based policies for each of the three phases of hydrocarbon extraction - Exploration, Appraisal and Production - which set clear guidance and criteria for the location and assessment of hydrocarbon extraction within the Petroleum License Areas
- Petroleum License (PEDL) Areas on the Policies Map

2.485 Planning Practice Guidance (March 2014) provides advice on planning for mineral extraction in plan making and the application process. There is a dedicated section on Planning for Hydrocarbon extraction which provides a wealth of detailed information and advice.

2.486 The Government has recently updated this guidance making explicit that permission should only be granted for extraction of unconventional hydrocarbons in AONBs in exceptional circumstances and where this would lead to substantial harm to or loss of a World Heritage Site, mineral planning authorities should refuse consent unless wholly exceptional circumstances apply.

2.487 Obtaining planning consent is just one of a number of consents that must be obtained before fracking can take place. In addition to the Minerals Planning Authority, the key regulators are the Department of Energy and Climate Change (DECC), Environment Agency and the Health and Safety Executive (HSE). Other bodies which may be involved in the consenting of the process include the Coal Authority, Natural England, British Geological Survey (BGS), and the Hazardous Substances Authorities.

Key Issues

2.488 The particular concern that exists in respect of this activity in Bath & North East Somerset is that it involves deep drilling and fracturing or 'fracking' of the deep geological resource in order to extract shale gas. This has implications for the Bath Hot Springs which relies on underground water resources from a wide geographical area and the potential disruption that deep drilling and hydrofracturing (Fracking) may cause. Due to the international importance of the Bath Hot Springs a precautionary approach should be applied to proposals for shale gas exploration and extraction within the Plan area.

2.489 Hydraulic fracturing or 'fracking' is a process which involves opening and/or extending existing narrow fractures or creating new ones (typically hairline in width) by pumping a mixture of water, sand and additives at a very high pressure down a borehole to induce fractures in the shale rock bed allowing gas (or oil) to be captured.

Studies

2.490 The following studies, together with documents produced by the Government on unconventional hydrocarbons, will form the evidence base for the 'Energy Minerals' policy in the Placemaking Plan.

- BGS report '[Potential problems in Bath & North East Somerset and surrounding area with respect to hydrocarbon and other exploration and production](#)' October 2012.
- [Energy Minerals Topic Paper](#) (June 2012) prepared jointly between Somerset County, Bath & North East Somerset, North Somerset and Mendip District Councils and the Environment Agency.

Emerging preferred approach

2.491 Within the context of the NPPF and other national guidance on energy minerals, and the Core Strategy, it is important that a robust planning policy framework is in place for considering planning applications relating to energy minerals related development with Bath & North East Somerset.

2.492 Whilst complying with the national planning policy, the preferred option is to frame a policy aligned with the Somerset County Council Energy Minerals policy for consistency of approach. This will include ensuring the matters listed below (not exhaustive) are addressed, either within the emerging policy framework for energy minerals or by other key policy areas (e.g. policies for Green Belt, AONB, World heritage Site, Water Source Protection Zones, Bath Hot Springs). The boundary of the PEDL will be shown on the Policies Map as required by national policy.

EMERGING POLICY APPROACH: M5

1. Employ precautionary principle to all proposals for shale gas exploration and extraction
2. Distinguish between the three phases of development (exploration, appraisal and production) and what is required of the developer at each phase including the need for restoration to take place at the end of each phase as appropriate
3. Address a range of impacts that might result from oil and gas exploration and production
4. Highlight the need for conditions to be imposed on planning permissions to manage such impacts
5. Proposals only to be given permission if they give rise to impacts acceptable within the context of other environmental considerations
6. Protect and enhance the quality of the underlying groundwater or surface water
7. Ensure that development that has an adverse impact on the quality or yield of the Bath Hot Spring is not permitted
8. The siting of wells and associated facilities in the least sensitive locations when the PEDL area
9. Make explicit that permission will only be granted for extraction in the AONBs in exceptional circumstances and substantial harm to a World Heritage Site will be wholly exceptional

OTHER OPTIONS

Whilst the Council could rely entirely on guidance in the NPPF and NPPG, in view of the importance of ensuring that drilling and fracturing (fracking) geological resources has no adverse impact on the aquifers serving the Bath Hot Springs in particular, it is

essential that the Placemaking Plan includes a detailed and comprehensive policy to safeguard this asset along the lines proposed below to provide clear advice to applicants. This would also ensure compliance with national policy.



CIL/Planning Obligations

Context

2.493 B&NES Core Strategy Policy CP13 (Infrastructure Provision) sets out the Council's commitment to ensure new developments will be supported by the timely delivery of the required infrastructure to provide balanced and more self-contained communities.

2.494 The key infrastructure needed to support the Core Strategy is set out in the [Infrastructure Delivery Plan](#) (IDP February 2013). The IDP is a living document and will be updated to reflect the further discussions with utilities and service providers on the key infrastructure necessary to support the development of the allocated sites.

2.495 The Council is currently preparing to introduce a Community Infrastructure Levy (CIL) under the [CIL Regulations 2010](#) (as amended).

The CIL is a tool for local authorities to help deliver infrastructure to support the development of the area. The CIL is intended to provide infrastructure to support the development of the area, rather than making individual planning applications acceptable in planning terms. As a result, some site specific impact mitigation may still be necessary in order for a development to be granted planning permission. Some of these needs may be provided for through the levy but others may not, particularly if they are very local in their impact. A planning obligation can only be taken into account when determining a planning application if the obligation meets all of the following tests under CIL Regulation 122:

- necessary to make the development acceptable in planning terms
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

2.496 To clarify what types of infrastructure will no longer fall under S106, B&NES Council has published a list of infrastructure types and projects that it intends will be, or may be, wholly or partly funded by CIL. This is known as the Regulation 123 list and is published alongside the CIL Charging Schedule. This may be updated as necessary, through a process which is separate from the Local Plan.

The details for the CIL can be found at www.bathnes.gov.uk/CIL

Emerging policy approach

2.497 In the context of the NPPF and PPG, as well as CIL regulations 2010 (as amended), it is not considered necessary to set a new policy. B&NES Local Plan Policy IMP.1 is superseded by CIL Regulation 122.

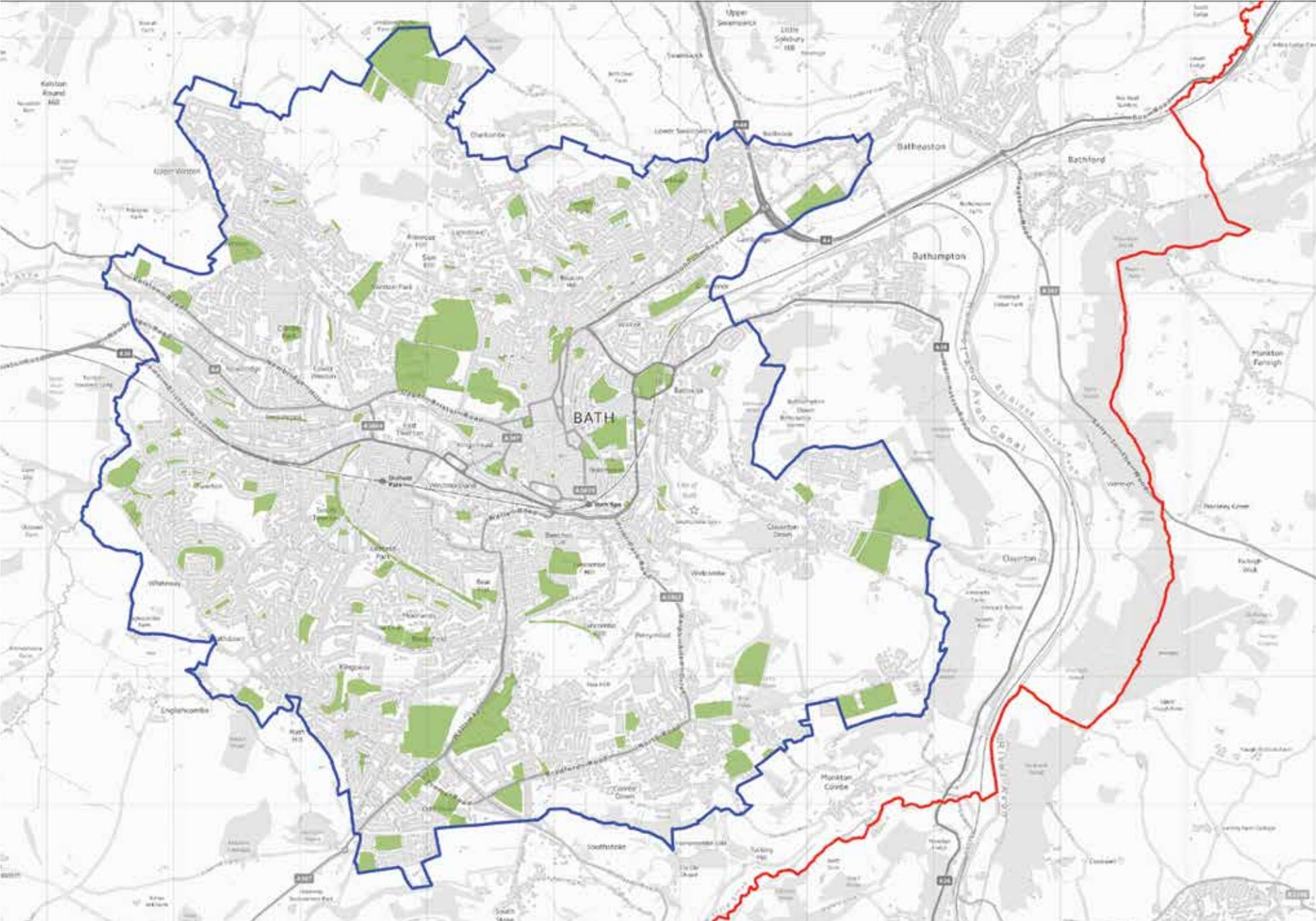
Appendices

Appendix 1

Saved local plan policy		Reason for dispensing with the policy
CF.4	Allocation of land for new community uses	<p>Waterford Park, Westfield: 0.83 ha for provision of community uses including community hall and recreational facilities, to include open space and equipped play area (NEAP); account to be taken of the site's nature conservation interests.</p> <p>Policy redundant - the site has been developed as allotments on a long term lease to Westfield Parish Council who manage the site and the play area has been removed.</p>
CF.5	Allocation of land for primary schools	<p>The following sites will be no longer safeguarded for primary school use:</p> <ul style="list-style-type: none"> • Oldfield Park Junior, Claude Avenue, Bath: Reservation of 0.53 ha. to allow for extension: Delete the portion of this reservation acquired through CPO and will soon be laid to playing field. • St Andrew's CE Primary, Northampton Buildings, Bath: Reservation of 0.46 ha. to allow for extension: Delete. The school has been remodelled. • St John's RC Primary, Oldfield Lane, Bath: (0.74 ha.) to allow for replacement school: Delete. This land has been used for the new St John's school. • Woodborough Lane, Radstock: Reservation of 1.76 ha site to allow for development of new Primary School Delete. This land has been used for the new Trinity Primary school. • High Littleton Primary: Reservation of 0.1 ha. to allow for provision of playing field: Delete. Purchased by Avon County Council in 1995 and incorporated into the school site. • Stanton Drew: Reservation of 0.4 ha. for new school of 80 places: Delete. No long term prospect of new school.
SR.2	Recreation Proposals	<p>The following sites will be no longer allocated as Recreation Proposals as there is no plan for their implementation and/or they are in private ownership or have been absorbed into proposed site allocations in the Placemaking Plan as indicated below:</p> <ol style="list-style-type: none"> 1. Manor Road, Writhlington: 7.8 ha for outdoor sports pitches and essential ancillary facilities: <i>in private ownership</i> 2. Land along the Somer Valley between Midsomer Norton town centre and Radstock Road: 13.3 ha for proposed Town Park: <i>Site SSV3 in the Placemaking Plan Launch Document</i> 3. Land between Somerdale and the River Avon, Keynsham: 1.5 ha for improvements to existing provision: <i>no implementation plan</i> 4. Former swimming pool site at Clevedon Road, Welton Vale, Midsomer Norton: 1.2 ha for general amenity area: <i>eastern part in private ownership</i> 5. Slopes above Foxhills, Radstock: 2.3 ha for informal recreation: <i>in private ownership</i>

Saved local plan policy		Reason for dispensing with the policy
S.3	Land allocated for retail development	Allocations to be reviewed as part of the Site Allocations work – policy redundant.
ES.3	Development involving gas and electricity services	Gas and electricity infrastructure mainly Permitted Development – policy redundant.
WM.9	Community composting facilities	Little call for this sort of development (only one application in the last ten years and scale/type of development can be considered within the context of other planning policies.
GDS.1	General Development Sites	<p>Delete the following sites from the Policies Map as, unless indicated otherwise below, they have been built:</p> <p>Bath</p> <ul style="list-style-type: none"> • Site B12 Lower Bristol Road - now part of the Enterprise Area • Site B14 St Mary’s School • Site B18 Hayesfield School Playing Field, Odd Down <p>Keynsham</p> <ul style="list-style-type: none"> • Site K4 St Johns Court • Site K3 Broadmead Lane - superseded by allocation in Joint Waste Core Strategy • Norton-Radstock • Site NR15 Land at Cautletts Close <p>Villages</p> <ul style="list-style-type: none"> • Site V8 Former Radford Retail System’s Site, Chew Stoke • Site V10 Land between Wellow Lane and the Bypass, Peasedown St John
NE.5	Forest of Avon	The designation applies district-wide and therefore no longer specifically relates to the area identified in the Forest Plan. The Forest of Avon Partnership is no longer in existence and therefore the Forest Plan is deemed defunct.
BH.8	Improvement work in Conservation Areas	Largely Permitted Development – policy is difficult to implement and justify refusal.
BH.13	Significant archaeological remains in Bath	Delete – no need for a separate policy for significant archaeological remains in Bath as this will be covered by other existing/proposed NPPF compliant Heritage Assets policy/policies
M.12	Minerals restoration site at Queen Charlton	Policy no longer required as no acceptable proposals have been submitted during the plan period and site regenerated naturally.

Appendix 2: Green spaces in Bath



Glossary

Aggregates

Sand, gravel, crushed rock and other bulk materials which are suitable for use in the construction industry as concrete, mortar, finishes or roadstone or for use as a constructional fill or railway ballast.

Brownfield land or site

See previously developed land.

Community Strategy

Prepared by a Local Strategic Partnership to co-ordinate the actions of local organisations within the public, private, voluntary and community sectors with the aim of improving the social, environmental and economic well-being of its area.

Conservation Area

An area of special architectural and/or historical interest, the character or appearance of which it is desirable to preserve or enhance.

Coal bed Methane

Methane that is extracted from unworked coal seams. The extraction of coal bed methane is usually from one of two sources most commonly directional drilling along a coal seam or drilling vertically into a coal seam (making use of pre-existing fracture patterns). The water in the coal seam is pumped out to the surface with the methane following. Coal bed methane doesn't usually involve fracking as the coal seams are less dense than the shale rock. However, fracking would be required if the gas could not be extracted solely by pumping. To date in the UK there has been no commercial exploitation of coal bed methane.

Core Strategy

The long-term spatial vision and strategy for the area, including the key strategic policies and proposals to deliver that vision.

Developer Contributions

Contributions from development proposals towards the provision of infrastructure or services necessary to serve the development. This is now commonly a standard planning requirement which is typically secured by legal agreements. Contributions may be either financial or by direct provision of works or land by the developer towards facilities such as schools, affordable housing and transport improvement etc. Often referred to as Planning Obligations or Section 106 Agreements.

Fracking

See hydraulic fracturing.

Green Belt

Areas of land where development is particularly tightly controlled. The purposes of Green Belt are to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Green Infrastructure

The network of protected sites, nature reserves, greenspaces and greenway linkages. The linkages include river corridors, waterways and flood plains, migration routes and features of the landscape which are important as wildlife corridors. Green infrastructure should provide for multi-functional uses i.e. wildlife, recreational and cultural experience, as well as delivering ecological services such as flood protection and microclimate control. It should also operate at all scales from urban centres through to open countryside.

Heritage Asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). [source: NPPF]

Housing Development Boundary (HDB)

The boundary which defines that part of certain settlements within which the principle of residential development will usually be acceptable subject to compliance with policies in the Development Plan and other material considerations.

Hydraulic fracturing or 'fracking'

This process involves opening and/or extending existing narrow fractures or creating new ones (typically hairline in width) by pumping a mixture of water, sand and additives at a very high pressure down a borehole to induce fractures in the shale rock bed allowing gas (or oil) to be captured.

Infilling

The filling of small gaps within existing development e.g. the building of one or two houses on a small vacant plot in an otherwise extensively built up frontage. The plot will generally be surrounded on at least three sides by developed sites or roads.

Main Town Centre Uses

Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Material consideration

A factor which will be taken into account in reaching a decision on a planning application. It must have relevance to the purpose of planning legislation which is to regulate the development and use of land in the public interest.

National Planning Policy Framework (NPPF)

A framework which sets out the Government's planning policies for England and how these are expected to be implemented.

Policies Map

Previously referred to as the Proposals Map and illustrates geographically the policies and proposals in the Development Plan Documents (DPD) on an Ordnance Survey map. Inset Maps show policies and proposals for specific parts of the district. It will need to be revised each time a new DPD is adopted.

Previously developed land

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time. [source: NPPF]

Primary shopping area

Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage)

Primary and secondary frontages

Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses. [source: NPPF]

Proposals Map

See Policies Map

Safeguarded Land

A greenfield site not allocated for development but excluded from the Green Belt to provide for development needs well beyond the Plan period.

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. [source: NPPF]

Settlement

Collective term for towns, villages and hamlets.

Shale Gas

Methane found in rocks deep below the earth's surface which had previously been considered too impermeable ("tight") to allow for economic recovery. The method of extraction involves hydraulic fracturing or 'fracking'.

Site Allocations

Allocation of sites for specific or mixed uses or development to be contained in Development Plan Documents. Policies will identify any specific requirements for individual proposals.

Strategic Flood Risk Assessment (SFRA)

The SFRA is a high-level assessment of the flood risk and provides essential information for the allocation of land for development and the control of development in order to limit flood risk to people and property where possible and manage it elsewhere. It provides the information needed to apply the sequential risk-based approach required in Planning Policy Statement 25 'Development and Flood Risk'.

Strategic Housing Land Availability Assessment (SHLAA)

A study intended to assess overall potential for housing development in an area, including the identification of specific housing sites with development potential over a 15 year time span.

Strategic Housing Market Assessment (SHMA)

A study intended to review the existing housing market in an area, consider the nature of future need for market and affordable housing and to inform policy development.

Sustainability Appraisal (SA)/ Strategic Environmental Assessment (SEA)

A systematic and iterative appraisal process, incorporating the requirements of the Strategic Environmental Assessment Directive. The purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a local development document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable development.

Sustainable transport modes

Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport. [source: NPPF]

Town Centre

Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres. [source: NPPF]

Transport assessment

A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development. [source: NPPF]

Transport statement

A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required. [source: NPPF]

Travel plan

A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed. [source: NPPF]

