

Democratic Services

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Date: 2 July 2014

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To: All Members of the Council

Chief Executive and other appropriate officers
Press and Public

Dear Member

Council: Thursday, 10th July, 2014

You are invited to attend a meeting of the **Council** to be held on **Thursday, 10th July, 2014 at 6.30 pm** in the **Council Chamber - Guildhall, Bath.**

The agenda is set out overleaf.

Refreshments will be available for Councillors from 5pm in the Aix-en-Provence Room (next to the Banqueting Room) on Floor 1.

Yours sincerely



Jo Morrison
Democratic Services Manager
for Chief Executive

Please note the following arrangements for pre-group meetings:

Conservative	Brunswick Room, Ground Floor
Liberal Democrat	Kaposvar Room, Floor 1
Labour	Small Meeting Room, Floor 2
Independent	Independent Group room

If you need to access this agenda or any of the supporting reports in an alternative accessible format please contact Democratic Services or the relevant report author whose details are listed at the end of each report.

This Agenda and all accompanying reports are printed on recycled paper

NOTES:

1. **Inspection of Papers:** Any person wishing to inspect minutes, reports, or a list of the background papers relating to any item on this Agenda should contact Jo Morrison who is available by telephoning Bath 01225 394358.
2. **Details of decisions taken at this meeting** can be found in the minutes which will be circulated with the agenda for the next meeting. In the meantime, details can be obtained by contacting as above. Papers are available for inspection as follows:

Public Access points – Guildhall – Bath, Riverside – Keynsham, Hollies – Midsomer Norton, and Bath Central and Midsomer Norton Public Libraries.

For Councillors and officers, papers may be inspected via Political Group Research Assistants and Group Rooms/Members' Libraries.

3. **Webcasting at Meetings:-**

This meeting is being filmed for live and archived broadcast via the Council's website: www.bathnes.gov.uk/webcast

At the start of the meeting, the chair will confirm if all or part of the meeting is to be filmed.

The Council will broadcast the images and sound live via the internet. An archived recording of the proceedings will also be available for viewing after the meeting. The Council may also use the images/sound recordings on its social media site or share with other organisations, such as broadcasters.

To comply with the Data Protection Act 1998, we require the consent of parents or guardians before filming children or young people. For more information, please speak to the camera operator.

4. **Spokespersons:** The Political Group Spokespersons for the Council are the Group Leaders, who are Councillors Paul Crossley (Liberal Democrat Group), Tim Warren (Conservative Group), John Bull (Labour Group) and Bryan Chalker (Independent Group).
5. **Attendance Register:** Members should sign the Register, which will be circulated at the meeting.
6. **Public Speaking at Meetings:** The Council has a scheme to encourage the public to make their views known at meetings. They may make a statement relevant to what the meeting has power to do. They may also present a petition or a deputation on behalf of a group. They may also ask a question to which a written answer will be given. **Advance notice is required not less than two full working days before the meeting. This means that for meetings held on Thursdays notice must be received in Democratic Services by 5.00pm the previous Monday.** Further details of the scheme can be obtained by contacting Jo Morrison as above.
7. THE APPENDED SUPPORTING DOCUMENTS ARE IDENTIFIED BY AGENDA ITEM NUMBER.
8. **Emergency Evacuation Procedure**

When the continuous alarm sounds, you must evacuate the building by one of the designated exits and proceed to the named assembly point. The designated exits are sign-posted.

Arrangements are in place for the safe evacuation of disabled people.

9. **Presentation of reports:** Officers of the Council will not normally introduce their reports unless requested by the meeting to do so. Officers may need to advise the meeting of new information arising since the agenda was sent out.

A G E N D A

1. EMERGENCY EVACUATION PROCEDURE

The Chairman will draw attention to the emergency evacuation procedure as set out under Note 8.

2. APOLOGIES FOR ABSENCE

3. DECLARATIONS OF INTEREST

At this point in the meeting declarations of interest are received from Members in any of the agenda items under consideration at the meeting. Members are asked to complete the green interest forms circulated to groups in their pre-meetings (which will be announced at the Council Meeting) to indicate:

(a) The agenda item number in which they have an interest to declare.

(b) The nature of their interest.

(c) Whether their interest is **a disclosable pecuniary interest** *or* an **other interest**, (as defined in Part 2, A and B of the Code of Conduct and Rules for Registration of Interests)

Any Member who needs to clarify any matters relating to the declaration of interests is recommended to seek advice from the Council's Monitoring Officer or a member of his staff before the meeting to expedite dealing with the item during the meeting.

4. MINUTES - 8TH MAY 2014 (Pages 9 - 14)

To be confirmed as a correct record and signed by the Chairman

5. ANNOUNCEMENTS FROM THE CHAIRMAN OF THE COUNCIL OR FROM THE CHIEF EXECUTIVE

These are matters of information for Members of the Council. No decisions will be required arising from the announcements.

6. TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN

If there is any urgent business arising since the formal agenda was published, the Chairman will announce this and give reasons why he has agreed to consider it at this meeting. In making his decision, the Chairman will, where practicable, have consulted with the Leaders of the Political Groups. Any documentation on urgent business will be circulated at the meeting, if not made available previously.

7. QUESTIONS, STATEMENTS, PETITIONS AND DEPUTATIONS FROM THE PUBLIC

The Democratic Services Manager will announce any submissions received under the arrangements set out in note 5 above. The Council will be invited to decide what action it wishes to take, if any, on the matters raised in these submissions. As the questions

received and the answers given will be circulated in written form there is no requirement for them to be read out at the meeting. The questions and answers will be published with the draft minutes.

8. B&NES CORE STRATEGY INSPECTOR'S REPORT (Pages 15 - 156)

The Inspector has completed his examination of the B&NES Core Strategy and has concluded that the submitted Core Strategy can be made sound, subject to a schedule of 'main modifications' (Attachment 1). The Council now needs to decide whether it accepts the Inspector's recommendations thereby enabling it to formally adopt the Core Strategy. If the Council does not accept all of the Inspectors' recommendations, then it cannot adopt the Core Strategy. There are also a number of minor modifications arising from the Inspector's modifications needed to ensure consistency and clarity.

9. PETITION FOR DEBATE - INDEPENDENT SHOPS OF BATH PROTESTING B&NES INCREASE OF PARKING CHARGES IN BATH CITY CENTRE (Pages 157 - 162)

To consider and debate a petition which has received over 1000 signatures

10. APPOINTMENT OF COMMITTEES, POLITICAL PROPORTIONALITY AND CONSTITUTIONAL ISSUES (Pages 163 - 170)

This report invites the Council to consider its non-executive and regulatory Committee arrangements for the period of July 2013 to May 2014 and associated constitutional business.

11. POLICY FOR APPOINTMENT OF FREEMEN AND FREEWOMEN (Pages 171 - 172)

This report asks the Council to adopt a scheme for appointing as Honorary Freemen and Freewomen of Bath and North East Somerset, those persons who have been appointed to this honorary office by resolution of full Council, in accordance with Section 248 of the Local Government Act 1972

12. AVON PENSION FUND COMMITTEE ANNUAL REPORT (Pages 173 - 184)

The Committee reports annually to Council on the work it has undertaken in the previous twelve months and reference is also made in the report to the future work programme. This report is for the 12 months to 31 March 2014.

13. TREASURY MANAGEMENT OUTTURN REPORT 2013/14 (Pages 185 - 200)

This report gives details of performance against the Council's Treasury Management Strategy and Annual Investment Plan for 2013/14.

14. MOTION FROM CLLR NIGEL ROBERTS - AIR POLLUTION (Pages 201 - 204)

15. QUESTIONS, STATEMENTS, PETITIONS AND DEPUTATIONS FROM COUNCILLORS

The Democratic Services Manager will announce any submissions received. The

Council will be invited to decide what action it wishes to take, if any, on the matters raised in these submissions. As the questions received and the answers given will be circulated in written form there is no requirement for them to be read out at the meeting. The questions and answers will be published with the draft minutes.

The Committee Administrator for this meeting is Jo Morrison who can be contacted on 01225 394358.

Protocol for Decision-making

Guidance for Members when making decisions

When making decisions, the Cabinet/Committee must ensure it has regard only to relevant considerations and disregards those that are not material.

The Cabinet/Committee must ensure that it bears in mind the following legal duties when making its decisions:

- Equalities considerations
- Risk Management considerations
- Crime and Disorder considerations
- Sustainability considerations
- Natural Environment considerations
- Planning Act 2008 considerations
- Human Rights Act 1998 considerations
- Children Act 2004 considerations
- Public Health & Inequalities considerations

Whilst it is the responsibility of the report author and the Council's Monitoring Officer and Chief Financial Officer to assess the applicability of the legal requirements, decision makers should ensure they are satisfied that the information presented to them is consistent with and takes due regard of them.

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BATH AND NORTH EAST SOMERSET COUNCIL

MINUTES OF COUNCIL MEETING

Thursday, 8th May, 2014

Present:- **Councillors** Simon Allen, Patrick Anketell-Jones, Rob Appleyard, Sharon Ball, Tim Ball, Colin Barrett, Cherry Beath, David Bellotti, Sarah Bevan, Mathew Blankley, Lisa Brett, John Bull, Neil Butters, Bryan Chalker, Anthony Clarke, Nicholas Coombes, Paul Crossley, Gerry Curran, Sally Davis, David Dixon, Peter Edwards, Michael Evans, Paul Fox, Andrew Furse, Charles Gerrish, Ian Gilchrist, Francine Haerberling, Alan Hale, Katie Hall, Liz Hardman, Steve Hedges, Eleanor Jackson, Les Kew, Dave Laming, Malcolm Lees, Marie Longstaff, Barry Macrae, David Martin, Loraine Morgan-Brinkhurst MBE, Robin Moss, Paul Myers, Douglas Nicol, Bryan Organ, Vic Pritchard, Liz Richardson, Manda Rigby, Caroline Roberts, Nigel Roberts, Dine Romero, Will Sandry, Brian Simmons, Kate Simmons, Jeremy Sparks, Ben Stevens, Roger Symonds, David Veale, Martin Veal, Geoff Ward, Tim Warren, Chris Watt and Brian Webber

Apologies for absence: **Councillors** Douglas Deacon, Nathan Hartley and June Player

1 EMERGENCY EVACUATION PROCEDURE

The Chairman drew attention to the emergency evacuation procedure as set out on the agenda.

2 ELECTION OF CHAIRMAN 2014/15

It was proposed by Councillor Tim Warren, seconded by Councillor Sarah Bevan and supported by Councillors Dave Laming and John Bull and

RESOLVED that Councillor Martin Veal be elected Chairman of the Council for the year 2014/15.

Councillor Veal made and signed his Declaration of Acceptance of Office and received the chain of office from Councillor Neil Butters and presented the consort's badge to his wife, Sarah.

Councillor Veal then addressed the Council.

FROM THIS STAGE OF THE PROCEEDINGS, COUNCILLOR MARTIN VEAL, AS CHAIRMAN, PRESIDED AT THE MEETING.

3 ELECTION OF VICE-CHAIRMAN 2014/15

It was proposed by Councillor Katie Hall, seconded by Councillor Patrick Anketell-Jones and supported by Councillors Dave Laming and John Bull and

RESOLVED that Councillor Ian Gilchrist be elected Vice-Chairman for the Council year 2014/15.

Councillor Gilchrist made and signed his Declaration of Acceptance of Office, received the chain of office from Councillor Veal and thanked the Council for his appointment.

4 MINUTES - 18TH FEBRUARY 2014

On a motion from Councillor Paul Crossley, seconded by Councillor Tim Warren, it was

RESOLVED that the minutes of 18th February 2014 be confirmed as a correct record and signed by the Chairman.

5 DECLARATIONS OF INTEREST

There were no declarations of interest made.

6 ANNOUNCEMENTS FROM THE CHAIRMAN OF THE COUNCIL OR FROM THE CHIEF EXECUTIVE

Councillor Martin Veal presented Councillor Neil Butters with his past Chairman's badge. Councillor Butters then presented the past Chairman's Consort's badge to his wife, Charlotte.

It was proposed by Councillor Paul Crossley, seconded by Councillor Tim Warren and supported by Councillors Dave Laming and John Bull and

RESOLVED that the Council places on record its appreciation of the services performed by Councillor Neil Butters in the office of Chairman of the Council for 2013/14.

Councillor Butters addressed the Council and, in so doing, thanked Members and officers for their support during his year in office. He outlined some of the highlights of his year, made reference to the charities he would continue to support and paid tribute to the support which he had received from Councillor Martin Veal in his role as Vice Chairman over the previous Council year. He wished him well for his term of office as Chairman. Councillor Butters also thanked his wife Charlotte for her support throughout his year as Chairman.

The Chairman then asked the Council to stand in silence as a mark of respect following the deaths of Councillor Gabriel Batt, former deputy Mayor of Bath Sheila Sheppard, former Bath City Councillor Brian Roper and former Bath City Councillor and Group Leader Tony Clark.

7 REPORT OF CHIEF OFFICER URGENT DECISION

The Council noted the urgent decision which had been taken by the Chief Executive since the last meeting of Council to approve amendments to the Public Rights of Way delegation scheme to include new statutory duties relating to landowner deposits. The updated scheme was contained within Appendix 2 to the annual business report.

This decision was deemed as urgent and was taken following consultation with Political Group Leaders, Strategic and Divisional Directors and the Monitoring Officer, in accordance with constitutional rule Part 4G, rule 3.

8 APPOINTMENT OF COMMITTEES/PANELS ETC AND OTHER ANNUAL BUSINESS

On a motion from Councillor Paul Crossley, seconded by Councillor Dave Dixon, it was

RESOLVED to

1. Approve the structure for non-executive and regulatory decision making and Policy Development & Scrutiny working (set out in its current form in appendix 2 to the report);
2. Accordingly, appoint those bodies with membership, terms of reference and delegated powers as set out in the Constitution;
3. Note that the operation of the Parishes Liaison meeting (Terms of Reference attached as part of Appendix 2) will be reviewed if the outcome of the review of the Connecting Communities pilot project recommends rolling the programme out to other communities;
4. Approve the allocation of seats on those Committees and Panels (such seats to be filled in accordance with the nominations made by the political groups);
5. Note the current arrangements for chairing committees and panels (as set out in Appendix 1 to the report) and defer until the July Council meeting the review of such allocations;
6. Authorise the Monitoring Officer to fill any casual vacancies in membership of all the bodies constituted and vacancy in the office of Chair of such bodies in accordance with the wishes of the political groups;
7. Determine the bodies on which co-opted members are to have seats as either voting or non-voting members and appoint such members accordingly (as set out in Appendix 1 to the report);
8. Authorise the Monitoring Officer, in consultation with the Chairs of the Policy Development & Scrutiny Panels, to constitute and support any required Panel joint working as outlined in section 7 of the report;
9. Authorise the Monitoring Officer, in consultation with Group Leaders, to make appointments on such outside bodies as are for the Council (rather than Cabinet) to fill;
10. Note the arrangements for the conduct of Cabinet business;

11. Note the calendar of meeting dates that has been prepared up to May 2015 which is available on the Council's website;
12. Note the changes that will be required to the Constitution with regard to voting at budget meetings, and filming at meetings, as set out in section 10 of the report;
13. Authorise the Monitoring Officer to make and publicise any amendment to the Council's Constitution required, or take any other necessary action, as a result of decisions taken at this meeting on this and other reports within the agenda, or otherwise as required by law;
14. Note that a formal review of political balance will take place at the July meeting; and
15. Agree that a cross-party working group (with a membership proportionate to the make-up of the Council) be established to consider, with officer support, options to strengthen community representation and civic governance within Bath, and to report back on these options, including a preferred option (with proposed Terms of Reference) to the July Council meeting, or if this is not possible than no later than the September Council meeting, for consideration.

[Note - the underlined wording in resolution 15 above was moved as an amendment by Councillor Ben Stevens, seconded by Councillor Tim Warren, and then accepted by the mover and seconder of the motion.]

9 QUESTIONS, STATEMENTS, PETITIONS AND DEPUTATIONS FROM THE PUBLIC

Statements were made by the following people;

- David Redgewell made a statement urging delivery of the Bath Transport Strategy and expressing concern about the removal of the Bus Gate which he said had taken place with no consultation. He described the city as being gridlocked – an unsustainable situation which needed addressing. A copy of the statement has been placed on the Council's Minute book and is attached electronically to the minutes. The statement was referred to the Cabinet Member for Transport.
- Lesley Mansell, Chair of Radstock Town Council, made a statement regarding the hydrotherapy pool at the Connections Centre, Writhlington, Radstock. She called on the Council to take responsibility for the refurbishment of this valuable facility following its closure by Sirona Care and Health on health and safety grounds. In response to a question from Councillor Simon Allen asking if Ms Mansell was aware that he had met the Chief Executive of Sirona on site the previous day and had been told the nearest pool offering a similar service was 2.5 miles away. Ms Mansell responded that she hadn't known about the meeting but the pool to which Councillor Allen referred was fully booked. In response to a question from Councillor Eleanor Jackson enquiring whether

the pool could be used not only for those with a severe disability but also for the wider community with conditions such as arthritis, Ms Mansell responded that it would be a great idea as the pool was only used during the day and it would make sense to open it up more widely. The full statement can be viewed on the Council's Minute book and is attached electronically to the minutes. The statement was referred to the Cabinet Member for Wellbeing.

The meeting ended at 7.40 pm

Chairman

Date Confirmed and Signed

Prepared by Democratic Services

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Bath & North East Somerset Council	
MEETING/ DECISION MAKER:	Council
MEETING/ DECISION DATE:	10th July 2014
TITLE:	B&NES Core Strategy Inspector's Report
WARD:	All
AN OPEN PUBLIC ITEM	
<p>List of attachments to this report:</p> <p>Attachment 1: Schedule of Main Modifications to the B&NES Core Strategy</p> <p>Attachment 2: Schedule of Minor Modifications to the B&NES Core Strategy</p> <p>Attachment 3: Schedule of adopted Supplementary Planning Documents Guidance to be supplementary to the Core Strategy</p>	

1 THE ISSUE

- 1.1 The Inspector has completed his examination of the B&NES Core Strategy and has concluded that the submitted Core Strategy can be made sound, subject to a schedule of 'main modifications' (Attachment 1). The Council now needs to decide whether it accepts the Inspector's recommendations thereby enabling it to formally adopt the Core Strategy. If the Council does not accept all of the Inspectors' recommendations, then it cannot adopt the Core Strategy.
- 1.2 There are also a number of minor modifications arising from the Inspector's modifications needed to ensure consistency and clarity.

2 RECOMMENDATION

- 2.1 That the Council;
- a) accepts the main modifications listed in Attachment 1, which the Inspector considers are needed to make the Plan sound in accordance with section 23 (3) of the Planning and Compulsory Purchase Act 2004;

- b) agrees the Minor Modifications listed in Attachment 2 to the B&NES Core Strategy, which are needed to ensure consistency and accuracy in the Plan;
- c) adopts the B&NES Core Strategy (Local Plan Part 1) as modified in (a) and (b) above for the purposes of section 38(6) of the Planning & Compulsory Purchase Act;
- d) agrees the B&NES Policies Map is amended in line with (a) and (b) above;
- e) agrees that the adopted Supplementary Planning Documents/Guidance listed in Attachment 3 should supplement the Core Strategy; and
- f) delegates responsibility to the Divisional Director for Development, in consultation with the Cabinet Member for Homes & Planning, to make minor textual amendments to the Core Strategy prior to publication.

3 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

3.1 Preparation of the Core Strategy has been funded from the LDF Budget, along with input from a range of services. Adoption of the Core Strategy;

- Provides greater certainty for investment decisions in the District (and helps the Council to achieve its agreed aspirations for economic growth as part of the local Enterprise Partnership);
- Confirms the basis for the preparation of the Enterprise Area Masterplan and the associated objectives regarding business rates uplift;
- Confirms the infrastructure needed to support the planned growth through the Infrastructure Delivery Plan to ensure the proper alignment of new development with infrastructure;
- Enables the preparation of the Community Infrastructure Levy which could secure between £12 and 17 million funding for infrastructure; this essentially replaces that part of s106 funding that the Council could no longer secure after April 2015 when the S.106 approach is scaled back;
- The increased housing provision addresses a clearly identified need for new housing in the district. In addition, under the current funding regime, it will also increase New Homes Bonus receipts and contribute to the Council Tax base.

3.2 There is a 6 week period within which any legal challenges to the adoption of the Core Strategy on procedural grounds can be made. No contingency budget for any such challenge is identified.

4 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL

4.1 The Core Strategy is a statutory Development Plan Document (DPD) and its preparation processes are prescribed by statute and regulations. Of particular relevance here is section 23 of the Planning and Compulsory Purchase Act 2004.

- 4.2 All DPDs are subject to public examination by an independent Inspector appointed by the Secretary of State who must ascertain if a plan is 'sound'. Soundness is defined in the National Planning Policy Framework (NPPF).
- 4.3 The Inspector can make binding recommendations about how the Core Strategy should be modified in order to make it sound. It is also possible for the Council to make minor modifications which do not materially affect the policies in the Core Strategy.
- 4.4 In this case the Inspector has made recommendations for modifications which he considers are necessary in order for the Core Strategy to be considered sound. Officers have also recommended various minor amendments which are needed to ensure consistency and clarity.
- 4.5 Consideration has been given to the Human Rights Act 1998. The adoption of the Core Strategy is a key part of the Council's function as the local planning authority and having an up to date Development Plan will enable the Council to perform that role more effectively. It is considered that there is a considerable public benefit to adopting the Core Strategy as it will improve the planning of the district as a whole. The Core Strategy has been through an extensive consultation process and has been examined by an independent Inspector who has recommended various modifications. As such, it is considered that the adoption of the modified Core Strategy does not raise any significant issues under the European Convention on Human Rights.
- 4.6 The Core Strategy is the Council's spatial expression of the Council's policy on a broad range of issues such as housing, employment, recreation, ecology, sustainable construction, landscape heritage, community facilities, infrastructure with climate change as a cross-cutting theme. Its preparation has entailed ensuring compliance with a range of procedural requirements, including:
- Sustainability Appraisal (SA) and Habitat Regulations Assessment (HRA) undertaken at each key stage during the preparation of the Core Strategy
 - Consultation Statements which summarised how the Council engaged with the general public throughout the process
- 4.7 Background papers to this report include the SA of the Core Strategy as proposed to be adopted (incorporating the Inspector's recommended main modifications) which summarises how SA has informed the Core Strategy preparation process and outlines the sustainability effects of the strategy and an equivalent statement relating to the HRA.
- 4.8 Although not a requirement under the regulations, the Council has also undertaken a Health Impact Assessment and Equalities Impact Assessment of the Core Strategy policies at key stages of the plan preparation. With regard to the Health Impact Assessment this was undertaken as a separate assessment up to and including the Draft Core Strategy and for the stages during the Examination it was subsumed into the SA.
- 4.9 The regulations governing the respective responsibilities of Cabinet and Council are complex. In essence, it is the role of Cabinet to oversee all necessary activity to ensure that the composite plan and associated documents are in a form that can be recommended to Council as complying with all relevant requirements. It is Council's role to consider these documents and if satisfied as to their

compliance with those requirements to formally adopt them as part of the Council's Policy and Budget framework.

5 THE REPORT

Background

- 5.1 Once adopted the Core Strategy sets out the Council's corporate position on issues relating to the development and use of land in the District. It is the spatial expression of its vision and objectives. It will have the full weight of s.38(6) of the Planning & Compulsory Purchase Act 2004 and will be the primary consideration in the determination of planning applications. If the Core Strategy is successfully adopted, the Council's full Development Plan will be:
- a) The adopted Core Strategy
 - b) The Joint Waste Core Strategy
 - c) Saved policies in the B&NES Local Plan (those not replaced though the Core Strategy and Joint Waste Core Strategy)
- 5.2 These are supplemented by a suite of adopted Supplementary Planning Documents which continue to supplement the Core Strategy (see attachment 3). The Core Strategy is a strategic document and so the Placemaking Plan is now being progressed in order to provide more detailed policy for some sites and issues.

Scope

- 5.3 The Core Strategy therefore:
- a) Establishes the quantum of development, including jobs, housing and other uses, to be provided for up to 2029
 - b) Sets out the spatial strategy for accommodating the needed development
 - c) Confirms the extent of the general extent of the Green Belt
 - d) Provides detailed planning policy for specific locations
 - e) Sets out qualitative policies on how development should take place eg form, design, sustainable construction, etc
 - f) identifies infrastructure needed to ensure sustainable development
 - g) sets out the approach for protecting of environmental assets
 - h) establishes the need for community facilities and how these are to be secured, such as affordable housing.

Main Modifications

- 5.4 The Core Strategy was submitted May 2011 for examination. The Inspector's role has been to ascertain whether the plan is sound as set out in para 182 of the National Planning Policy Framework. In summary, this means whether the Plan;
- seeks to meet objectively assessed development and infrastructure requirements,
 - Is the most appropriate strategy, when considered against the reasonable alternatives,
 - Is based on proportionate evidence;

- Is deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- Is Consistent with national policy

5.5 The examination has been complicated by substantial changes to the legislative framework during the process including the abolition of RSS, the passing of the Localism Act and significant revisions to national planning policy. As a result, the examination has taken longer than planned with the need for the Council to undertake further work and propose changes in response to areas of unsoundness. This is increasingly the experience of a considerable number of other Local Authorities.

5.6 Altogether, there have been 3 major sets of changes to the Core Strategy, all of which were subject to public consultation. Through the examination, the Inspector has considered these changes, the underlying evidence and the public comments. The Core Strategy has therefore had thorough, public scrutiny with substantial public involvement. Nearly 5,000 comments were made since the Plan was submitted.

5.7 The Inspector's role has been to assess whether the May 2011 submitted plan is sound and therefore many of the changes he is recommending incorporate the changes agreed by the Council since May 2011. Many of the changes will therefore be familiar. Therefore, some of the key areas of changes to the submitted plan are;

- a) A revised target for market and affordable housing,
- b) Updated jobs and employment space targets for the different places within the district
- c) Amendments to the policy seeking affordable housing
- d) Changes to the spatial strategy including the allocation of urban extensions , including site development requirements
- e) An updated gypsy & traveller accommodation requirement
- f) A updated Pan period to run from 2011 to 2029 instead of 2006 to 2026
- g) Revised Plan review arrangements

6 RATIONALE

6.1 Adoption of the Core Strategy brings with it significant benefits and reduces other risks to the Council. In particular;

- a) Once adopted the Council can give full weight to the Core Strategy in planning decisions thereby reducing the vulnerability to harmful planning applications,
- b) It enables progress to be made on the preparation of the CIL which has to be in place by early Spring 2015 in order to maximise income for the Council
- c) It facilitates delivery of corporate objectives by providing clarity on key development locations and on the delivery of housing and economic growth

- d) It provides certainty to local communities and the development industry on the location of new development.

7 OTHER OPTIONS CONSIDERED

7.1 The options open to the Council are set out in s.23 of the Planning & Compulsory Purchase Act 2004. If the Council rejects one or more of Inspector's recommended modifications, it cannot then proceed to adopt the Core Strategy. The Council therefore has three options:

- (a) adopt the Core Strategy with the modifications recommended by the Inspector; or
- (b) adopt the Core Strategy with the modifications recommended by the Inspector and the minor modifications recommended by officers; or
- (c) resolve not to adopt the Core Strategy.

7.2 In the case of (c), the Council would need to withdraw the Core Strategy and begin preparation of a new style Local Plan. Because the Duty to Cooperate would now apply, this work would need to be done in conjunction with adjoining authorities as part of a wider review of West of England plans. It would be a number of years before a new Local Plan could be put in place

8 CONSULTATION

8.1 Preparation of the Core Strategy has entailed considerable consultation and community engagement, both formal and informal. This has been undertaken in accordance with Council's consultation strategy set out in the adopted Neighbourhood Planning Protocol. The consultation and engagement are set out in the Core Strategy consultation statement.

9 RISK MANAGEMENT

9.1 A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision making risk management guidance.

Contact person	<p><i>Lisa Bartlett 01225 477550</i></p> <p><i>Simon de Beer 01225 477616</i></p>
Background papers	<p><i>B&NES Core Strategy Inspector's Report June 2014</i></p> <p><i>Composite copy of the B&NES Core Strategy including Main & Minor modifications to the Submitted Core Strategy 2014</i></p> <p><i>Planning & Compulsory Purchase Act 2004</i></p> <p><i>Town & Country Planning Regulations 2012</i></p> <p><i>Neighbourhood Planning Protocol 2012</i></p> <p><i>Core Strategy consultation statement 2014</i></p> <p><i>Sustainability Appraisal of the Core Strategy as proposed to be</i></p>

	<p><i>adopted including SA Adoption Statement;</i></p> <p><i>Sustainability Appraisal (SA) of the Core Strategy as proposed to be adopted comprising: SA Adoption Statement; SA Report; and Policy Appraisal Matrix</i></p> <p><i>Habitat Regulations Assessment Adoption Statement</i></p> <p><i>National Planning Policy Framework 2012</i></p> <p><i>National Planning Policy Guidance 2014</i></p>
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<p>Please contact the report author if you need to access this report in an alternative format</p>

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Bath and North East Somerset

Schedule of Inspector's Recommended Main Modifications to the Submitted Core Strategy

Page 23

June 2014

Format of the Draft Schedule of Main Modifications

This schedule sets out Main Modifications to the Submitted Core Strategy that are necessary for 'soundness'. These Modifications are expressed as changes to the Submitted Core Strategy.

The Main Modification reference used in the report is set out in the first column.

The source of each change used in previous consultations is indicated in the second column of the schedule 'Origin of the Change'.

- Schedule of Proposed Changes (March 2011) used the prefix 'PC'
- Schedule of Significant Proposed Changes (September 2011) used the prefix 'FPC' or 'PC as amended'
- Rolling Changes (February 2012) were prefixed 'RC'
- Schedule of Proposed Changes to the Submitted Core Strategy (March 2013) used the prefix 'SPC'
- Schedule of Core Strategy Amendments (November 2013) used the prefix CSA

The third column indicates the Plan reference (policy, paragraph, diagram, table etc.) and page number in the Draft Core Strategy (December 2011).

The final column shows all changes to the Submitted Core Strategy (see explanation above).

Please note that deletions to existing text are shown as ~~strike through~~ and additional text is shown as underlined.

Changes to the Diagrams and Policies Maps referenced in the Schedule are included in a separate document as an Annex to this schedule for ease of reference.

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
MM1	-	The Spatial Vision (page 14) Paragraphs 6 and 8 only	<p>The Spatial Vision - <i>What the Spatial Strategy Seeks to Achieve</i></p> <p>The delivery of new housing on brownfield sites is a vital component of the vision and will help to create a more-sustainable relationship between the city's labour and job markets and support Bath's economic potential. whilst retaining the integrity of its landscape. Parallel investment in public transport infrastructure and walking and cycling will keep the city moving and enable more sustainable travel choices to be made.</p> <p>Keynsham is a historic town that occupies a strategically important location between Bristol and Bath and is therefore well placed to improve and attract investment. It will continue to act as a market town and service centre for the surrounding area. In responding to the loss of a major employer, it will evolve as a more significant business location. Keynsham will <u>expand to accommodate a growing population, ensuring it retains its independence and its separate identity within an attractive rural setting.</u> It will become a more sustainable, desirable and well-connected place in which to live and work, with an enhanced town centre inspired by its heritage and cherished rivers, park and green spaces.</p>
MM2	CSA1	Para 1.16 (page 17)	<p>The principal purpose of the Core Strategy is to set out clearly the spatial distribution of development within the District based on <u>in order to</u> delivering the vision and strategic objectives outlined above. It then provides an overarching spatial strategy for the District followed by more <u>as well as</u> specific policy-frameworks for Bath, Keynsham, the Somer Valley and the Rural Areas. <u>Where land is to be released from the Green Belt, strategic sites are allocated.</u> There are also a number of The Core Strategy also includes generic core policies applicable across the district as set out in section 6. In setting out <u>The policy approach we have taken takes account</u> of national policy guidance, the results of key studies and other relevant evidence as well as the issues identified through the consultations <u>and public engagement</u> on the Core Strategy launch document and ongoing engagement with stakeholders and local communities.</p>
MM3	CSA2	Para 1.18 (page 18)	<p>1d District Wide Spatial Strategy</p> <p>Development of the Spatial Strategy</p> <p>1.18 Proposals to abolish the Regional Spatial Strategy (RSS) has necessitated a move away from regionally imposed growth targets and the establishment of growth requirements in accordance with the NPPF and in response to local circumstances. Formulation of this the overarching policy framework for the District <u>has been guided by the NPPF and</u> entailed analysis of up-to-date evidence, formulation of options to meet the</p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			objectives, engaging with local communities, testing these options through the sustainability appraisal and assessing deliverability. Account has been taken of the District's functional relationship with neighbouring authorities. The process of developing a spatial strategy for B&NES has entailed the assessments set out below. Please note the evidence base supporting the Core Strategy is listed and is available on the Council's website at www.bathnes.gov.uk/corestrategy or on request.
MM4	CSA3	Paras 1.19a-c	<p><u>1.19a Development Needs:</u> The Council has undertaken an assessment of the needs of development within the District during the plan-period. This includes assessing the space needed for economic growth, housing, retail provision and social needs. This takes account of the Council's objective of promotion of a higher value economy rather than only volume growth. The Council has prepared prepare a Strategic Housing Market Assessment (SHMA) to help assess its full objectively assessed housing needs in the housing market area over the plan period up to 2029.</p> <p><u>1.24 1.19b</u> In terms of affordable housing need, Bath has one of the widest house price to earnings ratios outside of London but affordability varies across the District. The Council has therefore undertaken a viability study to inform a new policy framework on securing affordable housing through the planning system.</p> <p><u>1.19bc Development land supply:</u> A detailed, bottom up assessment has been undertaken of the capacity of the District's settlements for delivery of new housing in the SHLAA, jobs and community facilities. This has included identifying suitable and deliverable development sites, understanding the environmental constraints including potential flood risk, assessing the appropriate mix of uses and densities and ensuring the necessary infrastructure is in place or can be secured to deliver mixed and balanced communities. It also looked at the opportunities to re-use empty homes and under-used properties. Part of this analysis is set out in the Strategic Housing Land Availability Assessment (SHLAA).</p>
MM5			Change not needed for soundness.

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change																				
MM6	CSA4	Para 1.23 (page 19)	Delete para 1.23																				
MM7	CSA5	Para 1.24 (page 19)	Delete para 1.24																				
MM8	CSA6 (SPC14, RC2) BNES/56 With further amendments	Paras 1.26 a-d	<p>1.26 Scale and location of growth:</p> <p>Delete all existing text in para 1.26 and insert:</p> <p>1.26a Based on the demographic projections in the SHMA, there is need for about 9,000 new dwellings over the plan period, of which about one third is for affordable housing (See Column B in Table 1A below).</p> <p>Table 1A – Objectively assessed need for housing</p> <table border="1"> <thead> <tr> <th></th> <th><u>A Local Plan Backlog 1996-2011</u></th> <th><u>B Demographic Need 2011-2029</u></th> <th><u>Sub – Total A + B</u></th> <th><u>Total assessed needs</u></th> </tr> </thead> <tbody> <tr> <td><u>Market housing</u></td> <td><u>757</u></td> <td><u>6,075</u></td> <td><u>6,832</u></td> <td><u>9,646</u></td> </tr> <tr> <td><u>Affordable housing</u></td> <td><u>410</u></td> <td><u>2,880</u></td> <td><u>3,290</u></td> <td><u>3,290</u></td> </tr> <tr> <td><u>Total housing</u></td> <td><u>1,167</u></td> <td><u>8955</u></td> <td><u>10,122</u></td> <td><u>12,956</u></td> </tr> </tbody> </table> <p>1.26b Table 1A shows that the supply of market housing has been increased to enable the delivery of the full assessed need for affordable housing. This is necessary because much of the supply of market housing (built, committed, and small windfall sites) will not yield affordable housing.</p> <p>1.26c In addition, the NPPF requires that when assessing need, full account is taken of market and economic signals. The increase in market housing above the figure derived from the demographic projections is a necessary market adjustment given the character of the housing market in the district and particularly at Bath.</p> <p>1.26d The assessment of housing needs is based on two important assumptions. Firstly, the Council assumes that the expected limited growth in the student population at Bath’s two universities will be</p>		<u>A Local Plan Backlog 1996-2011</u>	<u>B Demographic Need 2011-2029</u>	<u>Sub – Total A + B</u>	<u>Total assessed needs</u>	<u>Market housing</u>	<u>757</u>	<u>6,075</u>	<u>6,832</u>	<u>9,646</u>	<u>Affordable housing</u>	<u>410</u>	<u>2,880</u>	<u>3,290</u>	<u>3,290</u>	<u>Total housing</u>	<u>1,167</u>	<u>8955</u>	<u>10,122</u>	<u>12,956</u>
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			<p><u>accommodated in the planned growth of mainly on-campus new student accommodation, which can be supplemented by new off campus accommodated where appropriate. If the provision of purpose-built student accommodation does not keep up with the growth in the resident student population, more market housing will be needed because of the pressure on the private letting market. Secondly, the SHMA assumes that the contribution to the provision of affordable housing needs from private rented accommodation where occupiers are receiving housing benefit will continue at a similar scale in the future. If this contribution were to significantly fall, the need for new affordable housing would increase.</u></p> <p>1.26e <u>The Council intends to meet in full the total assessed need of about 13,000 dwellings. Thus the housing requirement identified in the Plan which it seeks to deliver is also about 13,000 dwellings. It is against the requirement of 13,000 that the five-year supply of housing will be maintained. The 13,000 is not intended as a cap on housing delivery. For example, additional large windfall sites may come forward for development or the contribution to supply assumed to come from small windfall sites may be exceeded.</u></p> <p>1.26f <u>In order to meet the economic growth aspirations, the Plan also enables the delivery of around 10,300 new jobs.</u></p> <p>1.26g <u>The spatial distribution of housing across the District is set out in the Key Diagram and summarised in Table 1B below. The strategy is to locate new development in the most sustainable locations and the priority is to steer growth primarily to brownfield land in urban areas of Bath, Keynsham and the larger settlements in the Somer Valley. However, in order to meet the housing requirement and facilitate economic growth in accordance with the objectives of the Core Strategy, some greenfield land is also required, including some sites to be released from the Green Belt because these are the most sustainable locations. The identification of land for development has sought to minimise the impact on the environment and the harm to the Green Belt, as well as taking account of infrastructure requirements. The Council has therefore sought to make provision for the level of development likely to be needed. The broad spatial principles are summarised below and elaborated in the place-based chapters 2-5.</u></p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change														
			<p><u>Table 1B – spatial distribution of the housing requirement</u></p> <table border="1"> <thead> <tr> <th></th> <th><u>Total housing</u></th> </tr> </thead> <tbody> <tr> <td><u>Bath</u></td> <td><u>7,020</u></td> </tr> <tr> <td><u>Keynsham</u></td> <td><u>2,150</u></td> </tr> <tr> <td><u>Somer Valley</u></td> <td><u>2,470</u></td> </tr> <tr> <td><u>Rural Areas</u></td> <td><u>1,120</u></td> </tr> <tr> <td><u>Whitchurch Green Belt</u></td> <td><u>200</u></td> </tr> <tr> <td><u>Total</u></td> <td><u>12,960</u></td> </tr> </tbody> </table> <p><i>Actual supply figures in November 2013 SHLAA trajectory have been rounded to the nearest 10</i></p>		<u>Total housing</u>	<u>Bath</u>	<u>7,020</u>	<u>Keynsham</u>	<u>2,150</u>	<u>Somer Valley</u>	<u>2,470</u>	<u>Rural Areas</u>	<u>1,120</u>	<u>Whitchurch Green Belt</u>	<u>200</u>	<u>Total</u>	<u>12,960</u>
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MM9	CSA7 (SPC15) Amendments made	Para 1.27 (page 19)	<p>Bath, as is the District's the economic driver in the district is the primary focus for new development. It is also an important sub-regional economic centre. The spatial strategy begins to address the existing commuting imbalance (not in commuting) by directing more homes than jobs to the city. However Significant provision is made within Bath for economic growth, particularly modern employment space to meet the changing needs of the economy and take advantage of Bath's competitive position. The Council's policy of 'smart' growth promotes higher value sectors rather than only volume growth. Key areas of change within the city are along the riverside, especially in the western corridor, in the Enterprise Area. In order to meet development needs, land is released from the Green Belt at Odd Down and allocated for development.</p>														
MM10	CSA8 (SPC16) Amendments made	Para 1.28 (page 19)	<p>Keynsham currently has a balance between numbers of resident workers and jobs but experiences significant in and out-commuting in light of the mismatch of resident workforce and available jobs. Although the homes/jobs provision for Keynsham is roughly equal, the A focus will be to generate a range of jobs more suitable to the resident workforce. The key areas of change in Keynsham will be in the town centre and at Somerdale which has significant implications for the future of the town. In addition land is removed from the Green Belt to the south west and east of the town and allocated for development in order to provide additional employment floor space and housing. However, infrastructure constraints and national Green Belt objectives</p>														

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			<u>limit the level of development that the Town can accommodate. Land is also removed from the Green Belt at East Keynsham and safeguarded for possible development in the future. Development of this land will be permitted only when allocated for development following a review of the plan. These changes do not undermine the Core Strategy objective seeks to maintain the town's separate identity.</u>
MM11	SPC17	Para 1.29 (page 18)	<u>In the <i>Somer Valley</i> there is significant net out-commuting due to lack of available jobs <u>the size of the employment base</u> but there are also significant residential commitments <u>on both greenfield and brownfield sites</u>. The area does not have an operating rail link, there are no direct links to the motorways and there is limited scope to change this <u>provide substantial infrastructure improvements in the Plan period</u>. The strategy therefore recognises this position, and seeks to ensure <u>facilitate economic-led regeneration enabling job growth in the area</u>. further residential development is only allowed where it brings employment or other community benefit. The focus for change will be in the town centres and on vacant and under-used sites but some development on new green field locations will be required to meet housing needs. <u>The Housing Development Boundary will be reviewed in the Placemaking Plan.</u></u>
MM12	CSA9 (SPC18) Amendments made	Para 1.30A	<u>However, in order to meet development needs during the Plan period, land is released from the Green Belt and allocated for development at Whitchurch. Whilst not well placed for Bath, the Council's sustainability appraisal identifies land on the edge of Bristol as being a relatively sustainable location.</u>
MM13	CSA10 (SPC19, RC3) Amendments made	Para 1.31 (page 19)	<u>The Green Belt is shown on the Key Diagram. No changes are proposed to the general extent of the Green Belt, in the form of either extensions or deletions. The development of the spatial strategy has sought to minimise the impact on the Green Belt as far as possible. However, as described above, four strategic changes are made to the inner Green Belt boundary to release land to meet the need for new development. The new detailed boundary is set out on the Policies Map.</u>
MM14	CSA11 (SPC20, RC4)	Para 1.33 & new para 1.33a (page 19)	<u>1.33 Delivery: The scale of new homes entails a significant uplift in past rates of delivery from around 380 2001-11 to an annualised average of 700+ (2011-29) although as set out in the SHLAA, the overall trajectory of provision is determined by the performance of individual locations. <u>Diagram x below sets out the proposed housing trajectory as at adoption of the Plan. Completions during 2011-2013 have been below the required annual average so there is already a shortfall in delivery. To recover from this shortfall, the annual rate of delivery required for the first five year period from adoption (2014-19) has been increased to 850 pa (4,250 dwellings over the 5 year period). A 20% buffer will be needed in the calculation of the 5 year housing supply at least for this first Plan period. Subject to delivery performance, this may decrease to 5%</u></u>

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			<p>later in the plan period.</p> <p>1.33a The provision of new jobs take up of floorspace for economic development and the generation additional employment is dependent on national economic performance as well as planning policy and local and sub-regional economic strategies and objectives in the Council's Economic Strategy being realised through the interventions outlined in the Council's Regeneration Delivery Plans, in particular the objective for economic growth of 10,170 jobs. There is scope with the spatial strategy to deliver an even greater number of jobs in line with the Economic Strategy through 'smart growth' and where this does not unacceptably harm the District's environment. The jobs figure in the Plan is not a cap and additional growth will be enabled, if possible, where development would be sustainable.</p>																																						
MM14a	-	New Diagram	<p><u>Housing Trajectory as at adoption</u></p> <table border="1"> <caption>Housing Trajectory as at adoption</caption> <thead> <tr> <th>Year</th> <th>Housing Completions</th> </tr> </thead> <tbody> <tr><td>11/12</td><td>463</td></tr> <tr><td>12/13</td><td>550</td></tr> <tr><td>13/14</td><td>510</td></tr> <tr><td>14/15</td><td>850</td></tr> <tr><td>15/16</td><td>850</td></tr> <tr><td>16/17</td><td>850</td></tr> <tr><td>17/18</td><td>850</td></tr> <tr><td>18/19</td><td>850</td></tr> <tr><td>19/20</td><td>722</td></tr> <tr><td>20/21</td><td>722</td></tr> <tr><td>21/22</td><td>722</td></tr> <tr><td>22/23</td><td>722</td></tr> <tr><td>23/24</td><td>722</td></tr> <tr><td>24/25</td><td>722</td></tr> <tr><td>25/26</td><td>722</td></tr> <tr><td>26/27</td><td>722</td></tr> <tr><td>27/28</td><td>722</td></tr> <tr><td>28/29</td><td>722</td></tr> </tbody> </table> <p><i>Note: completions for 2013/14 are those subsequent are provisional pending the completion of full year monitoring.</i></p>	Year	Housing Completions	11/12	463	12/13	550	13/14	510	14/15	850	15/16	850	16/17	850	17/18	850	18/19	850	19/20	722	20/21	722	21/22	722	22/23	722	23/24	722	24/25	722	25/26	722	26/27	722	27/28	722	28/29	722
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MM15	CSA12 (SPC21)	Para 1.34 (page 19)	Delete para 1.34																																						

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MM16	CSA13 (SPC22) Amendments made	Para 1.36 (page 20)	Delete para 1.36
MM17	CSA14 (SPC23, RC6) BNES/56 (SPC24	Policy DW1 (page 20)	<p>POLICY DW1 District-wide spatial Strategy</p> <p>The overarching strategy for B&NES is to promote sustainable development by:</p> <ol style="list-style-type: none"> 1: focussing new housing, jobs and community facilities in Bath, Keynsham, Midsummer Norton and Radstock and <u>the Somer Valley</u> particularly ensuring: <ol style="list-style-type: none"> a: there is the necessary modern office space in Bath within or adjoining the city centre to enable diversification of the economy whilst maintaining the unique heritage of the City b: sufficient space is available in Keynsham to reposition the town as a more significant business location whilst retaining its separate identity c: there is deliverable space to enable job growth in the towns and principal villages in the Somer Valley to create a thriving and vibrant area which is more self-reliant socially and economically d: development in rural areas is located at settlements with a good range of local facilities and with good access to public transport 2: making provision to <u>for accommodate</u>; <ol style="list-style-type: none"> a.a net increase of 40,170 <u>10,300</u> jobs; b.<u>an increase in the supply of housing by around 13,000 homes, between (2006 and 2026), of which around 3,400 affordable homes will be delivered through the planning system.</u> 3: prioritising the use of brownfield opportunities for new development in order to limit the need for development on greenfield sites 4: retaining the general extent of Bristol - Bath Green Belt within B&NES, other than removing land meet

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change	
	(RC7) Amendment made		<p><u>the District's development needs at the following locations identified on the Key Diagram and allocated on the Policies Map:</u></p> <ul style="list-style-type: none"> • <u>Land adjoining Odd Down</u> • <u>Land adjoining East Keynsham</u> • <u>Land adjoining South West Keynsham</u> • <u>Land at Whitchurch</u> 	
	SPC25 (RC5)		<p>5: requiring development to be designed in a way that is resilient to the impacts of climate change</p> <p>6: <u>protecting, conserving and enhancing the district's nationally and locally important cultural and historic assets</u></p> <p>7: protecting and enhancing the district's biodiversity resource including sites, habitats and species of European importance</p>	
	SPC26 (SPC27, RC9)		<p>8: ensuring infrastructure is aligned with new development</p> <p>In order to respond to changing circumstances, flexibility in the nature, density and mix of uses in the Western Corridor of Bath and on MoD sites will provide contingency in line with the principles of the overall strategy.</p> <p>9. <u>Reviewing the Core Strategy at around five yearly intervals and when necessary, make changes to ensure that both:</u></p> <p>a. <u>the objectives are being achieved, particularly the delivery of the housing and work space targets set out in Table 9 to ensure that there remains a flexible supply of deliverable and developable land; and</u></p> <p>b. <u>the Core Strategy is planning for the most appropriate growth targets, particularly housing and work space /jobs.</u></p> <p><u>The first review will be timed to co-ordinate with the review of the West of England Core Strategies in around 2016.</u></p>	
MM18	CSA15 Amendment	Table 1 (Page 20)	<p>Locational Policies</p> <p>The Policy Framework for the location of new development is as follows:</p>	<p>Core Strategy Policy</p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change												
	made		<table border="1"> <tr> <td>Bath</td> <td>Policies B1, B2, B3, <u>B3A, B3C</u>, B4</td> </tr> <tr> <td>Keynsham</td> <td>Policies KE1, KE2, <u>KE3A & B, KE4</u></td> </tr> <tr> <td>Midsomer Norton, Westfield & Radstock</td> <td>Policies SV1, SV2, SV3</td> </tr> <tr> <td>Paulton, Peasedown St. John, Timsbury, Camerton, Hallatrow, High Littleton, Farrington Gurney</td> <td>Policy SV1, and RA1 or RA2</td> </tr> <tr> <td>Bathampton, Batheaston, Bathford, Bishop Sutton, Clutton/Temple Cloud, Compton Martin, East Harptree, Farrington Gurney, Farmborough, Hinton Blewett, Saltford, Camerton, Ubley, West Harptree and Whitchurch</td> <td>Policy RA1 or RA2</td> </tr> <tr> <td><u>Whitchurch</u></td> <td><u>Policy RA5</u></td> </tr> </table>	Bath	Policies B1, B2, B3, <u>B3A, B3C</u> , B4	Keynsham	Policies KE1, KE2, <u>KE3A & B, KE4</u>	Midsomer Norton, Westfield & Radstock	Policies SV1, SV2, SV3	Paulton, Peasedown St. John, Timsbury, Camerton, Hallatrow, High Littleton, Farrington Gurney	Policy SV1, and RA1 or RA2	Bathampton, Batheaston, Bathford, Bishop Sutton, Clutton/Temple Cloud, Compton Martin, East Harptree, Farrington Gurney, Farmborough, Hinton Blewett, Saltford, Camerton, Ubley, West Harptree and Whitchurch	Policy RA1 or RA2	<u>Whitchurch</u>	<u>Policy RA5</u>
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MM19	SPC28 (RC10) CSA16 (SPC29, RC11) SPC30 (RC12) CSA16 (SPC31) SPC32	Diagram 4 (Key Diagram) (page 21)	<ul style="list-style-type: none"> Remove notation for all Policy RA1 villages Amend the housing and employment figures for Bath, Keynsham, the Somer Valley and the Rural Areas. Amend the depiction of urban area of Bath/Green Belt in the vicinity of Odd Down so that it more accurately illustrates the general extent of the Green Belt (to show the park & ride site and adjoining land within the Green Belt) show the general extent of the Green Belt as proposed to be amended and indicate the strategic site locations at Bath, Keynsham and Whitchurch Update to only include the three "District Heating Priority Areas" – Bath Central, Bath Riverside and Keynsham Town Centre <p>(see Annex to Schedule, p1)</p>												
MM20	SPC33	Table 2 (page 22)	<p>Key District-wide Infrastructure</p> <p>Date changes</p> <table border="1"> <tr> <td>IDP Refs</td> <td>Phasing</td> </tr> <tr> <td>DWI.2, DWI.4, DWI.5, DWI.6, DWI.7, DWI.8, DWI.9, DWI.10, DWI.11, DWI.12</td> <td>2010-2026 <u>2029</u></td> </tr> </table>	IDP Refs	Phasing	DWI.2, DWI.4, DWI.5, DWI.6, DWI.7, DWI.8, DWI.9, DWI.10, DWI.11, DWI.12	2010- 2026 <u>2029</u>								
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Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			<p>DWI.3: Cost: Not quantified <u>£60m</u></p> <p>DWI.7: Funding and delivery: Draft Bristol Water Resource Management Plan; Wessex Water Resource Management Plan (2010)</p> <p>DWI.11: Key Infrastructure Item: Children's Play Areas — Play Pathfinder Programme. Cost: £2.5m capital funding to 2011. <u>Further costs not quantified.</u></p> <p>DWI.12: Funding & Delivery: Green Infrastructure Strategy in development. <u>Delivery via public sector asset management, private sector investment, voluntary and community sector.</u></p>
MM21	SPC46 Part only	Vision for Bath (page 32) 4 th para only	<p>The Vision</p> <p>Delete 4th paragraph and insert:</p> <p><u>The need for more housing will enable the regeneration of many areas within the city. Where development is needed on the edge of Bath it will be positioned, master planned and designed to sustain the 'significance' of Bath's heritage assets and the integrity of its landscape setting. Parallel investment in public transport infrastructure and walking and cycling routes will keep the city moving and enable more sustainable travel choices to be made.</u></p>
MM22	CSA17 (SPC47, PC15 as amended)	Diagram 5 (page 33)	<ul style="list-style-type: none"> •Indicate the strategic site location at Odd Down, Bath •Delete notation and label for East of Bath Park & Ride •Add Combe Hay •Change notation of Bath Spa University so that it is the same as The University of Bath (i.e. white dotted circle rather than black). •Bath's Neighbourhoods label to be amended to reflect revised policy wording. •Amend the area of search for location of flood storage facility to extend westwards following the line of the river. •Amend Central Area boundary so that it follows the riverside walk along the eastern riverside walk (outer bend) of the River Avon (between North Parade and Pulteney Bridge, rather than encompassing the
	SPC48 (PC15, SPC49)		
	SPC50 (RC17)		

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
	Amendment made		<i>Recreation Ground/North Parade Road. (see Annex to Schedule,)</i>
MM23	SPC51 (RC13) SPC52 (RC14) SPC53 (PC17)	Policy B1 (page 34)	<p style="text-align: center;">POLICY B1: Bath Spatial Strategy</p> <p>The strategy for Bath is to:</p> <p>1. Natural and Built Environment</p> <p>a: Protect, conserve, and where possible, Sustain and enhance the significance of the city's heritage assets, including:</p> <p>a: The Outstanding Universal Value of the <u>City of Bath</u> World Heritage Site and its setting including that part which is designated as Cotswolds Area of Outstanding Natural Beauty.</p> <p>b: Listed buildings, the <u>Bath</u> conservation area and their settings.</p> <p>c: Archaeology, scheduled ancient monuments, <u>and</u> historic parks and gardens.</p> <p>d: Non-designated heritage assets of local interest and value.</p> <p><u>b: Give great weight to conserving landscape and scenic beauty in the Cotswolds Area of Outstanding Natural Beauty</u></p> <p>e: <u>c:</u>The network of green spaces and wildlife corridors including the River Avon and Kennet and Avon Canal, Local Nature Reserves, formal and informal parks and recreational areas, trees and woodlands.</p> <p>f: <u>d:</u> The biodiversity resource including species and habitats of European importance.</p> <p><u>All of the following objectives will be considered in the context of part 1 of this policy:</u></p> <p>2. Economic Development</p> <p>a: Plan for an overall net increase in jobs from of about 7,000, rising from 61,700 60,200 in 2006 2011 to 67,400 67,200 in 2026 2029, with significant gains in business services tempered by losses in defence and manufacturing.</p> <p>b: Plan for the expansion of knowledge intensive and creative employment <u>sectors</u> by enabling the stock of office premises to increase from about 240,000m² 173,000 m² in 2006 2011 to about 310,000m²</p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
	<p>CSA18 (SPC54, RC15)</p> <p>Amendment made</p>		<p><u>213,000m²</u> in 2026 <u>2029</u>.</p> <p>c: Achieve the net additional increase to the stock of office premises <u>of 40,000 m²</u> by enabling the development of 85,000-100,000m² <u>50,000 m²</u> of new space, linked to a managed release of 15,000-30,000m² <u>10,000m²</u> of that which is qualitatively least suitable for continued occupation.</p> <p>d: Focus new office development within and adjoining the city centre <u>and enable appropriate levels of business space in mixed use out-of-centre development sites.</u></p> <p>e: Plan for a contraction in the demand of industrial floor space from about 240,000m² <u>167,000m²</u> in 2006 <u>2011</u> to about 210,000m² <u>127,000m²</u> in 2026 <u>2029</u> but sustain a mixed economy to support Bath's multi-skilled workforce and multi-faceted economic base by retaining <u>a presumption of favour of industrial land</u> in the Newbridge Riverside area.</p> <p>3. Housing</p> <p>(a) Enable the development of about 6,000 7,000 <u>7,020</u> new homes within the city, increasing the overall stock of housing from 40,000 to 46,000 <u>47,000</u>. <u>The following distribution of housing will be planned for:</u></p> <p><u>Large sites in the Central Area and Enterprise Area – 3,300</u></p> <p><u>Large sites in the outer neighbourhoods, including former MoD land and the extension to MoD, Ensleigh 2,100</u></p> <p><u>Small scale intensification distributed throughout the existing urban area -1,150</u></p> <p><u>Land adjoining Odd Down – 300</u></p> <p>b. Of these new homes about 3,500 will be delivered within the Central Area and Western Corridor, focused on 'Western Riverside' and about 2,800 homes will come forward within Bath's outer neighbourhoods where surplus Ministry of Defence land will play a major role alongside smaller scale suburban infilling and redevelopment.</p> <p>4. The Relationship between Population, Labour Supply and Employment</p> <p>a: <u>At the margin of delivery, Achieve</u> a better balance between the overall number of jobs in the city and the resident workforce. A <u>A sufficient</u> increase in housing delivery and the associated growth of the labour force will reduce the need for labour to be imported from neighbouring locations. Economic diversification will reduce the need for a significant minority of resident workers to out-commute to other areas.</p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
	<p>Amendment made</p> <p>Amendment made</p>		<p>b: Reduce the proportion of the resident workforce who out commute and enable a shift in the level of self-containment from 70% to nearer 80%.</p> <p>5. Previously developed land</p> <p>a: Regenerate and repair a number of areas within the Central Area and Western Corridor <u>Enterprise Area</u> to create new areas of attractive and productive townscape and a much improved relationship between the city and its river.</p> <p>b: Transform the Western Riverside area into a contemporary residential neighbourhood</p> <p>c: Redevelop surplus Ministry of Defence land at Foxhill, Warminster Road and potentially <u>Enisleigh</u> to optimise the contribution that these areas can make to the city's development needs.</p> <p>6. Shopping</p> <p>a: Ensure that the primary shopping area successfully absorbs Southgate into the trading patterns and character of the city centre by not making provision for a further large scale comparison retail project</p> <p>b: Enable small to medium sized comparison retail development that improves the shopping offer and enhances the reputation of the city centre.</p> <p>c: Protect and where possible enhance the vitality and viability of district and local centres.</p> <p>d: Focus additional convenience retail floorspace (beyond existing commitments) within and on the edge of existing centres before considering out-of-centre sites that might improve the spatial pattern of provision across the city.</p> <p><u>e: enable the provision of neighbourhood retail services at Enisleigh, Warminster Road, Foxhill, and at Odd Down Green Belt.</u></p> <p>7. Higher Education</p> <p>a: Enable the provision for <u>of additional on-campus student bed spaces at the University of Bath and at Bath Spa University, and new off-campus student accommodation subject to policy B5, thereby</u> facilitating growth in the overall number of students and shrinkage <u>whilst avoiding growth</u> of the private student lettings market.</p> <p>b: Enable provision of additional on campus and in-city teaching and research space.</p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
	SPC55 (RC16, PC19)		<p>8. Tourism, Culture and Sport</p> <p>a: Manage the provision of 500-750 new hotel bedrooms to widen the accommodation offer for the city, increase overnight stays and the competitiveness of the Bath as a visitor and business destination.</p> <p>b: Enable the development of a new stadium and associated uses within the Central Area. <u>At the Recreation Ground, and subject to the resolution of any unique legal issues and constraints, enable the development of a sporting, cultural and leisure stadium.</u></p> <p>c: Enable the provision of enhanced facilities for interpretation of the World Heritage Site in the Central Area and for the City's Archives</p> <p>d: Enable the provision for a new cultural/ performance/arts venue within the Central Area.</p> <p>9. Public Realm</p> <p>a: Facilitate enhancement of the public realm of the Central Area and delivery of a Wayfinding and City Information System in line with the Public Realm and Movement Strategy.</p> <p>10. Infrastructure and Delivery</p> <p>To enable the delivery of the spatial strategy for Bath it will be necessary to implement the actions presented in Section 2G. In summary this means:</p> <p>a: Implementing improvements to walking, cycling and public transport infrastructure, including the 'Bath Package', to improve connectivity to and from areas of housing, employment and neighbourhood centres.</p> <p>b: Implementing a new Parking Strategy.</p> <p>c: Implementing the Air Quality Management Plan for Bath.</p> <p>d: Implementing an upstream flood storage facility <u>flood mitigation measures</u> to ensure enable development in vulnerable areas of the Central Area and Western Corridor <u>Enterprise Area is safe whilst not increasing risk elsewhere.</u></p> <p>e: Addressing land remediation within the Central Area and Western Corridor in relation to industrial and utilities uses. The decommissioning and removal of the Windsor Gas Holder Station must be addressed as part of the redevelopment of Bath Western Riverside and its environs.</p> <p>11. Energy conservation and sustainable energy generation</p>
	SPC56 (PC20)		

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			a: Enable renewable energy generation including the development of district heating networks. b: Improve the energy efficiency of the built environment.
MM24	SPC57	Para 2.12 (page 36)	Within this area flood risk is a key constraint <u>which is likely to increase as a result of climate change. A sequential, risk-based approach is taken to</u> t <u>The strategy for Bath is in accordance with the sequential/exceptions test requirements set out in PPS25 NPPF. The Central Area/Western Corridor and Enterprise Area is regarded as the most suitable location within the District for the scope of activities envisaged. A site specific flood risk assessment must demonstrate that the development within this area will be safe throughout its lifetime without increasing flood risk elsewhere in accordance with the NPPF and Policy CP5. and this justifies development within an area of flood risk where suitable flood mitigation measures being delivered</u> (see infrastructure and delivery section on page 56).
MM25	SPC61 (RC17)	Diagram 6 (page 37)	<i>Amend Central Area boundary so that it follows the riverside walk along the eastern riverside walk (outer bend) of the River Avon (between North Parade and Pulteney Bridge, rather than encompassing the Recreation Ground/North Parade Road.</i> (see Annex to Schedule, p3)
MM26	SPC62 (RC18)	Para 2.16 (page 38)	The Central Area of Bath lies at the heart of the World Heritage site <u>and much of it lies within the Bath Conservation Area.</u> It The Central Area comprises the city centre and neighbouring locations <u>at South Quays and Western Riverside East to the south and east. A key objective of the plan is for the city centre to expand to encompass the entire Central Area. The precise extend of the city centre boundary is identified on the Proposals Map. This boundary will be reviewed every 5 years based on observable change.</u>
MM27	SPC63 (RC17) SPC64 (RC26)	Diagram 7 (page 38)	<ul style="list-style-type: none"> •<i>Amend Central Area boundary so that it follows the riverside walk along the eastern riverside walk (outer bend) of the River Avon (between North Parade and Pulteney Bridge, rather than encompassing the Recreation Ground/North Parade Road.</i> •<i>Amend notation Central Area – City Centre (indicative boundary only - detailed boundary is shown on the Proposals Map</i> (see Annex to Schedule, p4)
MM28		Policy B2 (page 39)	

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
	<p>SPC67 (RC19, PC26 as amended)</p> <p>SPC67</p> <p>SPC68</p>	(part only)	<p>3. Key Development Opportunities</p> <p>Figure 7 illustrates the general extent of the city centre, identifies neighbouring areas with the most capacity for significant change and key regeneration opportunities. The precise extent of the city centre, including that of the primary shopping area is shown in the proposals map (see Appendix 3). Within the context of PPS4 <u>the NPPE</u>, economic development led mixed use development proposals at the following locations that accord with parts 1 and 2 of policy B2 and contribute to the scope and scale of change listed in part '4' of this policy will be welcomed.</p> <p><i>City Centre</i></p> <p>a: North of Pulteney Bridge (Cornmarket, Cattlemarket, Hilton Hotel, and The Podium)</p> <p>b: Manvers Street Car Park, Avon & Somerset Police Station and Royal Mail Depot area</p> <p>c: Green Park Road (Green Park House)</p> <p>d: Bath Quays North (Avon Street Car and Coach Park and City College)</p> <p>e: Kingsmead (Kingsmead House, Telephone Exchange, Plymouth House and land in the vicinity of Kingsmead Square)</p> <p><i>Neighbouring the City Centre</i></p> <p>f: The Recreation Ground and Leisure Centre</p> <p>g: Bath Quays South (Stothert and Pitt to Travis Perkins)</p> <p>h: The Green Park Station area</p> <p>i: The Homebase area including the Pinesway industrial estate and gyratory.</p> <p>4. Scope and Scale of Change</p> <p><i>The key activities to be accommodated within the Central Area are:</i></p> <p>a: Small to medium sized comparison retail development where this retains a compact and continuous primary shopping area</p> <p>b: 75,000-100,000 <u>A net increase of about 40,000</u> sq.m of modern office floorspace and creative workspace, to enable the growth of sectors targeted in the Economic Strategy</p> <p>c: 2,000 sq.m of convenience shopping space to address the overtrading of existing stores</p> <p>d: Manage the delivery of <u>500-750</u> hotel bedrooms to widen the accommodation offer of the city, increase</p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
	SPC69/ SPC69A (RC20, PC28)		<p>overnight stays and the competitiveness of the city as a popular visitor destination</p> <p>e: About 500 additional dwellings as part of mixed use schemes on the key redevelopment opportunities that have been identified</p> <p>f: A Rejuvenated public transport interchange including improvements to Bath Spa Rail Station</p> <p>g: A Comprehensive programme for public realm enhancement and implementation of a Wayfinding and City Information System</p> <p>h: A new sports stadium with associated uses including conferencing and banqueting facilities and active riverside frontage</p> <p>(h) <u>Existing uses within the Central Area that remain compatible with its future role and the scope and scale of change envisaged for it, should, where appropriate, be reincorporated as part of redevelopment proposals, unless this is not viable or would significantly reduce the capacity of the Central Area to accommodate jobs or housing development. In such circumstances reasonable efforts should be made to ensure such uses are relocated elsewhere.</u></p> <p>i: A cultural / performance / arts venue</p> <p>j: The retention and enhancement of leisure facilities</p> <p>k: Major riverside access and habitat enhancements</p>
MM29	SPC70	Para 2.17 (page 42)	<p>The Central Area in 2026 <u>2029</u></p> <p>The implementation and delivery of this strategic policy over the lifetime of the Core Strategy will mean that the Central Area will have changed by 2026 <u>2029</u> as set <u>out</u> in Diagram 8. <u>It is anticipated that the extent of the city centre boundary will expand westwards as key development sites within the existing city centre and edge of centre areas are redeveloped to fully optimise their locations and generate more intensive activity.</u></p>
MM30	SPC71 SPC72 (RC17)	Diagram 8 (page 42)	<ul style="list-style-type: none"> •Amend heading for Diagram 8 as follows: <i>The Central Area in 2026-2029</i> •Amend Central Area boundary so that it follows the riverside walk along the eastern riverside walk (outer bend) of the River Avon (between North Parade and Pulteney Bridge, rather than encompassing the Recreation Ground/North Parade Road. <p>(see Annex to Schedule, p5)</p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
	made SPC75 (RC21, PC33)		4. Scope and Scale of Change <i>Previous text deleted</i>
MM32	SPC78 (PC34 as amended)	Para 2.21 (page 48)	It is beyond the remit scope of this chapter of the Core Strategy to consider local aspects of change within outer Bath and to present a bespoke neighbourhood plan for each area. This can be achieved through <u>Neighbourhood Planning and by the Placemaking Plan</u> . Core Strategy Policy in relation to a number of generic matters /topics is covered in the Core Policies section. The spatial strategy focuses on key areas or issues requiring strategic guidance. Crucially, suburban Bath is expected to yield about 2800 new homes <u>on large sites and will account for the majority of the 1,000 units forecast to come forward on small sites throughout the city</u> . Outer Bath will therefore making <u>make</u> a significant contribution to the overall target of 6,000 <u>7,000 new homes for the city</u> and contains a district centre and local centres that need to be identified as part of the retail hierarchy.
MM33	SPC79 (RC22, PC35)	Para 2.22 (page 48)	Ministry of Defence of Land Within Bath's outer neighbourhoods the Ministry of Defence occupy three sites have sold and are in the process of vacating , Foxhill (Odd Down), Ensleigh (Lansdown), and Warminster Road (Bathwick). <u>Together the sites amount to some 36ha in area. In July 2011 it was confirmed that all MoD personnel would be relocated (mostly to Abbeywood, Bristol) by March 2013 and that the sites would then be disposed of. These have been purchased by housing providers and private developers. In advance of the sale of the sites the Council prepared concept statements setting out its aspirations in respect of what it expected each area to deliver. It is anticipated that Warminster Road and Foxhill will become surplus to requirements within the next few five years as the MoD consolidates its operations at Ensleigh Abbey Wood, Bristol. It is also likely that the majority, if not all, of Ensleigh will be vacated. Drawing on the The Strategic Housing Land Availability Assessment identifies that these sites can deliver well in excess of 1,000 new homes. Drawing on this strategic assessment the Placemaking Plan and/or Development Management process will refine the optimum housing capacity of these sites and consider their overall prospects for these sites in more detail, including the scope for business space and measures to enable sustainable travel to the city centre and local centres. For the purposes of the Core Strategy it is sufficient to highlight confirm their suitability and availability of the MoD sites for redevelopment and to observe that delivery by 2026 within the plan period is an achievable proposition prospect.</u>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
MM34			Not needed for soundness
MM35			Not needed for soundness
MM36	SPC85	Para 2.27 (page 51)	Housing and population growth within <u>and on the edge of</u> the city will create additional demand for primary and secondary education places across the city
MM37	CSA20 (SPC87) Amendment made	Para 2.30A	<u>Development on the edge of Bath</u> <u>In order to meet the need for additional housing within the District during the Plan period development needs to take place at two locations on the edge of Bath: on land adjoining Odd Down and MoD, Ensleigh, Lansdown. At Odd Down, land is removed from the Green Belt. Policy B3A allocates land here for residential led development and a revised detailed Green Belt boundary is defined. Policy B3A also outlines the place-making principles to be met in delivering the development. The place-making principles are illustrated on a concept diagram for the site.</u>
MM38	CSA21 (SPC87) Amendment made	Para 2.30B	<u>National planning policy makes it clear that when altering Green Belt boundaries a long term view needs to be taken to ensure that boundaries endure beyond the plan period. Where necessary this can include plans identifying areas of safeguarded land to meet longer term development needs. At Odd Down environmental sensitivity and the need to minimise harm means that there is no scope to identify safeguarded land for the longer term.</u>
MM39	CSA22 (SPC88) Amendments made	Policy B3A	<u>Land adjoining Odd Down, Bath Strategic Site Allocation</u> <u>Policy B3A</u> <u>Land is removed from the Green Belt as shown on the <i>Key Diagram</i> and <i>Policies Map</i> and allocated for residential development and associated infrastructure during the Plan period.</u> <u>The requirements that need to be met to enable development are set out in the Placemaking Principles, Core Policies and indicated on the <i>Concept Diagram</i>. The Placemaking Principles, being site specific, take priority over the Core Policies.</u> <u>Placemaking Principles:</u>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			<p>1. <u>Residential led mixed use development (to include 40% affordable housing) of around 300 dwellings, in the plan period. The site should be developed at an average density of 35-40dph. The figure of 300 dwellings is not a cap on development if all the placemaking principles can be met</u></p> <p>2. <u>Preparation of a comprehensive Masterplan, through public consultation, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that it is well integrated with neighbouring areas.</u></p> <p>3. <u>Provision of Green infrastructure including multifunctional green space (formal, natural and allotments); well integrated Sustainable Urban Drainage Systems and habitat, pedestrian and cycle connectivity within the site and to the surrounding area.</u></p> <p>4. <u>Include new Public Rights of Way and provide enhanced public access within the site and connecting well to the surrounding area.</u></p> <p>5. <u>A Landscape and Ecological Mitigation Strategy and Management Plan is required, as part of the Masterplan, to ensure satisfactory mitigation and protection to include:</u></p> <p style="padding-left: 40px;"><u><i>Ecological Requirements</i></u></p> <ul style="list-style-type: none"> • <u>Protection of dark skies to the south and east of the location including zones of no artificial light adjacent to the protected tree belt and other ecological features retained or created within the site and in adjacent grazing lands. Light spill should be limited to no more than 1 lux (equivalent to a moonlit night)</u> • <u>Retention and cultivation of planting features and off-site habitat including the retention of hedgerows and tree belts, as indicated on the <i>Concept Diagram</i></u> • <u>Safeguard skylark interest, through adequate mitigation or off-site compensation</u> • <u>New woodland planting along the southern boundary of the plateau, particularly to the east of Sulis Manor (i) within the site and (ii) off-site within the plateau in order to strengthen bat foraging and flight links with Horsecombe Vale</u> • <u>A recreational strategy to minimise harm to adjacent grazing regimes and habitats</u> <p style="padding-left: 40px;">Particular attention is to be given to ensure satisfactory mitigation and or compensation as appropriate</p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			<p><u>of protected species and their habitat (including Priority Species).</u></p> <p><u><i>Landscape Requirements</i></u></p> <ul style="list-style-type: none"> • <u>Retention and protection of existing trees and significant hedgerows by inclusion within public open space and enhance hedgerows by provision of additional planting</u> • <u>Protect the tree belt on the southern edge of the site and enhance with additional planting to ensure visual screening of the site from views to the south</u> • <u>Avoid or minimise detrimental impacts on (and provide enhancements to important landscape features and significant views):</u> <ul style="list-style-type: none"> ○ <u>the Cotswolds AONB</u> ○ <u>South Stoke Conservation area and its setting</u> ○ <u>The character of the Cam Brook valley and Sulis Manor Plateau</u> ○ <u>The character of South Stoke and Combe Hay Lanes</u> ○ <u>Midford Road and the Cross Keys junction including maintaining open rural views over the plateau</u> ○ <u>The Wansdyke Scheduled Monument</u> ○ <u>Medium and long distance views such as Upper Twinhoe and Baggridge Hill.</u> <p>6. <u>Seek to conserve the significance of heritage assets. As part of the Masterplan the following should be addressed:</u></p> <p><u><i>World Heritage Site</i></u></p> <ul style="list-style-type: none"> • <u>The Southern boundary of the site should remain undeveloped to limit the visibility of development in wider views. An acceptable southerly extent of development and appropriate building heights will need to be established as part of the Masterplan.</u> • <u>The Easterly extent of development and appropriate Eastern boundary treatment should be established as part of the Masterplan.</u> • <u>Control light pollution to protect the visual screening of the site from views to the south.</u> <p><u><i>Wansdyke Scheduled Monument</i></u></p> <ul style="list-style-type: none"> • <u>Within the allocation, avoid built development in the field immediately to the south of the Wansdyke To mitigate impacts, tree planting should be retained as indicated on the <i>Concept Diagram</i>.</u> • <u>A Management Plan setting out a strategy for the long-term and effective management of the monument including detailed measures for its positive enhancement will be developed in</u>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			<p><u>consultation with English Heritage and form part of any development proposals. This should include a recreational and movement solution which serves the new community and minimises harm to the Scheduled Monument.</u></p> <ul style="list-style-type: none"> • <u>Limit development height and density in more prominent areas, such as higher ground and development edges.</u> • <u>Limit lighting column heights to that of the development to minimise vertical features within the view from the Wansdyke.</u> <p><u>South Stoke Conservation Area</u></p> <ul style="list-style-type: none"> • <u>Limit the height and/or density of development closest to South Stoke Conservation Area to avoid harm to its setting.</u> <p><u>Sulis Manor</u></p> <ul style="list-style-type: none"> • <u>Incorporate Sulis Manor and garden into development sensitively, retaining the framework of trees, and considering the conversion/retention of the Manor House and/or a low density development</u> <p>7. <u>In relation to transport, the following apply:</u></p> <ul style="list-style-type: none"> • <u>Provide vehicular access, and junction enhancement, to facilitate access to the site from Combe Hay Lane.</u> • <u>Provide an additional access for emergency vehicles.</u> • <u>Provide pedestrian and cycle links with Sulis Meadows Estate and Sulis Manor; limited vehicular access from the estate is acceptable (subject to detailed design and location) but is not a requirement.</u> • <u>Links to the National Cycle Route 24 and Two Tunnels should be facilitated.</u> • <u>Provide a sensitively designed and improved pedestrian/cycle link, following the desire line to Cranmore Place/Frome Road to allow access to Threeways School and the Supermarket</u> • <u>Provide a safe and attractive pedestrian/cycle link to the Odd Down Park and Ride from the site.</u> • <u>Ensure sufficient car parking in the vicinity of St Gregory's School to meet the school's needs</u> <p>8. <u>Contributions will be required to facilitate the expansion of St Martin's Garden Primary School.</u></p> <p>9. <u>The provision of additional local employment will be supported at Manor Farm, through conversion and redevelopment.</u></p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			<p>10. <u>Retain and/or enhance the Odd Down Football Club (Football Pitches, Clubhouse and changing facilities, play area, local market and car park) either:</u></p> <p>(i) <u>in its current location; or</u></p> <p>(ii) <u>by re-providing the Football Club with an equivalent facility within the area</u></p> <p>11. <u>Localised areas of land instability must be either avoided or addressed with appropriate remediation.</u></p>
MM40	CSA23	New diagram	<i>Land adjoining Odd Down - Concept Diagram</i> (see Annex to Schedule, p7)
MM41	CSA24	Policies Map	<i>Amend the Policies Map to shown the boundary of the strategic site allocation for Land adjoining Odd Down, Bath and the revised Green Belt boundary.</i> (see Annex to Schedule, p19)
MM42			Not required for soundness
MM43			Not required for soundness
MM44			Not required for soundness
MM45			Not required for soundness
MM46	SPC90 Amendment made	Policy B3C	<p style="text-align: center;"><u>Policy B3C Extension to MOD, Ensleigh</u></p> <p><u>Land adjoining Ensleigh MOD site as shown on the Key Diagram is identified for the development of 120 dwellings during the Plan period. The Placemaking Plan will allocate a site for comprehensive residential led mixed use development comprising the Ensleigh MOD site and the land adjoining it. The planning requirements relating to the land adjoining the Ensleigh MOD site are set out below..</u></p> <p><u>Planning requirements for land adjoining Ensleigh MOD site:</u></p> <p>a. <u>Residential led mixed use development of around 120 dwellings in the plan period.</u></p> <p>b. <u>Be developed to a comprehensive Masterplan for the wider Ensleigh MOD site. The wider site should be more self-contained with its own local facilities. Development should reflect best practice as embodied in 'By Design' (or successor guidance) ensuring that it is well integrated with neighbouring areas.</u></p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			<p>c. <u>Development phasing should start with the current MoD Ensleigh site.</u></p> <p>d. <u>Ensure that the principles and benefits of Green Infrastructure contained in the Green Infrastructure Strategy and other guidance and best practice are embedded in the design and development process from an early stage. Key requirements include provision of habitat connectivity through the retention and enhancement of the existing high valued habitat; provision of well integrated green space (formal, natural and allotments); provision of well integrated Sustainable Urban Drainage Systems; and provision of cycle and pedestrian links through the site connecting to the existing network particularly towards Bath city centre and Weston and Larkhall local centres.</u></p> <p>e. <u>Appropriate site assessment and ecological surveys to be undertaken to inform site master planning with particular attention to the SNCI and potential impacts to Bradford-upon-Avon bats SAC.</u></p> <p>f. <u>Identify and assess the landscape character, landscape features and significant view points and the likely effects of development on them. Protect and enhance these aspects and mitigate to avoid or minimise the effects. Significant aspects of landscape include the Cotswold AONB; the World Heritage Site and its setting; Bath Conservation Area and its setting; the character of the Lansdown plateau; trees including ancient woodland, tree belts, hedges and field patterns; Lansdown Road and its open rural character; and tranquillity. Significant viewpoints include local properties; Upper Swainswick; Beckford's Tower; Lansdown Road; and local Public Rights of Way.</u></p> <p>g. <u>Assess and evaluate any direct or indirect impacts on designated heritage assets and their visual/landscape settings. Prepare and implement management schemes (including avoidance or physical separation) in order to mitigate the impacts of development and ensure the long-term protection and enhancement of the designated heritage assets and their settings. Designated heritage assets potentially affected by development at this location include Beckford's Tower (Grade I), Ensleigh House and Lansdown Cemetery Gates (Grade II), Bath Conservation Area and Bath World Heritage Site.</u></p> <p>h. <u>Assess and evaluate any impacts on non-designated heritage assets. The degree of harm to or loss of non-designated heritage assets will be balanced against the positive contribution made by the development and the extent to which harm/loss can be mitigated. Non-designated heritage assets of equal significance to designated heritage assets will be subject to the same considerations as designated historic assets. Non-designated heritage assets potentially affected by development at this</u></p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
	CSA29 (SPC90)		<p><u>location include Bronze Age barrow cemetery, Roman road and roadside burials, and medieval settlement and chapel.</u></p> <p>i.<u>The assessment and evaluation of the above designated and non-designated heritage assets should also consider their cumulative or collective “group value” and also understand the heritage assets’ relationship to other environmental considerations.</u></p> <p>j.<u>Ensure good public transport provision.</u></p> <p>k.<u>Development should scope potential for and incorporate renewable energy.</u></p> <p>l.<u>Educational needs generated by the development must be met; a primary school is to be provided on the larger site comprising the Ensleigh MOD site and the land adjoining it, unless an alternative solution can be found and agreed with the Education Authority.</u></p> <p>m.<u>Provide integrated waste management infrastructure.</u></p> <p>n.<u>Ensure that displaced playing pitches are re-provided at an appropriate and suitable location.</u></p>
MM47)	Not needed for soundness.
MM48)	Not needed for soundness
MM49	CSA30 (SPC96 RC24, PC47)	Policy B5 (page 54)	<p style="text-align: center;">POLICY B5 Strategic Policy for Bath's Universities</p> <p>University of Bath - Claverton Down Campus</p> <p>To support the development and expansion of the University of Bath the strategy seeks, in accordance with saved Local Plan Policy GDS.1/11, the development of about 2,000 study bedrooms and 45,000 sq.m. of academic space at the Claverton Campus.</p> <p>Bath Spa University - Newton Park Campus</p> <p>Within the context of a strategic framework for the University’s entire estate the strategy seeks the redevelopment and intensification of the Newton Park Campus to provide additional study bedrooms and academic space. <u>Through the Placemaking Plan the Council will be reviewing whether the Campus should continue to be designated as a MEDS and, if so, its boundary. Proposals should accord with the NPPF, paragraph 89 and future local planning policy in the Placemaking Plan and seek to optimise opportunities for educational use and student accommodation within the current boundary of the Campus or boundary of the MEDS if so defined in the Placemaking Plan, before seeking to justify very special circumstances for</u></p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
	SPC97 (PC47)		<p>development beyond them or a change to the development boundaries. In all circumstances regard should be had to the sites environmental capacity, the significance of heritage assets and the optimum development of the campus in this regard.</p> <p>Off-Campus Student Accommodation</p> <p>Proposals for off-campus student accommodation will be refused within the Central Area, Western Corridor <u>the Enterprise Area</u> and on MoD land where this would adversely affect the realisation of other aspects of the vision and spatial strategy for the city in relation to housing and economic development.</p>
MM50			Not needed for soundness.
MM51	SPC102 (RC25, PC51)	Para 2.44 (page 56)	<p>Delete all of para 2.44 and insert:</p> <p><u>The Council's Transport Strategy for Bath is one of reducing the use of cars for travelling to and within the city, by progressing improvements to public transport and making walking or cycling within the city the preferred option for short trips. This will be achieved through a variety of measures including:</u></p> <ul style="list-style-type: none"> • <u>Bath Transport Package – comprising a range of measures including three extended Park & Ride sites; upgrading nine bus routes to showcase standard including upgrades to bus stop infrastructure and variable message signs on key routes into the city displaying information about car parking availability</u> • <u>Improvements to the bus network through the Greater Bristol Bus Network major scheme including key routes from Bristol and Midsomer Norton,</u> • <u>Rail improvements, such as the electrification of Great Western Railway mainline by 2016; the new 15 year GWR franchise (including the Greater Bristol Metro Project); and increasing the capacity of local rail services travelling through Bath Spa rail station, improving ease of access to and attractiveness of rail travel to and from Bath</u> • <u>The West of England authorities (including B&NES) have been awarded Local Sustainable Transport Fund key component funding for a number of measures and also been invited by the Department for Transport to submit a major bid to the Local Sustainable Transport Fund for £25.5 million</u> • <u>Creating a more pedestrian and cyclist-friendly city centre through the introduction of access changes on a number of streets and expansion and enhancement of pedestrian areas.</u>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
	Amendment made		<ul style="list-style-type: none"> • <u>Other improvements to walking and cycling infrastructure through the Councils Integrated Transport annual settlement and the implementation of 'Smarter Choices' for transport e.g. Proposed Change Reason for change through the development of travel plans for new and existing sites and the expansion of car clubs</u> • <u>seeking to reduce nitrogen dioxide levels in Bath by, for example, reducing the level of heavy goods vehicle (HGV) traffic in the city through:</u> <ul style="list-style-type: none"> <u>i) the continued support & promotion of the Council's Freight Consolidation Centre for deliveries to central Bath; and</u> <u>ii) by implementing traffic management measures.</u> • <u>Creation of one or more Park & Ride sites on the eastern side of the city to reduce commuter traffic</u> • <u>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, 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.</u> <u>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. This will help to redefine the image and identity of the Western Corridor as an economically prosperous area that complements the offer of the Central Area, is set within a high quality natural environment, and is accessed by a comprehensive sustainable cycling and pedestrian network.</u>
MM52	FPC1	Para 2.45 (page 56)	<p><i>Delete para 2.45 and replace with:</i></p> <p><u>To complement these public transport and cycling/walking improvements the Council will update its Parking Strategy for Bath which will broadly maintain central area car parking at existing levels in the short term and continue to prioritise management of that parking for short and medium stay users. This is necessary in order to discourage car use for commuting and provide sufficient parking to help maintain the vitality and viability of the city centre as a shopping and visitor destination. It will also result in a relative reduction in the</u></p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			<u>amount of central area parking that is available as the economy grows, jobs are created and demand increases.</u>
MM53	FPC2	Para 2.46 (page 56)	The Greater Bristol Metro Project will allow for increased train frequencies serving Bath and Oldfield Park rail stations. <u>The proposals set out above will help to enable the programme of development set out in the spatial strategy to be delivered in a way that minimises travel related environmental and air quality harm whilst providing convenient and sustainable access within the city.</u>
MM54	SPC105	Para 2.48 (page 56) Amendment made	<i>Delete para 2.48 and replace with:</i> <u>Following the Flood Risk Management Strategy, the Hydraulic Modelling (Bath Flood Risk Management Project Feb 2013 by B&V) was prepared. The impact of raising the key development sites in the Central Area and the Enterprise Area in Bath is a loss of conveyance, rather than a loss of flood storage. It recommends, where necessary, to raise all the development sites and the access/egress routes (or raise defence walls) and implement conveyance mitigation measures.</u>
MM55	SPC106 (PC53)	Para 2.53 (page 57)	<i>Delete para 2.53</i>
MM56	PC54 as amended	Table 5 (page 57)	IDP Ref Key Infrastructure Phasing Cost Funding and Delivery BI.1 Transport Proposals for Bath: <ul style="list-style-type: none"> ● Rapid Transit Routes ● New showcase bus corridors ● New and e Extended park and ride sites ● <u>Upgraded bus stop infrastructure on 9 service routes</u>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			Route Utilisation Strategy (2010). The Council Will continue to press for this urgently needed investment through its Memorandum of Understanding with the Rail industry.
MM57	SPC110	Keynsham Vision (page 62)	<p>The Vision <i>What the spatial strategy seeks to achieve.</i></p> <p>Keynsham is a historic town that occupies a strategically important location between Bristol and Bath and is therefore well placed to improve and attract investment. It will continue to act as a market town and service centre for the surrounding area. In responding to the loss of a major employer, it will evolve as a more significant business location. Keynsham will <u>expand to accommodate a growing population, ensuring it retains its independence and its separate identity within an attractive rural setting.</u> It will become a more sustainable, desirable and well-connected place in which to live and work, with an enhanced town centre inspired by its heritage, cherished rivers, park and green spaces.</p>
MM58	SPC111	Para 3.13 (page 63)	<p>The spatial strategy set out in Policy KE1 seeks to deliver the vision for Keynsham and the strategic objectives for the District (set out in Chapter 1). The strategy <u>allows changes to be made to maintains the Green Belt boundary surrounding Keynsham to accommodate both employment floorspace and housing, but maintains the key Green Belt purposes of</u> preventing the town from merging with Bristol and Saltford, and helping to preserve its individual character, identity and setting. The Green Belt will continue to provide opportunities for residents of Keynsham to access outdoor sport, recreation and the open countryside. Access to the Green Belt will be enhanced with an improved green infrastructure network running through and surrounding the town, principally using the valleys of the Rivers Chew and Avon.</p>
MM59	SPC112	Para 3.14 (page 63)	<p>4,500 <u>2,100</u> new homes will be built between 2006 <u>2011</u> and 2026 <u>2029</u> to support economic growth of the town and accommodate a growing population. Approximately 800 <u>700</u> homes are already accounted for, having either already been built since 2006 <u>2011</u>, have planning permission, or are allocated in the Local Plan. The Local Plan allocations include the 500+ dwelling development in South West Keynsham known as 'K2'. Development requirements are outlined in the Local Plan, including the need for satisfactory vehicular accesses. The remaining 700 dwellings are directed towards the town centre/Somerdale policy area (Policy KE2) which will serve as the focus of future development within Keynsham. <u>Green Belt releases will be made to the east of Keynsham to accommodate around 250 dwellings and employment floorspace, and to the south west of Keynsham to accommodate around 200 dwellings.</u></p>
MM60	SPC113	Para 3.15 (page 63)	<p>4,500 <u>1,600</u> new jobs will be created between 2006 <u>2011</u> and 2026 <u>2029</u> primarily by increasing the stock of office floorspace in the town, <u>complemented by an extension to the Broadmead/Ashmead/Pixash Industrial</u></p>

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			<p><u>Estate. The job growth figure of 1,600 and the related employment floorspace figures set out in Policy KE1 represent the minimum growth that it is considered will be delivered during the Plan period. However, the physical capacity for additional floorspace provided through the extension of the Broadmead/Ashmead/Pixash Industrial Estate is significantly greater (see Policy KE3). Provision for this employment floorspace is made in order to enable flexibility for economic development across the whole District. Therefore, there is uncertainty as to whether this will be delivered in its entirety during the Plan period. This</u> <u>The planned job growth and additional employment floorspace provision</u> supports the vision in establishing Keynsham as a more significant business location and enabling the town to recover from recent job losses. Attracting more Higher Value Added jobs will help to reduce the current pattern of out-commuting by groups such as professional workers, managers, senior officials and administrative workers, allowing better opportunities to live and work in the town. This will help to counteract the closure of Somerdale. The role of the town centre and Somerdale as the main focus for business activity will be complemented by the Broadmead/Ashmead/Pixash Industrial Estate area.</p>
MM61	SPC114	Policy KE1 (page 64)	<p>Policy KE1 The Strategy for Keynsham is to:</p> <p>1. Natural and Built Environment</p> <p>a: <u>Maintain the Green Belt surrounding Keynsham, allowing releases of Green Belt land to the east and south west of Keynsham to accommodate employment and housing growth.</u></p> <p>b: Make better use of the existing green and blue infrastructure (for example parks and rivers) running through and surrounding the town which will be enhanced, made more accessible and linked up.</p> <p>2. Housing</p> <p>a: Make provision for around 4,500 <u>2,100</u> new homes (net) between 2006 and 2026 <u>2011 and 2029</u>. This will include affordable housing, and an appropriate housing mix giving more choice of housing to meet the needs of the local community.</p> <p>b: Allow for residential development if it is within the housing development boundary defined on the proposals map or it forms an element of Policyies <u>Policyies KE2, KE3 and KE4</u></p> <p>3. Economic Development</p> <p>a: Plan for about 4,500 <u>1,600</u> net additional jobs between 2006 and 2026 <u>2011 and 2029</u></p>

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Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
	Amendment made		<p>b: Make provision for the changes in employment floorspace set out below:</p> <ul style="list-style-type: none"> Office floorspace: from about 2013,000m² in 2006 2011 to about 30,00020,200m² in 20262029 Industrial/Warehouse floorspace: no net change by 2026 from level of <u>from</u> about 50,000 52,000m² in 2006 2011 to 75,000—80,000 60,300m² in 2029 to address future requirements arising in <u>Keynsham and Bath</u> <p>c: Enable development which supports the town to continue to function as an independent market town. The scale and mix of development will increase self-containment and help develop the town as a more significant business location.</p> <p>d: Retain <u>and extend</u> the Broadmead/Ashmead/Pixash Industrial Estate as an area for business activity (<u>including</u> use classes B1, B2 and B8) complementing the role of the town centre and enable its intensification through higher density business development</p> <p>4. Shopping</p> <p>a: Provide larger retail units in the town centre to attract a more varied mix of retailers,</p> <p>b: Retain and encourage enhancement of Queen Road and Chandag Road as local centres to complement the town centre because they provide an important range of essential day-today goods and services for their local neighbourhoods.</p> <p>5. Transport, cycling and walking</p> <p>a: Provide for improvements to public transport and enhance connectivity between walking, cycling and public transport routes. (Transport infrastructure measures are set out in the 'Infrastructure and Delivery' section on page 72)</p> <p>b: Implement a reviewed Parking Strategy.</p> <p>6. Energy conservation and sustainable energy generation</p> <p>a: Enable renewable energy generation opportunities including a new district heating network within Keynsham, potentially anchored by the Centre/Town Hall redevelopment.</p>
MM62	CSA31 (SPC115)	Diagram 12 Keynsham (page 65)	<p><i>Amendments to Diagram 12:</i></p> <p><i>– indicate the strategic site locations at the East and South West of Keynsham</i></p> <p>(see Annex to Schedule, p10)</p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
MM63			Not needed for soundness.
MM64	SPC117	Policy KE2 (2)(b) (page 71)	<p>2. Scope and Scale of Change</p> <p>b: A new high quality, exemplar, mixed-use quarter at Somerdale, providing significant employment floorspace, new homes, leisure, open space, sport and recreational uses. <u>The sequential and exception tests for flood risk would have to be met to justify any dwellings in higher risk parts of the site.</u></p>
MM65	CSA32 (SPC118)	Para 3.19A	<p><u>Development on the edge of Keynsham</u></p> <p><u>In order to meet the need for additional development within the District during the Plan period, land is removed from the Green Belt to provide for housing and employment floor space in two locations on the edge of Keynsham on the eastern edge and to the south west of the town. Through Policies KE3A and KE4 respectively land is allocated for residential and employment development adjoining east and south west Keynsham and a revised detailed Green Belt boundary is defined. Policies KE3A and KE4 also outline the place-making principles to be met in delivering development on these sites. The place-making principles are also indicated on concept diagrams for each site. National planning policy makes it clear that when altering Green Belt boundaries consideration should be given as to whether land needs to be safeguarded to meet longer term development needs. At south west Keynsham it is not considered there is any scope to identify safeguarded land. Policy KE3B safeguards land at East of Keynsham for development beyond the end of the plan period.</u></p>
MM66	CSA33 (SPC119) Amendments made	Policy KE3A	<p style="text-align: center;"><u>Land adjoining East Keynsham</u></p> <p style="text-align: center;"><u>Strategic Site Allocation</u></p> <p><u>Policy KE3A</u></p> <p><u>Land is removed from the Green Belt as shown on the Key Diagram and Policies Map in order to provide for residential and employment development with associated infrastructure.</u></p> <p><u>The requirements that need to be met to enable development are set out in the Placemaking Principles, Core Policies and indicated on the Concept Diagram. The Placemaking Principles, being site specific, take priority over the Core Policies.</u></p> <p><u>Placemaking Principles:</u></p> <p>1. <u>Residential development (to include 30% affordable housing) of around 220 - 250 dwellings in the plan</u></p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			<p><u>period south of the A4 as shown on the concept diagram. Density should vary across the site with the higher densities closest to the A4.</u></p> <p><u>2. Around 30,000sqm of employment floorspace within Use Classes B1 (b) & (c), B2 and any employment use not falling within the NPPF definition of a main town centre use, north of the A4 as shown on the concept diagram.</u></p> <p><u>3. Preparation of a comprehensive Masterplan, through public consultation, and agreed by the Council, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that development is well integrated with neighbouring areas.</u></p> <p><u>4. Dwellings should front onto the A4 and have a positive relationship with all publically accessible routes. Development should face outwards towards the open countryside, adopting a perimeter block layout, with a clear distinction between the fronts and backs of properties.</u></p> <p><u>5. Employment / industrial buildings should have a positive frontage onto the A4 and all publically accessible routes, and seek to avoid creating a corridor of parking and yards along the roadside.</u></p> <p><u>6. Development should incorporate an element of traditional materials, including natural lias limestone, in key locations to be determined through the masterplan.</u></p> <p><u>7. Incorporation of green infrastructure, including: (a) on-site provision of well integrated allotments and play provision; (b) on or off-site ecological enhancements and (c) on or off-site new planting, to provide an appropriate edge to development. New planting should maximise native species woodland edge habitat and provide for public access.</u></p> <p><u>8. Existing hedgerows and hedgerow specimen trees should be retained and strengthened where shown on the concept diagram to provide a strong landscape and green infrastructure framework. Sufficient setback of development should allow for growth of trees, including within gardens and open spaces, which will eventually break up the rooflines and frame development.</u></p> <p><u>9. Utilise the green corridors through the development to provide new shared pedestrian and cycle routes. The general alignment of existing public rights of way should be retained, enhanced and connected with these new routes. Public space and footpaths should incorporate species-rich verges and grassland habitat.</u></p> <p><u>10. The Roman road alignment and any surviving remains should be preserved by incorporating it into the development layout, preferably as open space or public footpath as part of the green infrastructure strategy.</u></p> <p><u>11. Development to fully incorporate SuDS as part of the green infrastructure strategy. Streams and</u></p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			<p><u>watercourses that cross the site should remain open, improved, and incorporated into the development as an attractive landscape and SuDS feature, with wetland habitat provided at in the North West part of the residential site.</u></p> <p>12.<u>Direct highway access from the residential site to be formed to the A4. Pedestrian and cycle access-to be formed to the Chandag estate and to other points as shown on the concept diagram. The layout should be pedestrian and cycle dominant. A 'shared space' ethos for streets and spaces should prevail throughout the site. Connections to existing bus stops should be enhanced, with new stops provided.</u></p> <p>13.<u>Direct highway access from the employment site to be formed to Pixash Lane.</u></p> <p>14.<u>The layout of the employment site should be designed to enable a future vehicular bridge over the railway line.</u></p> <p>15.<u>Off-site highway capacity improvements required, including the A4 and Broadmead roundabout, and Wellsway / Bath Road / Bath Hill junction.</u></p> <p>16.<u>Improve crossing facilities on the A4.</u></p> <p>17.<u>Improve pedestrian and cycle access to Wellsway School.</u></p> <p>18.<u>Development should be designed to allow future highway, pedestrian and cycle connections to the safeguarded land.</u></p> <p>19.<u>Provide land for a new Primary School on site and financial contributions for primary school accommodation proportionate to the expected pupil yield generated by the development. The new school should be designed to facilitate future expansion, should have direct pedestrian and cycle access from the residential site and existing residential areas, and incorporate new junior playing pitches to be available for wider community use.</u></p> <p>20.<u>Downstream sewer improvements.</u></p>
MM67	CSA34 Amendment made	Policy KE3B	<p style="text-align: center;"><u>POLICY KE3B Safeguarded Land at East Keynsham</u></p> <p><u>Land shown on the Key Diagram and Policies Map is removed from the Green Belt and safeguarded for possible development. The safeguarded land is not allocated for development at the present time and Policy CP8 will apply. Planning permission for development of the safeguarded land will be granted only when it is proposed for development following a review of the Local Plan.</u></p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
MM68	CSA35	New diagram	<i>Land adjoining East Keynsham - Concept Diagram (see Annex to Schedule, p11)</i>
MM69	CSA36	Policies Map	<i>Amend the Policies Map to show the boundary of the strategic site allocation for Land adjoining East Keynsham, the revised Green Belt boundary and the safeguarded land. (see Annex to the Schedule, p21)</i>
MM70	-		Not needed for soundness.
MM71	CSA37 (SPC120) Amendments made.	Policy KE4	<p style="text-align: center;"><u>Land adjoining South West Keynsham</u></p> <p style="text-align: center;"><u>Strategic Site Allocation</u></p> <p><u>Policy KE4</u></p> <p><u>Land is removed from the Green Belt as shown on the Key Diagram and Policies Map and allocated for residential development and associated infrastructure during the Plan period.</u></p> <p><u>The requirements that need to be met to enable development are set out in the Placemaking Principles, Core Policies and indicated on the Concept Diagram. The Placemaking Principles, being site specific, take priority over the Core Policies.</u></p> <p><u>Placemaking Principles:</u></p> <ol style="list-style-type: none"> 1. <u>Residential development (to include 30% affordable housing) of around 180-200 dwellings in the plan period at South West Keynsham as shown on the concept diagram.</u> 2. <u>Preparation of a comprehensive Masterplan, through public consultation, and to be agreed by the Council, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that development is well integrated with neighbouring areas.</u> 3. <u>Dwellings should front onto Charlton Road and have a positive relationship with all publicly accessible routes. Development should face outwards towards the open countryside, adopting a perimeter block layout, with a clear distinction between the fronts and backs of properties.</u> 4. <u>Building heights to be generally limited to 2/2.5 storeys, ensuring development does not break the skyline in views from Queen Charlton Conservation Area.</u> 5. <u>Development should incorporate an element of traditional materials, including natural lias limestone, in</u>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			<p><u>key locations to be determined through the masterplan.,</u></p> <p>6.<u>Incorporation of green infrastructure, including on-site provision of well integrated formal and natural green space and play provision, and off-site enhancements to allotments. A key part of the on-site requirement should be the provision of woodland and copse planting along Parkhouse Lane as shown on the Concept Diagram, to provide a landscape buffer from views from the south and east, and strengthen the sylvan character of the area. New planting should maximise native species woodland edge habitat and provide for public access.</u></p> <p>7.<u>Retain and strengthen the existing hedgerows and tree screening surrounding the site, with new screening along unplanted boundaries.</u></p> <p>8.<u>Retention and enhancement of internal hedgerows including hedgerow specimen trees, enabling the subdivision of the site into a number of development areas, and providing a strong landscape and green infrastructure framework. Sufficient setback of development should allow for growth of trees.</u></p> <p>9.<u>Utilise the green corridors through the development to provide shared pedestrian and cycle routes. Public space and footpaths should incorporate species-rich verges and grassland habitat.</u></p> <p>10.<u>Development to fully incorporate SuDS as part of the green infrastructure strategy to provide betterment to the existing surface water flood issues.</u></p> <p>11.<u>Direct highway access to be formed to Charlton Road with a through link to K2a sufficient to enable bus service provision to pass through the sites without turning.</u></p> <p>12.<u>The layout should be pedestrian and cycle dominant. A 'shared space' ethos for streets and spaces should prevail throughout the site.</u></p> <p>13.<u>Off-site highway capacity improvements to be determined by the Transport Impact Assessment at the application stage.</u></p> <p>14.<u>Financial contributions for primary school places and contribution in lieu of land will be required for primary school provision within the Keynsham primary school planning area.</u></p> <p>15.<u>Downstream sewer upsizing works and pumping station upgrade.</u></p>
MM72	CSA38	New diagram	<i>Land adjoining South West Keynsham - Concept Diagram (see Annex to Schedule, p12)</i>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change																						
MM73	CSA39	Policies Map	Amend the Policies Map to show the boundary of the strategic site allocation for Land adjoining South West Keynsham and the revised Green Belt boundary. (see Annex to Schedule, p23)																						
MM74	SPC121	Para 3.21 (page 72)	The desirable infrastructure items, of importance to the town include: <ul style="list-style-type: none"> •Green infrastructure: river/canal corridor, formal and informal green spaces and allotments. •<u>Improvements to Keynsham Train Station and Enhanced Service Frequency to Bath and Bristol</u> •Pedestrian/cycling bridge over..... 																						
MM75	SPC122	Para 3.22 (page 73)	Delete para 3.22																						
MM76	SPC124	Table 6 (page 73)	<table border="1"> <thead> <tr> <th>IDP Ref</th> <th>Key infrastructure item</th> <th>Phasing</th> <th>Cost</th> <th>Funding and Delivery</th> </tr> </thead> <tbody> <tr> <td>K1.1</td> <td>Public Investment in Site Preparation & Planning for Keynsham Town Centre</td> <td>2010-2015</td> <td>£0.3m</td> <td>Homes and Communities Agency Funding through the West of England Single Conversation: West of England Delivery & Infrastructure Plan</td> </tr> <tr> <td>K1.2 KI.1</td> <td>Flood Protection Measures for Cadbury's Somerdale Site</td> <td>Necessary enabling works to precede development at Somerdale</td> <td>Not quantified</td> <td>On site works necessary to obtain planning permission</td> </tr> <tr> <td>K1.3 KI.2</td> <td>Major Improvements to increase sewerage capacity</td> <td>Necessary enabling works to precede development in the <u>Green Belt at Somerdale east of Keynsham and south west of Keynsham</u></td> <td><u>Not quantified</u> <u>Dependent on scheme design</u></td> <td>Wessex Water Business Plan (2010-15) 5-year cycles of investment agreed with Ofwat. Keynsham treatment plant upgrade – land needs to be safeguarded for expansion (<u>improvements to critical sewer capacity and</u></td> </tr> </tbody> </table>			IDP Ref	Key infrastructure item	Phasing	Cost	Funding and Delivery	K1.1	Public Investment in Site Preparation & Planning for Keynsham Town Centre	2010-2015	£0.3m	Homes and Communities Agency Funding through the West of England Single Conversation: West of England Delivery & Infrastructure Plan	K1.2 KI.1	Flood Protection Measures for Cadbury's Somerdale Site	Necessary enabling works to precede development at Somerdale	Not quantified	On site works necessary to obtain planning permission	K1.3 KI.2	Major Improvements to increase sewerage capacity	Necessary enabling works to precede development in the <u>Green Belt at Somerdale east of Keynsham and south west of Keynsham</u>	<u>Not quantified</u> <u>Dependent on scheme design</u>	Wessex Water Business Plan (2010-15) 5-year cycles of investment agreed with Ofwat. Keynsham treatment plant upgrade – land needs to be safeguarded for expansion (<u>improvements to critical sewer capacity and</u>
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Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change				
						<u>Keynsham STW); on-site mains and sewers to be provided by the developer; off-site connecting works delivered through requisition arrangements</u>	
			<u>K1.4</u> <u>KI.3</u>	Enhance Keynsham Hams as wetland habitat	Necessary enabling works to precede development at Somerdale	Not quantified	On site works required as part of development requirements
			<u>K1.5</u> <u>KI.4</u>	Secondary road access to the Highways Infrastructure associated with the Somerdale Site	Necessary enabling works to precede development at Somerdale	Not quantified	On site works necessary to obtain planning permission
			<u>K1.5</u>	Improvements to Keynsham Train Station and Enhanced Service Frequency to Bath and Bristol	2017-2020	£19.7m (at 2012 prices) for Greater Bristol Metro Rail Project	Network Rail with Bath and North East Somerset Council. Evidence included in the Great Western Mainline Route Utilisation Strategy (2010). The Council will continue to press for this urgently needed investment through its Memorandum of Understanding with the Rail Industry
			<u>KI.6</u>	<u>New early years facility and primary school at Somerdale</u>	<u>Necessary enabling works to precede development at Somerdale</u>	<u>c.£5,000,000</u>	<u>On site works necessary to obtain planning permission</u>
			<u>KI.7</u>	<u>Additional early years, primary and</u>	<u>2011-2029</u>	<u>Dependent on delivery</u>	<u>S106 capital; potential for CIL capital</u>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			<u>secondary education capacity in Keynsham</u> <u>strategy and phasing</u>
MM77	SPC126	Para 4.09 (page 78)	<p>The Somer Valley has a number of strengths and challenges which the Core Strategy seeks to address in order to realise the area's potential.</p> <p>Challenges</p> <ul style="list-style-type: none"> • Poor public transport in rural areas areas leading to isolation for those without private transport. • Competition with neighbouring towns in Somerset - mixed quality of Midsomer Norton town centre, dominance of road network in Radstock centre. • Access to community facilities - maintaining and enhancing local village centres. • High level of existing housing commitments about 2,400 <u>2,470</u> dwellings, exacerbating imbalance of housing over jobs.
MM78	SPC127 (RC28)	Diagram 15 (page 80)	<i>Remove notation for all Policy RA1 villages (see Annex to Schedule)</i>
MM79	SPC128	Para 4.14 (page 81)	Whilst there is <u>land available with</u> capacity within the Somer Valley to provide more than 2,000 jobs, it is unlikely that any more than around 1,000 <u>900</u> of these jobs will come forward in the Plan period. Their delivery will require strong partnership with public and private sectors. With limited resources available, targeted efforts will be required as set out in the Economic Strategy.
MM80	SPC129	Para 4.15 (page 81)	<p><i>Delete para 4.15 and replace with:</i></p> <p><u>There is already a significant number of housing commitments in the Somer Valley and a limited capacity to generate new jobs. New housing in the Somer Valley will therefore be restrained in the interest of sustainability but some additional housing is likely to come forward on brownfield sites. The HDB will be reviewed in the Place-making Plan to facilitate this and to reflect recent planning permissions on greenfield sites. However in light of the objective of economic led revitalisation, it is important that the additional housing this does not significantly worsen the balance between homes and jobs and the out-commuting problems and the council may therefore seek to ensure an economic benefit from new housing.</u></p>
MM81	SPC130	Policy SV1 (3) –	3 Economic Development

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
	Amendment made.	(4) (page 82)	<p>a: Enable the delivery of around 4,000 <u>900</u> net additional jobs between 2006 <u>2011</u> and 2026 <u>2029</u> and <u>facilitate further jobs if economic circumstances allow.</u></p> <p>b: Encourage the retention and expansion of local companies and the growth of new businesses by making provision for the changes in employment floorspace set out below: Office floorspace: from about 30,000 <u>31,000</u>m² in 2006 <u>2011</u> to about 40,000 <u>33,700</u>m² in 2026 <u>2029</u> Industrial/Warehouse floorspace: from about 410,000 <u>126,400</u>m² in 2006 <u>2011</u> to about 400,000 <u>112,000</u>m² in 2026 <u>2029</u> New employment floorspace will be focussed at:</p> <ul style="list-style-type: none"> • the Westfield Industrial Estates, Midsomer Norton Enterprise Park and Bath Business Park in Peasedown St John • Old Mills in Paulton (Local Plan Policy GDS.1 V4) • Midsomer Norton and Radstock Town Centres <p>c: Protect land in existing business use and only allow alternative uses where there is employment benefit or which contributes to improvements to the town centres <u>consider alternative use where there is no reasonable prospect of a site being used for that purpose</u> and does not lead to an unacceptable loss of employment land.</p> <p>4. Housing</p> <p>a: Enable up to around 2,700 <u>2,470</u> new homes to be built at Midsomer Norton, Radstock, Westfield, Paulton and Peasedown St John, <u>by amending the housing development boundary as necessary and to reflect existing commitments.</u> This will include affordable housing, providing more choices of housing to meet the needs of the local communities. (Policies RA1 and RA2 are applicable to the other settlements in Somer Valley.)</p> <p>b: Ensure that any new housing above the existing commitments of 2,200 dwellings is within the Housing Development Boundary and has either employment benefit or contributes to the implementation of the Town Park.</p>
MM82	SPC131 (PC66)	Policy SV2 (page 84)	<p>1.Scope and Scale of Change</p> <p>Make provision for:</p> <p>a: About 200 homes (including existing commitments). <u>residential development as part of mixed use</u></p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			<u>schemes</u>
MM83	SPC132	Policy SV3 (page 87)	2. Scope and Scale of Change Make provision for: a: About 200 homes (including existing commitments). <u>residential development as part of mixed use schemes</u>
MM84	SPC135 (RC29, PC72)	Diagram 18 (page 95)	Remove notation for Policy RA1 villages Amend title to key on Diagram 18 as follows: Indicative Policy RA1 Villages <u>Rural Villages</u> (see Annex to Schedule, p14)
MM85	CSA40	Para 5.13 (page 94)	In line with a national policy of restraint there will only be limited development in the rural areas to address the issues identified <u>above</u> . The Core Strategy directs <u>appropriate levels of small-scale</u> housing and employment development to the most sustainable villages where there is also development capacity and community support . Outside these villages development is more restricted. However, the need for local affordable housing and employment can also be met mainly through the exceptions policy and Local Plan rural diversification Policy ET.8. Community facilities and shops are generally acceptable within villages. This approach provides for the development of around 800 <u>1,120</u> homes and 500 jobs in the rural areas <u>during the plan period</u> .
MM86	SPC136 (RC30, FPC3)	Para 5.17 (page 96)	A number of villages have been identified <u>There are a number of villages</u> where: <ul style="list-style-type: none"> • access to facilities and public transport is best • there is capacity for development • there is community support for some small scale development <p>These villages are to be the focus for new small scale development under Policy RA1. Community support is demonstrated by the views of the Parish Council as the locally elected representative of those communities.</p>
MM87	SPC137 (RC31, FPC4)	Para 5.18 (page 96)	<i>Delete para 5.18</i>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
MM88	SPC138 (RC32)	Para 5.19 (page 96)	The inclusion of Farmborough in this list is subject to provision of a sustainable transport link to local shopping facilities. Paulton and Peasedown St John are not identified in this list. This is <u>In accordance with the Spatial Strategy for the Somer Valley (Policy SV1) Paulton and Peasedown St John are not considered under the rural areas strategy but within the Somer Valley. A significant level of residential development is already committed at Paulton and Peasedown St John and the strategy does not make additional provision for housing.</u>
MM89	CSA41 (SPC139, RC33)	Para 5.20 (page 96)	Policy RA1 should be considered alongside Core Policy CP8 Green Belt. Given the overall level of housing required during the plan period and the spatial strategy for meeting this requirement it is not considered that exceptional circumstances exist to warrant changing the inset boundaries at the villages excluded from the Green Belt that meet the criteria of Policy RA1. However, there may be opportunities to deliver some housing within the housing development boundary in these villages excluded from the Green Belt. Therefore, in accordance with the NPPF proposals for development that adjoin housing development boundaries in the Green Belt will therefore not be acceptable unless very special circumstances for development can be demonstrated.
MM90	CSA42 (SPC140 RC34, FM9)	Para 5.21 (page 96)	The 200 additional dwellings to be accommodated within the rural areas under the District wide spatial strategy will be distributed as appropriate with <u>The strategy for the rural areas therefore is to enable small scale housing developments of up to and around 30 around 50 dwellings at each of the villages which meet the criteria referred to in Para 5.17 (see of Policy RA1). This</u> <u>The allocation of sites will be considered in more detail through the Placemaking Plan in conjunction with Parish Councils as the locally elected representatives of their communities.</u> <u>The Housing Development Boundaries shown on the Proposals Map (saved from the existing Local Plan) will also be reviewed as part of the Placemaking Plan to incorporate the sites identified and /or enable new sites to come forward. Sites identified in adopted Neighbourhood Plans that adjoin the housing development boundary of villages meeting the criteria of Policy RA1 will also be appropriate and these may come forward for inclusion as a part of the Placemaking Plan or subsequent to it.</u>
MM91	SPC141	Para 5.22 (page 96)	To complement this approach, some limited residential development of around 10 -15 dwellings will be allowed in those villages not meeting the criteria and located outside the Green Belt. Such development will only be permitted within the housing development boundary defined on the Proposals Map (see Policy RA2). In those villages washed over by the Green Belt development proposals will be considered in the context of national policy set out in PPG2 <u>the NPPF. In addition the rural exceptions site Policy RA4 will provide the opportunity for affordable housing based on local needs.</u>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
MM92	CSA43 (SPC143 RC35)	Policy RA1 (page 96)	<p align="center">POLICY RA1 Development in the villages meeting the listed criteria</p> <p>At the villages located outside the Green Belt or excluded from the Green Belt, proposals for residential and 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 provided the proposal is in accordance with the spatial strategy for the District set out under policy DW1 and the village has:</p> <p>a: at least 3 of the following key facilities within the village: post office, school, community meeting place and convenience shop, and</p> <p>b: at least a daily Monday-Saturday public transport service to main centres, and</p> <p>c: local community support for the principle of development can be demonstrated.</p> <p><u>At the villages which meet these criteria, development sites outside the Green Belt will also be identified in the Placemaking Plan and the housing development boundary will be reviewed accordingly to enable delivery during the Plan period of 1,120 dwellings identified on the Key Diagram. Residential development on sites outside the Green Belt and adjoining the housing development boundary at these villages will be acceptable if identified in an adopted Neighbourhood Plan.</u></p> <p><u>Proposals at 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.</u></p>
MM93	SPC144 Amendment	Policy RA2 (page 96)	<p align="center">POLICY RA2 Development in villages outside the Green Belt not meeting policy RA1 criteria</p> <p>In villages outside the Green Belt with a housing development boundary defined on the Proposals Map and not meeting the criteria of policy RA1 proposals for <u>some limited residential development</u> and employment development will be acceptable where:</p> <p>a they are of a scale, character and appearance appropriate to the village</p> <p>b: in the case of residential development they lie within the housing development boundary</p> <p>c: in the case of employment development they lie within or adjoining the housing development boundary</p> <p><u>At the villages which meet the above criteria, residential development sites may also need to be identified in the Placemaking Plan and the housing development boundary reviewed accordingly to enable delivery of 1,120 dwellings identified on the Key Diagram. Limited residential development on sites adjoining the</u></p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
	made		<u>housing development boundary at these villages will be acceptable if identified in an adopted Neighbourhood Plan.</u>
MM94	CSA44 (SPC145)	Para 5.42A	<p><u>Development at Whitchurch</u></p> <p><u>Whitchurch meets the criteria of Policy RA1. In accordance with Policy RA1 development of around 50 dwellings can come forward on land at Sleep Lane already removed from the Green Belt in the Adopted Bath & North East Somerset Local Plan and safeguarded for development beyond 2011. In order to meet the need for additional development within the District during the Plan period and given the village's close proximity and accessibility by sustainable means of transport to the employment, services and facilities in Bristol, land is removed from the Green Belt to provide for further housing at Whitchurch. Through Policy RA5 land is allocated for development of around 200 dwellings and a revised detailed Green Belt boundary is defined. Policy RA5 also outlines the place-making principles to be met in delivering development. The place-making principles are also indicated on a concept diagram. National planning policy makes it clear that when altering Green Belt boundaries consideration should be given as to whether land needs to be safeguarded land to meet longer term development needs. Given the close relationship of the village with Bristol the need for and scope to identify safeguarded land will be considered as part of the Core Strategy review.</u></p>
MM95	CSA45 (SPC146)	Policy RA5	<p style="text-align: center;"><u>Land at Whitchurch</u> <u>Strategic Site Allocation</u></p> <p><u>Policy RA5</u></p> <p><u>Land is removed from the Green Belt as shown on the <i>Key Diagram</i> and <i>Policies Map</i> and allocated for residential development and associated infrastructure during the Plan period.</u></p> <p><u>The requirements that need to be met to enable development are set out in the Placemaking Principles, Core Policies and indicated on the <i>Concept Diagram</i>. The Placemaking Principles, being site specific, take priority over the Core Policies.</u></p> <p><u>Placemaking Principles:</u></p> <p><u>1. Residential led development (to include 40% affordable housing) of around 200 dwellings, in the plan period. The site should be developed at an average density of 35-40dph</u></p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
	Amendment made		<p><u>2. Preparation of a comprehensive Masterplan, through public consultation, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that it is well integrated with the existing village and provides links to south Bristol.</u></p> <p><u>3. Provision of Green infrastructure including multifunctional green space (formal, natural and allotments); well integrated Sustainable Urban Drainage Systems and habitat, pedestrian and cycle connectivity within the site and to the surrounding area. To include a multi-functional Green Infrastructure corridor as indicated on the <i>Concept Diagram</i>.</u></p> <p><u>4. New Public Rights of Way should be provided to enhance public access within the site and to the surrounding area. This should include a new north-south access across the site to enable a connection between the north of the site (Priests path) and Queen Charlton Lane.</u></p> <p><u>5. A Landscape and Ecological Mitigation Strategy and Management Scheme is required to ensure satisfactory compensation, mitigation and protection and to inform site master planning, to include:</u></p> <ul style="list-style-type: none"> •<u>Provision for bat foraging/ecological corridor enhancement</u> •<u>Retention, enhancement and management of linear planting features</u> •<u>Retention and protection of existing trees and significant hedgerows by inclusion within public open space, as shown on the <i>Concept Diagram</i> other than as required for access across the site in accordance with the agreed Masterplan.</u> •<u>Provision of additional planting to provide visual screening and to maintain the wooded appearance of the site</u> •<u>Retention of existing ponds, as indicated on the <i>Concept Diagram</i></u> •<u>Use of new tree planting as a framework throughout the proposed development, with sufficient set back to allow growth of trees</u> •<u>Retention of species rich grassland, as shown on the <i>Concept Diagram</i></u> •<u>Minimise harm and provide enhancements to important landscape features and significant views, including:</u>

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	Amendment made		<p>o <u>Queen Charlton Conservation Area and its setting</u></p> <p>o <u>Maes Knoll Scheduled Monument and its setting</u></p> <p>o <u>the character of the open plateau landscape leading towards the Chew Valley</u></p> <p>6. <u>Development should ensure the conservation of the significance of affected heritage assets. As part of the Masterplan, the following should be addressed:</u></p> <ul style="list-style-type: none"> • <u>Limit the height and density of development to avoid and minimise harm to Queen Charlton Conservation Area</u> • <u>Limit development height and density in more prominent areas, such as higher ground and development edges, in order to avoid the development breaking the skyline in wider views from the east</u> • <u>Detailed archaeological assessment should inform the Masterplan</u> <p>7. <u>Transport requirements are to:</u></p> <ul style="list-style-type: none"> • <u>Provide vehicular access, and junction enhancement, to facilitate principal access to the site from Staunton Lane and Sleep Lane (linking to the new roundabout).</u> • <u>Ensure the integration of this area into neighbouring developments, to provide more direct access to local facilities and services, and to encourage walking and cycling. The Masterplan will need to ensure development interconnects with Whitchurch village including enhanced safe and attractive pedestrian and cycle routes to the Local Centre and bus stops on the A37. A connection from the new site to National Cycle Route 3 should be facilitated.</u> • <u>Provide links to existing bus routes and contribute towards improved local bus services and other local highway improvements (in both B&NES and Bristol), including Queen Charlton Lane.</u> <p>8. <u>Contributions will be required to facilitate the expansion of Whitchurch Primary School to accommodate the additional pupils generated from the development and to fund enlargement of the school site or the provision of a new playing field in a suitable location close to the school, to accommodate the additional</u></p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			<u>building. A new Early Years facility will also need to be provided on site or nearby.</u> -
MM96	CSA46	New diagram	<i>Land at Whitchurch - Concept Diagram (see Annex to Schedule, p15)</i>
MM97	CSA47	Policies Map	<i>Amend the Policies Map to show the boundary of the strategic site allocation for Land at Whitchurch and the revised Green Belt boundary. (see Annex to Schedule, p24)</i>
MM98	SPC149	New para 6.02a	<u>Sustainability Principles</u> <u>Central to national planning policy is the presumption in favour of sustainable development. The Council is committed to help achieve sustainable development and will give favourable consideration to proposals which will contribute towards delivering a strong, flexible and sustainable economy; the protection and enhancement of our natural, built and historic environment, the prudent use of natural resources and which mitigate and adapt to climate change; and which support strong, vibrant and healthy communities. This approach is embodied in Policy SD1 and is reflected in all policies in the Core Strategy and planning decisions made by the Council.</u>
MM99	SPC150	New Policy SD1	<u>Policy SD1: Presumption in favour of sustainable development</u> <u>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</u> <u>Planning applications that accord with the policies in this Core Strategy (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</u> <u>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</u>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			<ul style="list-style-type: none"> • <u>Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</u> • <u>Specific policies in that Framework indicate that development should be restricted.</u>
MM100	PC80 as amended SPC152 (RC38)	Policy CP1 (page 106)	<p style="text-align: center;">Policy CP1 Retrofitting existing buildings</p> <p>Retrofitting measures to existing buildings to improve their energy efficiency and adaptability to climate change and the appropriate incorporation of micro-renewables will be encouraged.</p> <p>Priority will be given to facilitating carbon reduction through retrofitting at whole street or neighbourhood scales to reduce costs, improve viability and support coordinated programmes of improvement.</p> <p>Masterplanning and ‘major development’ (as defined in the Town & Country Planning (Development Management Procedure (England) Order 2010) in the district should demonstrate that opportunities for the retention and retrofitting of existing buildings <u>within the site</u> have been included within the scheme. All schemes should consider retrofitting opportunities as part of their design brief and measures to support this will be introduced.</p> <p>Retrofitting Historic Buildings</p> <p>The Council will seek to encourage and enable the sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings (including listed buildings <u>and buildings of solid wall or traditional construction</u>) and in conservation areas, whilst safeguarding the special characteristics of these heritage assets for the future.</p> <p>Proposals will be considered against Policy HE1 of PPS5 <u>national planning policy</u>.</p> <p><u>The policy will be supported by the Council’s Sustainable Construction and Retrofitting Supplementary Planning Document</u></p>

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MM101A		Pages 107 & 108	Delete paragraphs 6.09, 6.11, 6.12, 6.13, 6.14, and 6.15
MM102	FPC7	New para 6.25 (page 109)	<u>Any impact of this policy on the viability of schemes will be given careful consideration.</u>
MM103	SPC157 (PC82 as amended)	Policy CP4 (page 110)	<p style="text-align: center;">Policy CP4 District Heating</p> <p>The use of combined heat and power (CHP), and/or combined cooling, heat and power (CCHP) and district heating will be encouraged. Within the <u>three</u> identified "district heating priority areas", shown on diagram 19 (<u>Bath Central, Bath Riverside and Keynsham High Street</u>), 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, unless demonstrated that this would render development unviable.</p> <p><u>Within the remaining 12 "district heating opportunity areas" shown on diagram 19, (Radstock, Midsomer Norton, Paulton, Bath Spa University, Twerton, Kingsway, Bathwick, Moorfields, Odd Down, Lansdown, RUH & Keynsham Somerdale), development will be encouraged to incorporate infrastructure for district heating, and will be expected to connect to any existing suitable systems (including systems that will be in place at the time of construction), unless it is demonstrated that this would render development unviable.</u></p> <p>Masterplanning and major development in the district should demonstrate a thermal masterplanning approach considering efficiency/opportunity issues such as mix of uses, anchor loads, density and heat load profiles to maximise opportunities for the use of district heating.</p> <p>Where a district heating scheme is proposed as part of a major development the Council will expect the</p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			<p>scheme to demonstrate that the proposed heating and cooling systems (CHP/CCHP) have been selected considering the heat hierarchy in line with the following order of preference:</p> <ol style="list-style-type: none"> 1. Connection with existing CHP/CCHP distribution networks 2. Site wide CHP/CCHP fed by renewables 3. Gas-fired CHP/CCHP or hydrogen fuel cells, both accompanied by renewables 4. <u>3.</u> Communal CHP/CCHP fuelled by renewable energy sources 5. <u>4.</u> Gas fired CHP/CCHP <p>Delivery</p> <p>1 This policy will provide a basis for Development Management to support the principle of CHP, CCHP and District Heating included in planning applications</p> <p>2 Planning Applications within the DHPAs will need to demonstrate how they are incorporating district heating and to justify any alternative approach.</p> <p>3 Planning Obligations or a Community Infrastructure Levy (CIL) may be able to be used to contribute towards the delivery of the delivery of strategic district heating infrastructure.</p> <p>4 Further opportunities for interventions that will increase commercial viability of district heating will be <u>are</u> identified in the B&NES District Heating Feasibility Study and will include actions that the Council and the Private Sector could <u>can</u> initiate.</p>
MM104	SPC158	Diagram 19 (page 110)	<p>Amend Diagram 19 to distinguish between 'Distinct Heating Priority Areas' (Bath Central, Bath Riverside and Keynsham Town Centre) and 'District Heating Opportunity Areas' and amend Key accordingly.</p> <p>(see Annex to Schedule, p16)</p>
MM105	SPC161 (PC83)	Para 6.28a (page 112) Amendment made	<p>The Flood Risk Management Strategy (June 2010) has identified and assessed a range of flood risk management options to enable development in vulnerable areas without increasing the flood risk elsewhere. The Strategy has concluded that there is no strategic solution to reducing peak flow through Bath which is either technically or economically viable. As such the Strategy proposes the provision of compensatory storage upstream combined with on site flood defences. New development must provide storage to offset the volume of water that would be displaced in a flood event by the defences on site. Following the Flood Risk Management Strategy, the Hydraulic Modelling (Bath Flood Risk Management Project Feb 2013 by B&V) was prepared. The impact of raising the key development sites in the Central Area and the Enterprise Area in Bath is a loss of conveyance, rather than a loss of flood storage. It recommends, where necessary, to raise all the development sites and the access/egress routes (or raise defence walls) and implement conveyance</p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			<u>mitigation measures. New development should be safe and not increase risk elsewhere.</u>
MM106	SPC167 (RC42, FPC9) SPC168 (RC43, PC86)	Policy CP6 (page 117)	<p style="text-align: center;">Policy CP6 Environmental Quality</p> <p>1. High Quality Design The distinctive quality, character and diversity of Bath and North East Somerset's environmental assets will be promoted, protected, conserved or enhanced through: a: high quality and inclusive design <u>of schemes, including transport infrastructure</u>, which reinforces and contributes to its specific local context, creating attractive, inspiring and safe place. b: <u>assessing</u> all major development schemes with a residential component should be assessed using the Building for Life <u>12</u> design assessment tool (or equivalent methodology). As a guide development should meet its "good" standard <u>seek to achieve a score of no 'reds', design out all 'ambers' and achieve a majority of 'greens'.</u></p> <p>2. Historic Environment The cultural and historic environment will be preserved or enhanced, and sites, buildings, areas and features of recognised national and local importance and their settings will be protected. <u>The sensitive management of Bath & North East Somerset's outstanding cultural and historic environment is a key component in the delivery of sustainable development. The Council will protect, conserve and seek opportunities to enhance the historic environment including the character and setting of designated and other heritage assets.</u> <u>The sensitive reuse and adaptation of historic buildings and spaces will be supported, and in areas where regeneration is required the imaginative integration of new development with the historic environment will be promoted.</u> Where development has a demonstrable public benefit, including mitigating and adapting to climate change, this benefit will be weighed against any harm to the significance of the heritage asset. <u>The Council will continue to develop strategies and guidance which ensure the historic environment and its significance is understood, recorded, promoted and enjoyed, and is sensitively and proactively managed, including those historic assets most under threat. A positive and proactive conservation strategy will be promoted through the Placemaking Plan.</u></p> <p>3. Landscape</p>

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	PC88		<p>The distinctive character and quality of Bath and North East Somerset's landscapes will be conserved or enhanced.</p> <p>4. Nature Conservation The quality, extent & robustness of protected sites and valued habitats will be enhanced, and networks of valued habitat will be restored or created, by measures which:</p> <p>a: Improve the quality and/or increase the size of current sites and valued habitat. b: Enhance connections between, or join up, sites and valued habitats. c: Create new sites and valued habitats. d: Reduce the pressures on wildlife by improving the wider environment</p> <p>New Development will, in particular, respect <u>protect</u> and enhance <u>international, national and local sites and existing networks of priority habitat valued habitats</u>; facilitate migration and dispersal through the natural and built environment; and seek to reduce fragmentation of existing habitats.</p> <p>The Council will promote the management, conservation, enhancement or restoration of environmental assets. Sustainable opportunities for improved access to and enjoyment of these assets will be promoted where it does not compromise the integrity of the asset.</p>
MM107	SPC169 (RC44)	Policy CP6 Delivery (page 117)	<p>Historic Environment</p> <p>Delivery will be principally through the Development Management process. And Conservation Area Appraisals and other supplementary planning documents and guidance will be prepared and used to guide decisions on development proposals that affect the historic environment. Working in partnership with bodies such as English Heritage, Mendip Hills and Cotswolds AONB Services and local groups; and with conservation, archaeology and landscape experts will also be necessary to ensure effective delivery of the policy. The preparation of management plans and other <u>positive and proactive strategies will be encouraged developed</u> to support policy delivery. <u>The strategy for the historic environment will include:</u></p> <ul style="list-style-type: none"> - <u>maintaining and applying an up-to-date and available Historic Environment Record and evidence base</u> - <u>producing and promoting guidance that will encourage good practice such as the World Heritage Site Setting SPD, Retrofitting & Sustainable Construction SPD and Bath Building Heights Strategy SPD</u> - <u>working with partners to resolve long standing high profile heritage assets at risk (including The</u>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			<p><u>Wansdyke and Cleveland Pool in Bath)</u></p> <ul style="list-style-type: none"> - <u>reducing the volume of traffic using historic streets and spaces (see Para 6.103) by implementing the Bath Public Realm and Movement Strategy</u> - <u>seeking to ensure that Conservation Area Appraisals and management plans are kept up-to-date</u> - <u>implementing the World Heritage Site Management Plan</u> - <u>ensure the Bath Urban Archaeological Assessment is used to inform management strategies and SPDs</u> - <u>conserving significance heritage features via the Green Infrastructure Strategy</u> - <u>consideration of the preparation of a 'local list' to ensure non-designated assets are sustained and conserved</u> - <u>consideration of use of Article 4 Directions as one measure for resolving conservation issues when appropriate</u> - <u>Seek contributions from development, where appropriate, to support the delivery of the above.</u>
MM108	CSA49 Amendment made	Para 6.63 (page 120)	Core Policy CP8 conforms with national policy which also states that the general extent and detailed boundaries of the Green Belt should be altered only exceptionally. <u>The Core Strategy retains the general extent of the Green Belt in B&NES other than the removal of land from the Green Belt for development on the edge of Bath and Keynsham and at Whitchurch as set out in Policy DW1 and Policies B3A, KE3A and B, KE4 and RA5.</u>
MM109	CSA50 (SPC172) Amendments made	Para 6.63A	<u>In altering the Green Belt and allocating strategic sites for development and in response to the NPPF paragraph 85, the need to identify safeguarded land to meet longer term development requirements has been considered. At Odd Down on the edge of Bath environmental sensitivity means that there is no scope to identify safeguarded land. It is also considered there is no scope to identify safeguarded land at south west Keynsham. However, land is safeguarded for development East of Keynsham. At Whitchurch the need for and scope to identify safeguarded land will be considered as part of the Core Strategy review.</u>
MM110	CSA51 (SPC173, RC46,	Para 6.64 (page 120)	In light of the opportunities for development in the plan period, <u>most of the urban area of Keynsham continues to be excluded from the Green Belt and an inset a revised inner boundary is defined on the Proposals Map. There are a number of villages which meet the requirements of national policy in PPG2 'Green Belts' Para</u>

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	FPC10)		2.14 the NPPF and continue to be insets within excluded from the Green Belt as established in the Bath & North East Somerset Local Plan. The Inset boundaries will be reviewed through the Placemaking Plan and through Neighbourhood Planning. Exceptional circumstances will need to be demonstrated through this review process in order for any changes to the Inset boundaries to be made. Given the overall level of housing required during the plan period and the spatial strategy for meeting this requirement it is not considered that exceptional circumstances exist to warrant changing the Inset boundaries for these villages. Some sites may come forward in the Green Belt under the Government's proposals for Community Right to Build.
MM111	CSA52 (SPC174, RC47)	Para 6.64A	<u>Within the Green Belt a number of Major Existing Developed Sites (MEDS) are currently defined on the Proposals Map. Within the MEDS, B&NES Local Plan Policy GB.3 allows for limited redevelopment or infill which does not harm the openness of the Green Belt or affect the purposes of including land within it. Within the context of national policy the Council will, through the Placemaking Plan, be reviewing whether MEDS should continue to be designated and, if so, the sites to be designated and their boundaries.</u>
MM112	FPC11	Para 6.66 (page 121)	Minerals Limestone is the principal commercial mineral worked in the District. There are currently two active sites – one surface workings and one underground mine. Upper Lawn Quarry at Combe Down in Bath and Hayes Wood mine near Limpley Stoke both produce high quality Bath Stone building and renovation projects. <u>Bath & North East Somerset also has a legacy of coal mining and there are also still coal resources within Bath & North East Somerset which are capable of extraction by surface mining techniques. Although no longer worked, there are potential public safety and land stability issues associated with these areas. The general extent of the surface coal Mineral Safeguarding Area within the District is illustrated in Diagram 20a.</u>
MM113	FPC14	Para 6.69 (page 121)	<i>Delete para 6.69 and replace with:</i> <u>Policy CP8a, which sets out the strategic approach to minerals in the District, will ensure that mineral resources within the district continue to be safeguarded. Minerals Safeguarding Areas will be designated in a separate Development Plan document the Placemaking Plan following the methodology set out in the British Geological Survey document and defined on the Proposals Map. Although there is no presumption that the resources will be worked this will ensure that known mineral resources are not needlessly sterilised by non-mineral development.</u>
MM114	FPC15	Para 6.69a	<u>It is proposed that more detailed guidance on minerals related issues will be developed in the relevant Development Plan Document as will issues of land instability, which it is recognised is wider than just</u>

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Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
		(page 121)	<u>minerals, and restoration proposals to accord with national minerals planning policy advice.</u> This will take place alongside the review of <u>existing</u> minerals allocations and designations.
MM115	FPC16	Policy CP8a (page 121)	<p style="text-align: center;"><u>Policy CP8a Minerals</u></p> <p><u>Mineral sites and allocated resources within Bath & North East Somerset will be safeguarded to ensure that existing and future needs for building stone can be met.</u></p> <p><u>The production of recycled and secondary aggregates will be supported by safeguarding existing sites and identifying new sites.</u></p> <p><u>Minerals Safeguarding Areas will be designated to ensure that minerals resources which have a potential for future exploitation are safeguarded and not needlessly sterilised by non-mineral developments. Where it is necessary for non-mineral development to take place within a Minerals Safeguarding Area the prior extraction of minerals will be supported.</u></p> <p><u>Potential ground instability issues, including those associated with the historical mining legacy, and the need for related remedial measures should be addressed as part of the proposal in the interests of public safety.</u></p> <p><u>Mineral extraction that has an unacceptable impact on the environment, climate change, local communities, transport routes or the integrity of European wildlife sites which cannot be mitigated will not be permitted.</u></p> <p><u>The scale of operations should be appropriate to the character of the area and the roads that serve it.</u></p> <p><u>Reclamation and restoration of a high quality should be carried out as soon as reasonably possible and proposals will be expected to improve the local environment.</u></p>
MM116	FPC17	New Diagram 20a	Include new Diagram 20a showing general extent of the surface coal Mineral Safeguarding Area. <i>(see Annex to Schedule, p17)</i>
MM117	SPC177	Para 6.74 (page 122) Amendment made	Delete para 6.74 and insert: <u>Affordable housing is defined in the National Planning Policy Framework.</u>
MM118	SPC178	Para 6.75 (page 122)	<u>In order to understand the local housing market and assess current and future housing requirements and need for Bath & North East Somerset the Council commissioned a SHMA which was published in 2013. The SHMA shows that the need for affordable housing in B&NES is high and that the affordability gap between local incomes and market house prices is very wide. The Strategic Housing Market Assessment (SHMA) estimates that typically less than 50% of households where the head of household is under 35 years old could</u>

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			afford to buy or rent within the district over the period 2010-2026-2029. This affordability gap results in high levels of housing need which are not being met by vacancies in the existing stock of affordable housing or by recent new supply.															
MM119	SPC179 Amendment made	Para 6.76 (page 122)	To better understand the workings of housing markets at the sub-regional and local level the Council jointly commissioned a SHMA which appraised the housing market across the subregion of the West of England. The SHMA shows that an increasing proportion of the total dwelling stock is accounted for by the private rented sector. The SHMA estimates that around 36% of the requirement for overall housing between 2011 and 2031 is for affordable homes. The assessment, published in 2009, has demonstrated a high level of need for affordable housing throughout the district, taking account of current and future projected market conditions. The level of unmet affordable housing need is high and based on the evidence from the SHMA the Council could theoretically require 100% of all future planned residential development to be affordable housing. The SHMA assumes that the contribution to the provision of housing needs from private rented accommodation where occupiers are receiving housing benefit will continue at a similar scale in the future. If this contribution were to significantly fall, the need for affordable housing would increase.															
MM120	SPC180	Para 6.77 (page 122)	Delete para 6.77 and replace with: <u>In making provision for affordable housing further guidance on the tenure split between social and affordable rent and intermediate housing that will be sought by the Council and the circumstances in which different tenures will be acceptable will be set out in the Planning Obligations SPD.</u>															
MM121	SPC182	Para 6.79 (page 122)	The study has identified some geographical variance in viability across the district. <u>This supports geographical variation in the proportion of affordable housing that should be sought (as outlined in the table below).</u> and hence any district wide policy must reflect the fact that any affordable housing target is seen as an average with some higher value areas capable of delivering more affordable housing and some less.															
MM122	SPC183	New Table 8a	<table border="1"> <thead> <tr> <th><u>Targets</u></th> <th><u>Sub-markets</u></th> <th><u>Postcode</u></th> </tr> </thead> <tbody> <tr> <td rowspan="3"><u>AH Area 1</u> <u>40 %</u></td> <td><u>Prime Bath</u></td> <td><u>BA1 2, BA1 1, BA2 4</u></td> </tr> <tr> <td><u>Bath North and East</u></td> <td><u>BA1 5, BA1 6, BA2 6, BA1 7, SN14 8 and SN13 8</u></td> </tr> <tr> <td><u>Bath Rural Hinterland</u></td> <td><u>BA1 9, BA1 8, BA2 7, BA2 9, BA2 0, BA152 and BS30 6</u></td> </tr> <tr> <td rowspan="2"><u>AH Area 2</u> <u>30 %</u></td> <td><u>Bath North and West</u></td> <td><u>BA1 4 and BA1 3</u></td> </tr> <tr> <td><u>Bath South</u></td> <td><u>BA2 3, BA2 2, BA2 1, BA2 5</u></td> </tr> </tbody> </table>	<u>Targets</u>	<u>Sub-markets</u>	<u>Postcode</u>	<u>AH Area 1</u> <u>40 %</u>	<u>Prime Bath</u>	<u>BA1 2, BA1 1, BA2 4</u>	<u>Bath North and East</u>	<u>BA1 5, BA1 6, BA2 6, BA1 7, SN14 8 and SN13 8</u>	<u>Bath Rural Hinterland</u>	<u>BA1 9, BA1 8, BA2 7, BA2 9, BA2 0, BA152 and BS30 6</u>	<u>AH Area 2</u> <u>30 %</u>	<u>Bath North and West</u>	<u>BA1 4 and BA1 3</u>	<u>Bath South</u>	<u>BA2 3, BA2 2, BA2 1, BA2 5</u>
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MM123	<p>SPC184 (RC49, PC91 as amended)</p> <p>SPC185</p> <p>SPC186 (RC50, PC91)</p>	<p>Policy CP9 Large sites (page 123)</p>	<p style="text-align: center;">Policy CP9 Affordable Housing</p> <p><i>Delete all the text under the headings Large sites and Small sites and insert the following 3 headings and text.:</i></p> <p>Large sites</p> <p><u>Affordable housing will be required as on-site provision in developments of 10 dwellings or 0.5 hectare and above (the lower threshold applies). The following percentage targets will be sought:</u></p> <p><u>-40% in Prime Bath, Bath North and East, Bath Rural Hinterland;</u></p> <p><u>-30% in Bath North and West, Bath South, Keynsham and Saltford, Midsomer Norton, Westfield, Radstock, Peasedown St John, Paulton and Chew Valley.</u></p> <p><u>This is on a grant free basis with the presumption that on site provision is expected.</u></p> <p>Small sites</p> <p><u>Residential developments on small sites from 5 to 9 dwellings or from 0.25 up to 0.49 hectare (the lower threshold applies) should provide either on site provision or an appropriate financial contribution towards the provision of affordable housing with commuted sum calculations. The target level of affordable housing for these small sites will be 20% for AH area 1 and 15% for AH area 2 17.5%, half that of large sites, in order to encourage delivery.</u></p> <p><u>In terms of the affordable housing on small sites, the Council will first consider if on site provision is appropriate. In some instances the Council will accept a commuted sum in lieu of on site provision. This should be agreed with housing and planning officers at an early stage.</u></p> <p>Viability</p> <p><u>For both large and small sites the viability of the proposed development should be taken into account, including:</u></p>						

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	<p>as amended)</p> <p>Amendment made</p> <p>SPC187 (PC91 as amended)</p> <p>SPC188 (RC51, PC91 as amended)</p>		<ul style="list-style-type: none"> • <u>Whether grant or other public subsidy is available</u> • <u>Whether there are exceptional build or other development costs</u> • <u>The achievement of other planning objectives</u> • <u>The tenure and size mix of the affordable housing to be provided.</u> <p><i>Make the following amendments to the existing remaining text of the policy</i></p> <p>Sub-division and phasing</p> <p>Where it is proposed to phase development or sub-divide sites, or where only part of a site is subject to a planning application, the Council will take account of the whole of the site when determining whether it falls above or below the thresholds set out above.</p> <p>Tenure</p> <p><i>Text deleted</i></p> <p>Property Size and Mix</p> <p>Residential developments delivering on-site affordable housing should provide a mix of affordable housing units and contribute to the creation of mixed, balanced and inclusive communities. The size and type of affordable units will be determined by the Council to reflect the identified housing needs and site suitability.</p> <p>The type and size profile of the affordable housing will be guided by the Strategic Housing Market Assessment and other local housing requirements but the Council will aim for at least 60% of the affordable housing to be family houses including some large 4/5 bed dwellings.</p> <p>Other</p> <p>All affordable housing delivered through this policy should remain at an affordable price for future eligible households, <u>in the event of any sales or staircasing affecting affordable housing unit(s) delivered through CP9 then an arrangement will be made to recycle the receipts/subsidy for the provision of new alternative affordable housing located elsewhere within Bath and North East Somerset.</u> Affordable Housing should be integrated within a development and should not be distinguishable from market housing.</p>

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MM124			<i>Not required for soundness.</i>
MM125	SPC191	New Diagram 20b	Heading: <u>Geographic two-way split for affordable housing (indicative)</u> Show the geographic two-way split for affordable housing across the district. (see Annex to Schedule,)
MM126	SPC190 (RC52)	Policy CP10 (page 124)	POLICY CP10 Housing mix <i>Add at the end:</i> <u>The specific accommodation needs of older people will be addressed through the Placemaking Plan, including considering the allocation of appropriate sites.</u>
MM127	SPC194 (FPC20)	Paras 6.81 And 6.82 (page 124)	<i>Delete paras 6.81 and 6.82 of the plan as submitted</i>
MM128	SPC195 (FPC21) Amendment made	New Para 6.81a	<u>In March 2012 the Government published 'Planning Policy for Traveller Sites', alongside the NPPF, which seeks to align planning policy for Travellers with housing. This requires the Council to demonstrate a five year supply of deliverable sites and a further five and where possible, ten year supply of developable sites. The Council has undertaken a refreshed assessment of need which updates the West of England Gypsy and Traveller Accommodation Assessment undertaken in 2007 for the Bath & North East Somerset area. This establishes the level of need for five, ten and fifteen year supply of sites in accordance with Planning Policy for Traveller Sites. Most of the need is from households on unauthorised sites and is therefore an immediate need. From the evidence in the GTAA, there is an immediate need for 24 pitches for Gypsies and Travellers and a further 4 pitches between 2017 and 2027 and 5 transit pitches, and an immediate need for 40 Travelling Showmen's plots. The Council will identify sites to meet these needs in the Gypsy and Traveller Development Plan Document. Planning Policy for Traveller Sites clarifies that for a site to be considered deliverable it must be available now and offer a suitable location for development now, and be achievable and viable with a realistic prospect it can be delivered within five years.</u>
MM129	SPC196 Amendment	New para 6.81b	<u>Planning Policy for Traveller Sites states that Traveller sites should be guided towards making effective use of previously developed, untidy or derelict land. It also states that development in the open countryside away from existing settlements or outside areas allocated in the development plan should be strictly limited. It does recognise, however, that some rural areas may be suitable for traveller's sites providing the scale of these</u>

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	made		<u>sites does not dominate the nearest settled community and avoid placing an undue pressure on local infrastructure. Any proposed sites inside settlement boundaries would be considered against policies applying generally to residential development. Provision is more likely to be made outside such boundaries and will be guided by policy CP11.</u>
MM130	SPC197 (FPC21) Amendment made	New para 6.82 (page 124)	<i>(includes part of previous para 6.81c)</i> <u>The NPPF establishes a presumption against inappropriate development in the Green Belt unless very special circumstances can be demonstrated and the harm caused can be outweighed by other considerations. Planning Policy for Traveller Sites reiterates that sites in the Green Belt are inappropriate development. However, if exceptional circumstances exist, an allocation can be made in a DPD by removing land from the Green Belt.</u> The criteria in Policy CP11 will be used to guide the identification of suitable sites for allocation in the relevant DPD and to identify sites to meet <u>respond to</u> future accommodation needs when assessed. These criteria will also to be used when considering planning applications that may happen before the DPDs are prepared or in addition to sites being allocated.
MM131	SPC198 (FPC22) Amendment made	Policy CP11 (page 124)	<p style="text-align: center;">POLICY CP11 Gypsies, Travellers & Travelling Showpeople</p> <p>The following criteria will be used to guide the identification and allocation of suitable, <u>available and deliverable or developable sites in a Development Plan Document</u> to respond to the established accommodation needs of Gypsies, Travellers and Travelling Showpeople to 2011 and their accommodation needs beyond 2011 once assessed for the Plan period. <u>Proposals for Sites for Gypsies, Travellers and Travelling Showpeople accommodation will be considered against the following criteria allocated and planning applications permitted taking into account the following factors:</u></p> <p>a: <u>the site is suitably located to allow access to</u> local community services and facilities, including shops, schools and health facilities, <u>and employment opportunities should be accessible by foot, cycle and public transport .</u></p> <p>b: satisfactory means of access can be provided and the existing highway network is adequate to service the site</p> <p>c: the site is large enough to allow for adequate space for on-site facilities and amenity <u>amenities including play provision</u>, parking and manoeuvring, as well as any commercial activity <u>live/work pitches</u> if required <u>to enable traditional lifestyles</u></p> <p>d: <u>the site is well-designed and well-landscaped</u> does not harm <u>and has no unacceptable adverse impact on</u> the character and appearance of the surrounding area</p>

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	Amendment made		<p>e: adequate services including utilities, foul and surface water and waste disposal can be provided as well as any necessary pollution control measures</p> <p>f: <u>use of the site must have there is no harmful unacceptable impact on the amenities, health and well-being of occupiers of the site or on neighbouring occupiers as a result of the development</u></p> <p>g: the site should avoid areas at high risk of flooding and have no adverse impact on protected habitats and species, <u>nationally recognised designations, landscape designations and heritage assets and their settings</u> and natural resources</p> <p>h: <u>the scale of the development does not dominate the nearest settled community nor place undue pressure on the local infrastructure</u></p> <p>i: <u>the site does not lie within the Green Belt unless there are exceptional circumstances to justify making an allocation by removing land from the Green Belt or, for a planning application on unallocated land, that very special circumstances exist.</u></p> <p>Delivery: Delivery will be through the Development Management process. Sites will be identified through the Gypsies and Travellers DPD to meet identified accommodation needs <u>up to 2011 and beyond once assessed for the Plan period.</u></p>
MM132			<i>Not required for soundness.</i>
MM133	CSA53 (SPC203, RC53)	Paras 7.05 – 7.05f (page 134)	<p>7.05 <u>The Core Strategy is anticipated to is programmed to be reviewed about every 5 years to enable flexibility in response to changing circumstances. The review will be informed by regular monitoring as set out in Table 9 as well as ensuring that the Core Strategy evidence base remains up-to-date. The review process will commence around 2 to 3 years in advance of the review date in order to enable the timely and considered preparation and adoption of revised policies. However, In light of the Duty to Co-operate, the first review will be timed to enable co-ordination with the review of the Core Strategies of adjoining Authorities in the West of England.</u></p> <p>Delivery</p> <p>7.05a <u>If monitoring demonstrates that the planned housing provision, including affordable housing, is not being delivered at the levels being planned for and there would be no reasonable prospect of the planned delivery of 12,700 homes to 2029, then changes will be made to Core Strategy to rectify the housing shortfall taking account of the impact of the performance of the economy on the need for and delivery of housing. This</u></p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change								
			<p><u>may include changes to the spatial strategy.</u></p> <p><u>Review of growth targets</u></p> <p><u>7.05b</u> The Council will also monitor economic growth rates, to assess whether planned targets for workspace continue to be appropriate. If required the Council will agree revised targets, taking account of the West of England Strategic Economic Plan, and make any necessary changes to the spatial strategy to meet the new targets if necessary.</p> <p><u>Duty to Co-operate</u></p> <p><u>7.05c</u> These Plan reviews will be undertaken in co-operation with neighbouring authorities, particularly in the West of England in accordance with the Duty to Co-operate to ensure that cross-boundary issues are addressed. This will include a review of the plan period. The timetable for the review of Local Development Documents is set out in the Council's Local Development Scheme.</p> <p><u>7.05d</u> Arrangements are already underway to review the West of England SHMA in preparation for a review of West of England Core Strategies in around 2016. This will entail a co-ordinated response to the outputs of the updated SHMA. The SHMA review includes a review of the Housing Market Area.</p> <p><u>7.05e</u> If the SHMA review demonstrates the continued existence of separate housing market areas for Bath and Bristol, then under the duty to co-operate, B&NES will continue to work closely with the adjoining West of England authorities to consider the most appropriate proposals for accommodating housing needs that could not otherwise be met within the Bristol Housing Market Area.</p> <p><u>7.05f</u> If the SHMA review indicates that B&NES is part of the West of England HMA, and additional strategic housing provision is required, its delivery will be determined on a West of England-wide basis through the duty to cooperate.</p>								
MM134	FPC24 FPC25		<p><i>Table 9 Monitoring of Strategic Objectives</i></p> <table border="1"> <thead> <tr> <th>Strategic Objective</th> <th>Policy</th> <th>Indicator</th> <th>Quantification of Objective Target</th> </tr> </thead> <tbody> <tr> <td>1. Pursue a low carbon and sustainable future in</td> <td>CP1 Retrofitting existing</td> <td><i>No changes required for soundness</i></td> <td><i>No changes required for soundness</i></td> </tr> </tbody> </table>	Strategic Objective	Policy	Indicator	Quantification of Objective Target	1. Pursue a low carbon and sustainable future in	CP1 Retrofitting existing	<i>No changes required for soundness</i>	<i>No changes required for soundness</i>
Strategic Objective	Policy	Indicator	Quantification of Objective Target								
1. Pursue a low carbon and sustainable future in	CP1 Retrofitting existing	<i>No changes required for soundness</i>	<i>No changes required for soundness</i>								

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change			
	SPC204 (RC54)		a changing climate	buildings		
			CP2 Sustainable Construction		<i>Delete all indicators</i>	<i>Delete all targets.</i>
			CP3 Renewable Energy	<ul style="list-style-type: none"> Proportion and number of renewable energy schemes granted planning permission annually Amount of renewable energy generated by installed capacity, for electricity (MWe) and heat (MWth) Amount of renewable energy generated from renewable energy sources annually (measured via 'Feed in Tariff data). 	By 2026 2029 110MWe (Electricity) 165 MWth (Heat)	
			CP4 District Heating	<ul style="list-style-type: none"> Location of heat priority areas where policy district heating schemes have started to be implemented Proportion and number of Combined Heat and Power schemes granted planning permission annually 		
			CP5 Flood Risk Management	Number of planning permissions granted contrary to Environment Agency advice		
		2. Protect and enhance the	CP6 Environmental	<ul style="list-style-type: none"> Change in priority habitats (in hectares) 	Maintain or increase the area of priority habitats by 2026	

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change			
	SPC205		District's natural, built and cultural assets and provide green infrastructure	Quality	<ul style="list-style-type: none"> Number of nature conservation sites that are enhanced annually Number and proportion of housing schemes meeting <u>achieving</u> Building for Life 42 (BfL12) good standard <u>score of no 'reds'</u> annually (post-construction monitoring) Number of principal listed buildings recorded as 'at risk' on the Council's Buildings at Risk Register Number of up to date Conservation Area Appraisals and Management Plans in place Adoption of Historic Environment related SPDs <p>A range of indicators to monitor implementation of the actions identified in the World Heritage Site Management Plan are also identified in the Management Plan.</p> <p><i>Protection of Greenfield land through prioritising development of previously developed sites relates also to regeneration and housing</i></p>	<p><u>2029</u></p> <p>Annual increase in the proportion of assessed housing schemes that meet the Building for Life 42 (BfL12) good standard <u>scoring no 'reds'</u></p> <p>Reduce the number of principal listed buildings recorded as 'at risk' on the Council's Buildings at Risk Register</p> <p>Increase the number of up to date Conservation Area Appraisals and Management Plans in place</p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy		Proposed Change		
				<i>delivery objective – see indicator and quantification below</i>		
				CP7 Green Infrastructure	A range of indicators to monitor the provision and enhancement of green infrastructure are being developed as part of the Green Infrastructure Strategy	
	SPC206 (RC55) Amendment made		3. Encourage economic development, diversification and prosperity	DW1 District-wide spatial strategy and Place based spatial strategies: B1 KE1 SV1 RA1&2	<ul style="list-style-type: none"> Amount of floor space developed type (office/industrial) in sqm, by place annually and total since 2006 <u>2011</u>. Gains, losses and net. Amount of floor space on previously developed land by type (office/industrial) in sqm, by place annually and total since 2006 <u>2011</u>. Gains, losses and net. Employment land available by type <u>Change in work place jobs by sub-area</u> Number of planning consents for business premises in rural areas <u>Economic growth forecasts from the Office of Budget Responsibility (OBR) as well as from bodies such as Oxford</u> 	<p>Deliver space to provide 8,700 <u>10,300</u> net additional jobs between 2006 <u>2011</u> & 2026 <u>2029</u> as set out in the places below</p> <p>Bath: 2006 <u>2011-2026</u> <u>2029</u></p> <ul style="list-style-type: none"> Office floor space – net gain of about 70,000 <u>40,000m²</u> Industrial floor space – net loss of about 30,000 <u>40,000m²</u> <u>Net increase in 5,700 of 7,000 jobs</u> <p>Keynsham: 2006 <u>2011</u> – 2026 <u>2029</u></p> <ul style="list-style-type: none"> Office floor space – net gain of about 10,000 <u>7,200</u> m² Industrial floor space – no net change <u>net gain of about 8,300m²</u> <u>Net increase in 1,500 of about 1,600 jobs</u>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change			
					<u>Economics, Cambridge Econometrics, NIESR</u>	Somer Valley: 2006 <u>2011-2026 2029</u> <ul style="list-style-type: none"> Office floor space – net gain of about 40,000 <u>2,700m2</u> Industrial floor space – net loss of about 40,000 <u>14,400m2</u> <u>Net increase of about 900 jobs</u>
	FPC27		4. Invest in our city, town and local centres	CP12 Centres and retailing	<ul style="list-style-type: none"> Proportion of new retail floor space provided within the centres listed in the hierarchy annually in total since 2006 <u>Health of the centres as indicated by r</u> Retail floor space losses, vacancy rates and land use mix changes in each of the centres listed in the hierarchy (city/town centres – annually and district/local centres – periodically) <u>Market share of comparison goods spending in Bath city centre and the town centres</u> 	<u>Health of each centre as measured by the indicators specified is maintained or enhanced</u> <u>The market share of comparison goods spending as measured by household surveys undertaken about every 5 years is maintained or enhanced</u>
	CSA54		5. Meet housing needs	DW1 District-wide spatial strategy	<ul style="list-style-type: none"> <u>Net additional dwelling completions for B&NES annually and total since 2006</u> 	Deliver 12,700 homes by 2029. Calculation of housing land supply (expressed in years) The five year housing land

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change		
	SPC207 (RC56, PC97)				<ul style="list-style-type: none"> Housing delivery trajectory (updated annually) total housing stock by tenure and type housing permissions granted by tenure and type housing permissions developed by tenure and type housing delivery trajectory showing completions and forecast completions % affordable housing secured on qualifying sites <p>supply position after 2015/2016 will be used as a strong indication of the achievability of housing delivery to the end of the plan period in accordance with the Core Strategy.</p> <p><u>Around 13,000 homes, comprising 9710 market homes and 3290 affordable homes 2011-2029.</u></p> <p><u>40% or 30% affordable housing secured on large sites depending on geographic location</u></p> <p><u>20% or 10% affordable housing secured on small sites depending on geographic location</u></p> <p><u>Growth in student numbers matches growth in purpose-built accommodation at each plan review.</u></p>
	SPC208 (RC57)				
	Amendment made				
			Place based spatial strategies B1 KE1 SV1	<ul style="list-style-type: none"> Annual residential dwelling completions by place <u>As above but broken down for (Bath, Keynsham, Somer Valley & rural areas)</u> 	Deliver housing as set out in Table 1B

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change		
	SPC209		RA1&2	<ul style="list-style-type: none"> Percentage of new homes provided on previously developed land annually and since 2006 in B&NES 	Around 80% of new housing provided between 2006 2011 and 2026 2029 should be on previously developed land
			CP10 Housing mix	<ul style="list-style-type: none"> Annual residential dwelling completions broken down by size of property (number of bedrooms) and tenure 	
	SPC210 (FPC29)		CP9 Affordable Housing RA4 Rural exception sites	<ul style="list-style-type: none"> Number of new affordable homes completed annually since 2006 Percentage of affordable homes completed on sites meeting the large site and small site thresholds Number of rural exceptions site delivered 	3,400 affordable homes completed by 2026 Average of 35% of all homes provided on large sites across the District should be affordable homes
	SPC211 (FPC30)		CP11 Gypsies, travellers travelling showpeople	<ul style="list-style-type: none"> Net additional gypsy and traveller pitches provided annually and since 2006-11 	Delete existing indicators and insert. <u>Delivery indicators to be identified in the Gypsy and Traveller DPD.</u>
	Amendment made	6. Plan for development that promotes health and well being	CP13 Infrastructure Provision. Place based strategies (AQMA)	Annual progress on the delivery of infrastructure will be reported via the Infrastructure Delivery Programme. Including: <ul style="list-style-type: none"> Progress on scheme 	<u>By 2016 within the Bath AQMA and Keynsham AQMA annual average concentrations of Nitrogen Dioxide (NO₂) not to exceed 40µg/m³</u>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change			
	FPC31			B1 KE1	<ul style="list-style-type: none"> delivery and funding Status and risk of infrastructure planned Annual Progress Report on Air Quality management Areas as submitted to DEFRA (by Environmental Health) 	
	FPC32		7. Deliver well connected places accessible by sustainable means of transport		<ul style="list-style-type: none"> 47 <u>11</u> transport related targets <u>indicators</u> are monitored as part of JLTP3. http://www.travelplus.org.uk/media/187017/12%20targets%20and%20monitoring.pdf (page 2)	

Main Modifications to the Core Strategy Diagrams

Diagram	Change Ref	Proposed Change
Diagram 4 (Key Diagram)	MM19	<i>Remove all Policy RA1 notation and amend the key</i>
		<i>Amend the housing and employment figures for Bath, Keynsham, the Somer Valley and the Rural Areas</i>
		<i>Amend urban area of Bath/Green Belt in the vicinity of Odd Down so that it more accurately illustrates the general extent of the Green Belt (to show the park & ride site and adjoining land within the Green Belt)</i>
		<i>Show the general extent of the Green Belt as proposed to be amended and indicate the strategic site locations at Bath, Keynsham and Whitchurch</i>
		<i>Update to only include the three "District Heating Priority Areas" – Bath Central, Bath Riverside and Keynsham Town Centre</i>
Diagram 5 Bath Spatial Strategy	MM22	<i>Indicate the strategic site location at Odd Down, Bath.</i>
		<i>Bath's Neighbourhoods label to be amended to reflect revised policy wording.</i>
		<i>Amend the area of search for location of flood storage facility to extend westwards following the line of the river.</i>
Diagram 6 The Central Area and Western Corridor	MM25	<i>Amend Central Area boundary so that it follows the riverside walk along the eastern riverside walk (outer bend) of the River Avon (between North Parade and Pulteney Bridge, rather than encompassing the Recreation Ground/North Parade Road.</i>
		<i>Amend Central Area boundary so that it follows the riverside walk along the eastern riverside walk (outer bend) of the River Avon (between North Parade and Pulteney Bridge, rather than encompassing the Recreation Ground/North Parade Road.</i>
Diagram 7 General Extent of the Central Area	MM27	<i>Amend notation Central Area – City Centre (<u>indicative boundary only - detailed boundary is shown on the Proposals Map</u>)</i>
		<i>Amend Central Area boundary so that it follows the riverside walk along the eastern riverside walk (outer bend) of the River Avon (between North Parade and Pulteney</i>

Diagram	Change Ref	Proposed Change
		<i>Bridge, rather than encompassing the Recreation Ground/North Parade Road.</i>
Diagram 8 The Central Area of 2026	MM30	<i>Amend the heading for Diagram 8 as follows: The Central Area of 2026<u>2031</u> Amend Central Area boundary so that it follows the riverside walk along the eastern riverside walk (outer bend) of the River Avon (between North Parade and Pulteney Bridge, rather than encompassing the Recreation Ground/North Parade Road.</i>
Policy B3A Concept Diagram Land adjoining Odd Down	MM40	<i>Include Concept Diagram to accompany Policy B3A Land adjoining Odd Down</i>
Diagram 12 Keynsham Spatial Strategy	MM62	<i>Indicate the strategic site locations at the East and South West of Keynsham</i>
Policy KE3 Concept Diagram and adjoining East Keynsham	MM68	<i>Include Concept Diagram to accompany Policy KE3 Land adjoining East Keynsham</i>
Policy KE4 Concept Diagram Land adjoining South West Keynsham	MM72	<i>Include Concept Diagram to accompany Policy KE4 Land adjoining South West Keynsham</i>
Diagram 15 Somerset Valley Strategy	MM78	<i>Remove all Policy RA1 notation and amend the key</i>
Diagram 18 Policy RA1 Villages	MM84	<i>Remove all Policy RA1 notation and amend the key Amend title to key on Diagram 18: Indicative Policy RA1 Villages <u>Rural Villages</u></i>
Policy RA5 Concept Diagram Land at Whitchurch	MM96	<i>Include Concept Diagram to accompany Policy RA5 Land at Whitchurch</i>
Diagram 19 District Heating Priority Areas	MM104	<i>Amend Diagram 19 to distinguish between 'Distinct Heating Priority Areas' (Bath Central, Bath Riverside and Keynsham Town Centre) and 'District Heating Opportunity Areas' and amend Key accordingly.</i>
Diagram 20a	MM116	<i>Include new Diagram 20a showing general extent of the surface coal Mineral</i>

Diagram	Change Ref	Proposed Change
General extent of the surface coal Mineral Safeguarding Area		<i>Safeguarding Area.</i>
Diagram 20b Geographic two-way split for affordable housing (indicative)	MM125	<i>Show the geographic two-way split for affordable housing</i>

Main Modifications to the Policies Map

Change Ref	Proposed Change
MM41	<i>Show the boundary of the strategic site allocation for Land adjoining Odd Down, Bath and the revised Green Belt boundary.</i>
MM69	<i>Show the boundary of the strategic site allocation for Land adjoining East Keynsham and the revised Green Belt boundary.</i>
MM73	<i>Show the boundary of the strategic site allocation for Land adjoining South West Keynsham and the revised Green Belt boundary</i>
MM97	<i>Show the boundary of the strategic site allocation for Land at Whitchurch and the revised Green Belt boundary</i>

Bath and North East Somerset

**Annex to Schedule of Inspector's Recommended Main
Modifications to the Submitted Core Strategy**

Diagrams and Maps

June 2014

Index

Main Modifications to the Core Strategy Diagrams

Diagram	Change Ref	Proposed Change	Annex Page
Diagram 4 (Key Diagram)	MM19	<i>Remove all Policy RA1 notation and amend the key</i>	1
		<i>Amend the housing and employment figures for Bath, Keynsham, the Somer Valley and the Rural Areas</i>	
		<i>Amend urban area of Bath/Green Belt in the vicinity of Odd Down so that it more accurately illustrates the general extent of the Green Belt (to show the park & ride site and adjoining land within the Green Belt)</i>	
		<i>Show the general extent of the Green Belt as proposed to be amended and indicate the strategic site locations at Bath, Keynsham and Whitchurch</i>	
Diagram 5 Bath Spatial Strategy	MM22	<i>Update to only include the three "District Heating Priority Areas" – Bath Central, Bath Riverside and Keynsham Town Centre</i>	2
		<i>Indicate the strategic site location at Odd Down, Bath.</i>	
		<i>Bath's Neighbourhoods label to be amended to reflect revised policy wording.</i>	
Diagram 6 The Central Area and Western Corridor	MM25	<i>Amend the area of search for location of flood storage facility to extend westwards following the line of the river.</i>	3
		<i>Amend Central Area boundary so that it follows the riverside walk along the eastern riverside walk (outer bend) of the River Avon (between North Parade and Pulteney Bridge, rather than encompassing the Recreation Ground/North Parade Road.</i>	
Diagram 7 General Extent of the Central Area	MM27	<i>Amend Central Area boundary so that it follows the riverside walk along the eastern riverside walk (outer bend) of the River Avon (between North Parade and Pulteney Bridge, rather than encompassing the Recreation Ground/North Parade Road.</i>	4
		<i>Amend notation Central Area – City Centre (<u>indicative boundary only - detailed boundary is shown on the Proposals Map</u>)</i>	

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Diagram	Change Ref	Proposed Change	Annex Page
Diagram 8 The Central Area of 2026	MM30	Amend the heading for Diagram 8 as follows: <u>The Central Area of 2026-2031</u> Amend Central Area boundary so that it follows the riverside walk along the eastern riverside walk (outer bend) of the River Avon (between North Parade and Pulteney Bridge, rather than encompassing the Recreation Ground/North Parade Road.	5
Diagram 10 Bath's Neighbourhoods	MM35	Not used	-
Policy B3A Concept Diagram Land adjoining Odd Down	MM40	Include Concept Diagram to accompany Policy B3A Land adjoining Odd Down	6
Policy B3B Concept Diagram 1 Land adjoining Weston	MM43	Not used	-
Policy B3B Concept Diagram 2 Land adjoining Weston	MM44	Not used	-
Diagram 12 Keynsham Spatial Strategy	MM62	Indicate the strategic site locations at the East and South West of Keynsham	7
Policy KE3 Concept Diagram Land adjoining East Keynsham	MM68	Include Concept Diagram to accompany Policy KE3 Land adjoining East Keynsham	8
Policy KE4 Concept Diagram Land adjoining South West Keynsham	MM72	Include Concept Diagram to accompany Policy KE4 Land adjoining South West Keynsham	9
Diagram 15 Somer Valley Strategy	MM78	Remove all Policy RA1 notation and amend the key	10
Diagram 18 Policy RA1 Villages	MM84	Remove all Policy RA1 notation and amend the key Amend title to key on Diagram 18: Indicative Policy RA1 Villages <u>Rural Villages</u>	11
Policy RA5 Concept Diagram Land at Whitchurch	MM96	Include Concept Diagram to accompany Policy RA5 Land at Whitchurch	12
Diagram 19 District Heating Priority Areas	MM104	Amend Diagram 19 to distinguish between 'Distinct Heating Priority Areas' (Bath Central, Bath Riverside and Keynsham Town Centre) and 'District Heating Opportunity	13

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Diagram	Change Ref	Proposed Change	Annex Page
		<i>Areas' and amend Key accordingly.</i>	
Diagram 20a General extent of the surface coal Mineral Safeguarding Area	MM116	<i>Include new Diagram 20a showing general extent of the surface coal Mineral Safeguarding Area.</i>	14
Diagram 20b Geographic two-way split for affordable housing (indicative)	MM125	<i>Include new Diagram 20b to show the geographic two-way split for affordable housing</i>	15

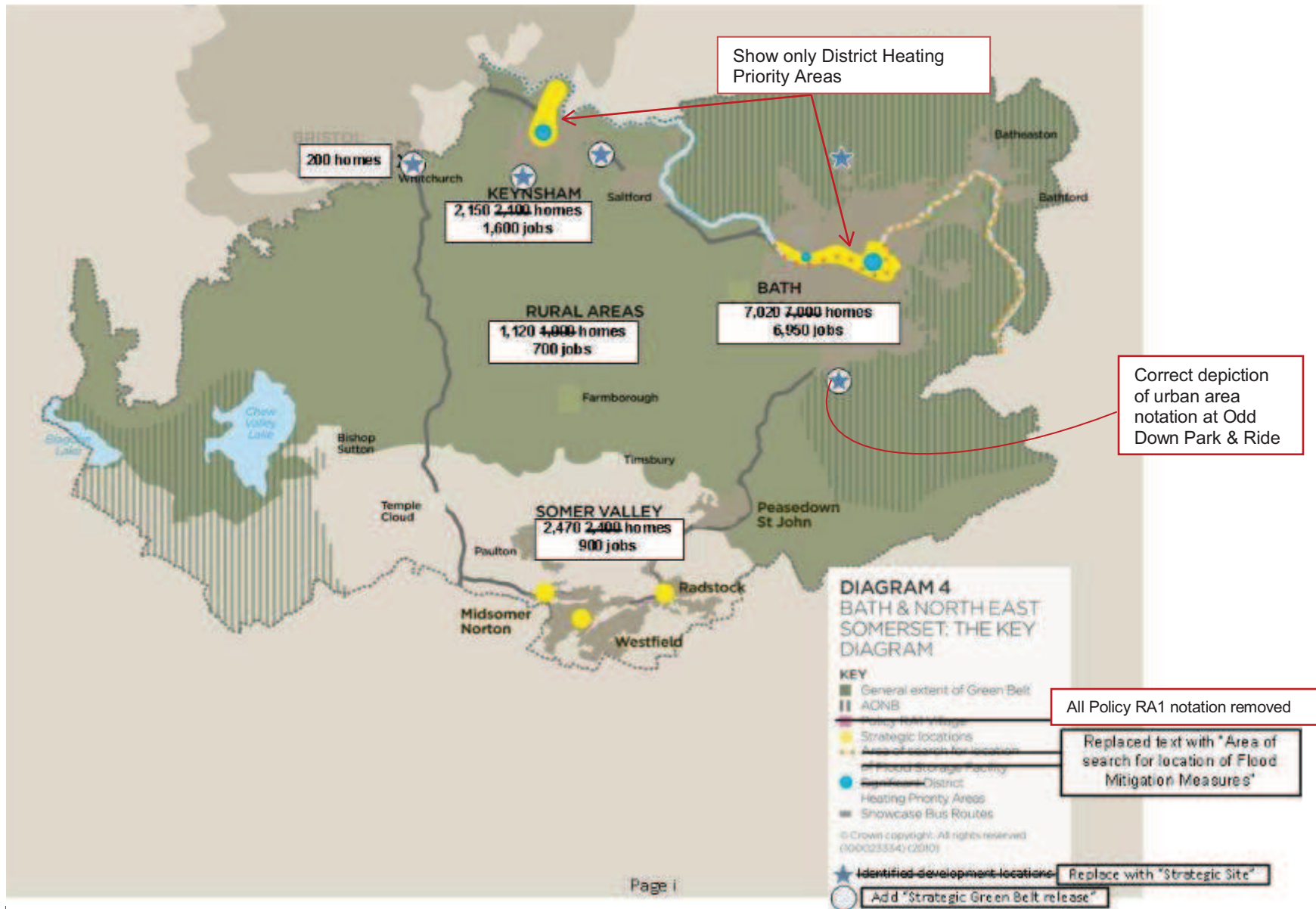
Main Modifications to the Policies Map

Change Ref	Proposed Change	Annex Page
MM41	<i>Show the boundary of the strategic site allocation for Land adjoining Odd Down, Bath and the revised Green Belt boundary.</i>	16
MM45	<i>Not used</i>	-
MM69	<i>Show the boundary of the strategic site allocation for Land adjoining East Keynsham and the revised Green Belt boundary.</i>	17
MM70	<i>Not used</i>	-
MM73	<i>Show the boundary of the strategic site allocation for Land adjoining South West Keynsham and the revised Green Belt boundary</i>	18
MM97	<i>Show the boundary of the strategic site allocation for Land at Whitchurch and the revised Green Belt boundary</i>	19

Amendments to the Core Strategy Diagrams

MM19 Diagram 4 (Key Diagram amendments)

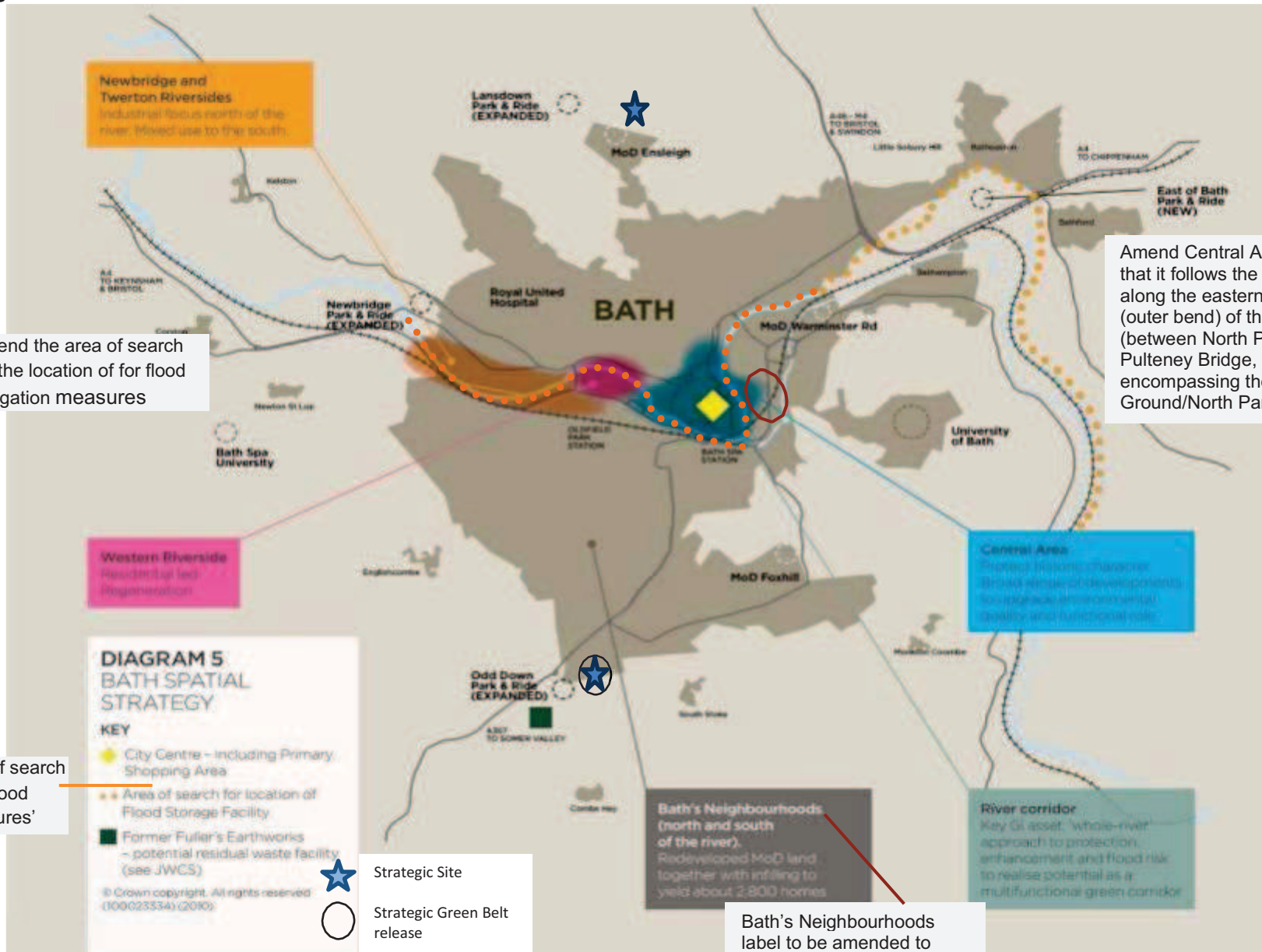
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Amendments to the Core Strategy Diagrams

MM22 Diagram 5 amendments

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Extend the area of search for the location of for flood mitigation measures

Amend Central Area boundary so that it follows the riverside walk along the eastern riverside walk (outer bend) of the River Avon (between North Parade and Pulteney Bridge, rather than encompassing the Recreation Ground/North Parade Road).

Rename 'Area of search for location of Flood Mitigation Measures'

Amendments to the Core Strategy Diagrams

MM25 Diagram 6 amendments

Amend Central Area boundary so that it follows the riverside walk along the eastern riverside walk (outer bend) of the River Avon (between North Parade and Pulteney Bridge), rather than encompassing the Recreation Ground/North Parade Road.

▼ DIAGRAM 6
THE CENTRAL AREA AND WESTERN CORRIDOR

KEY

- Central Area
- Western Riverside
- Twerton Riverside
- Newbridge Riverside

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Amendments to the Core Strategy Diagrams

MM27 Diagram 7 amendments



Amend Central Area notation: City Centre (indicative boundary only - detailed boundary is shown on the Proposals Map)



Amend Central Area boundary so that it follows the riverside walk along the eastern riverside walk (outer bend) of the River Avon (between North Parade and Pulteney Bridge, rather than encompassing the Recreation Ground/North Parade Road.

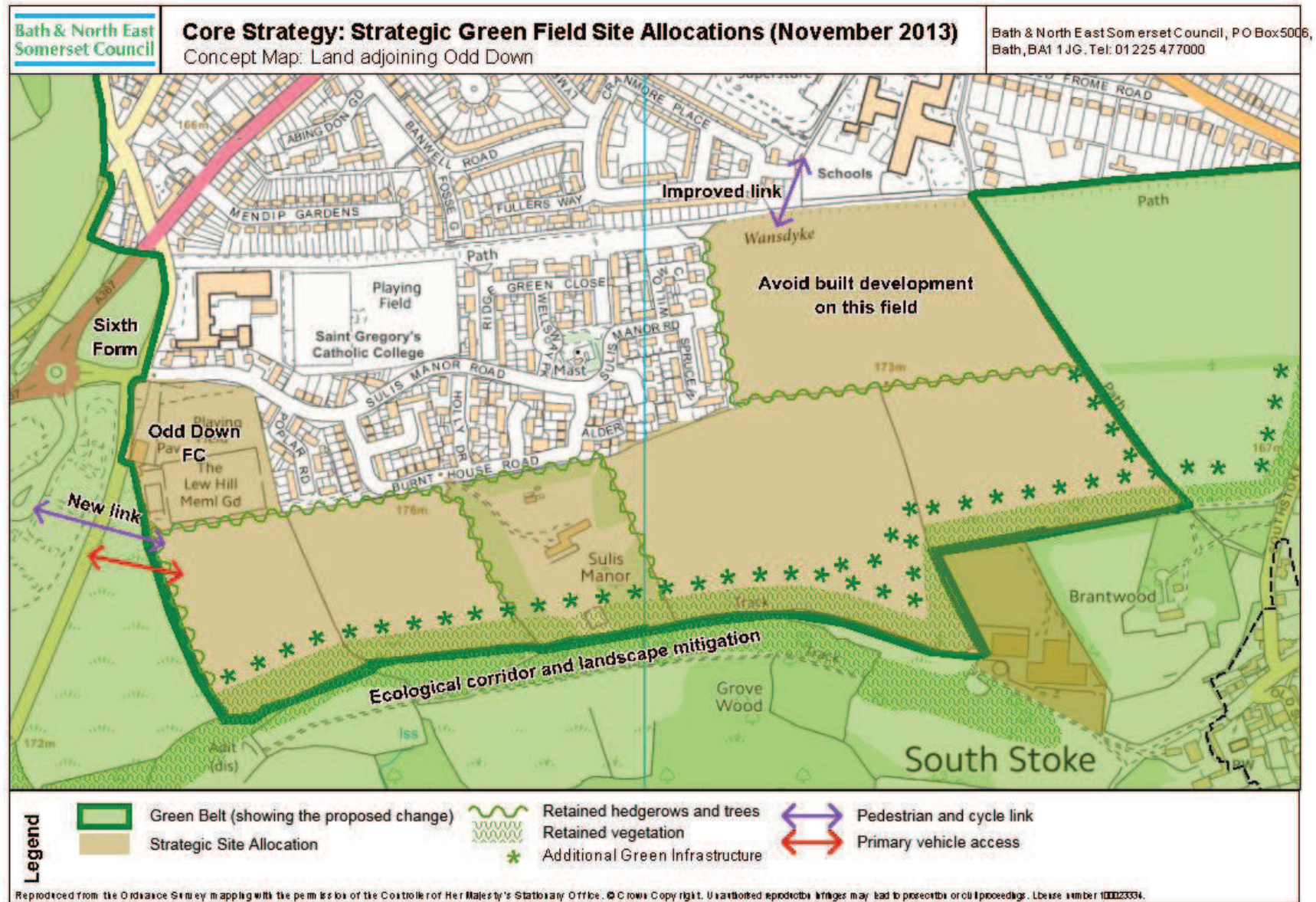
MM30 Diagram 8 amendments

DIAGRAM 8 ►
THE CENTRAL
AREA OF 2026
(ADAPTED FROM THE
PUBLIC REALM AND
MOVEMENT STRATEGY)

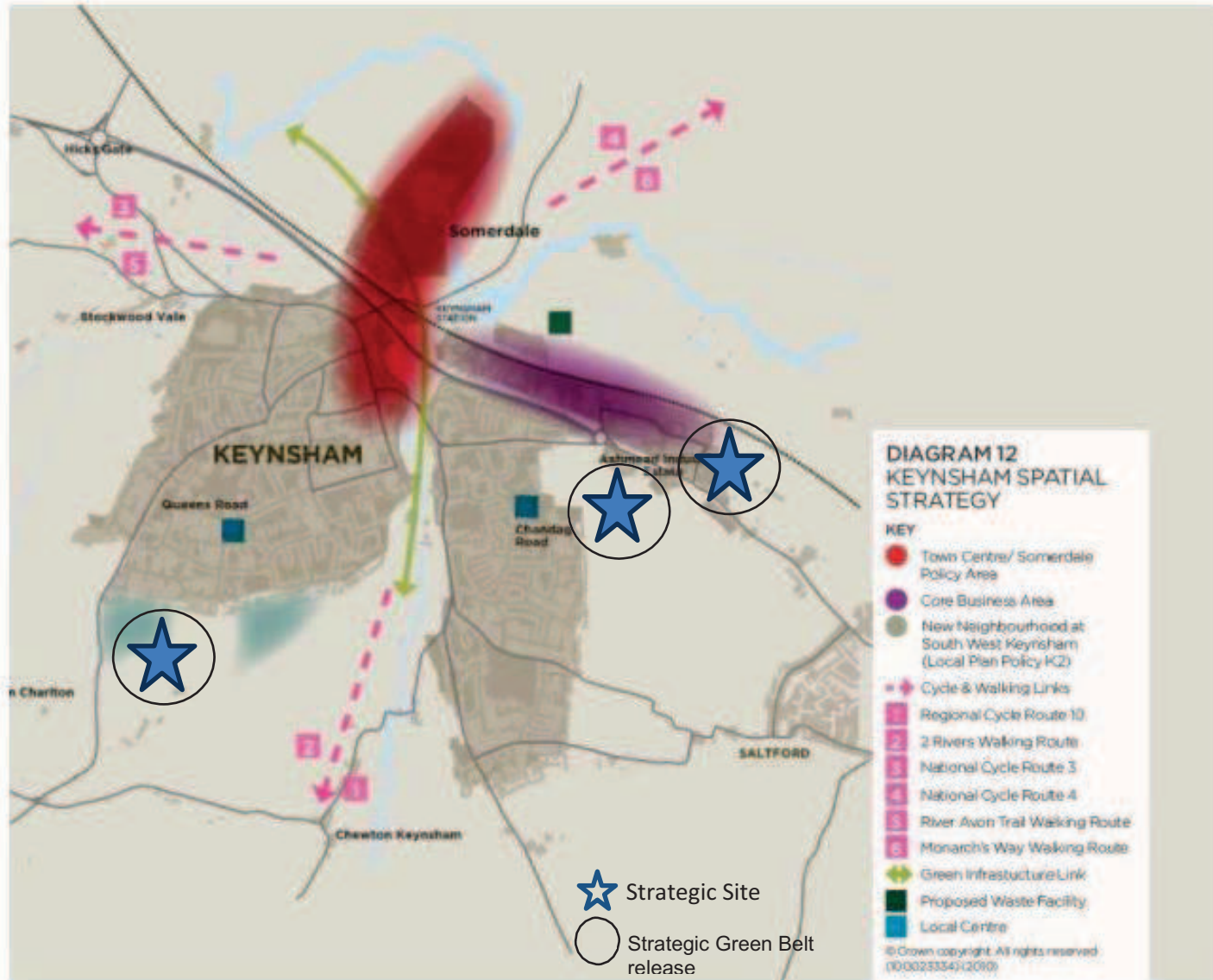
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Amend Central Area boundary so that it follows the riverside walk along the eastern riverside walk (outer bend) of the River Avon (between North Parade and Pulteney Bridge, rather than encompassing the Recreation Ground/North Parade Road.

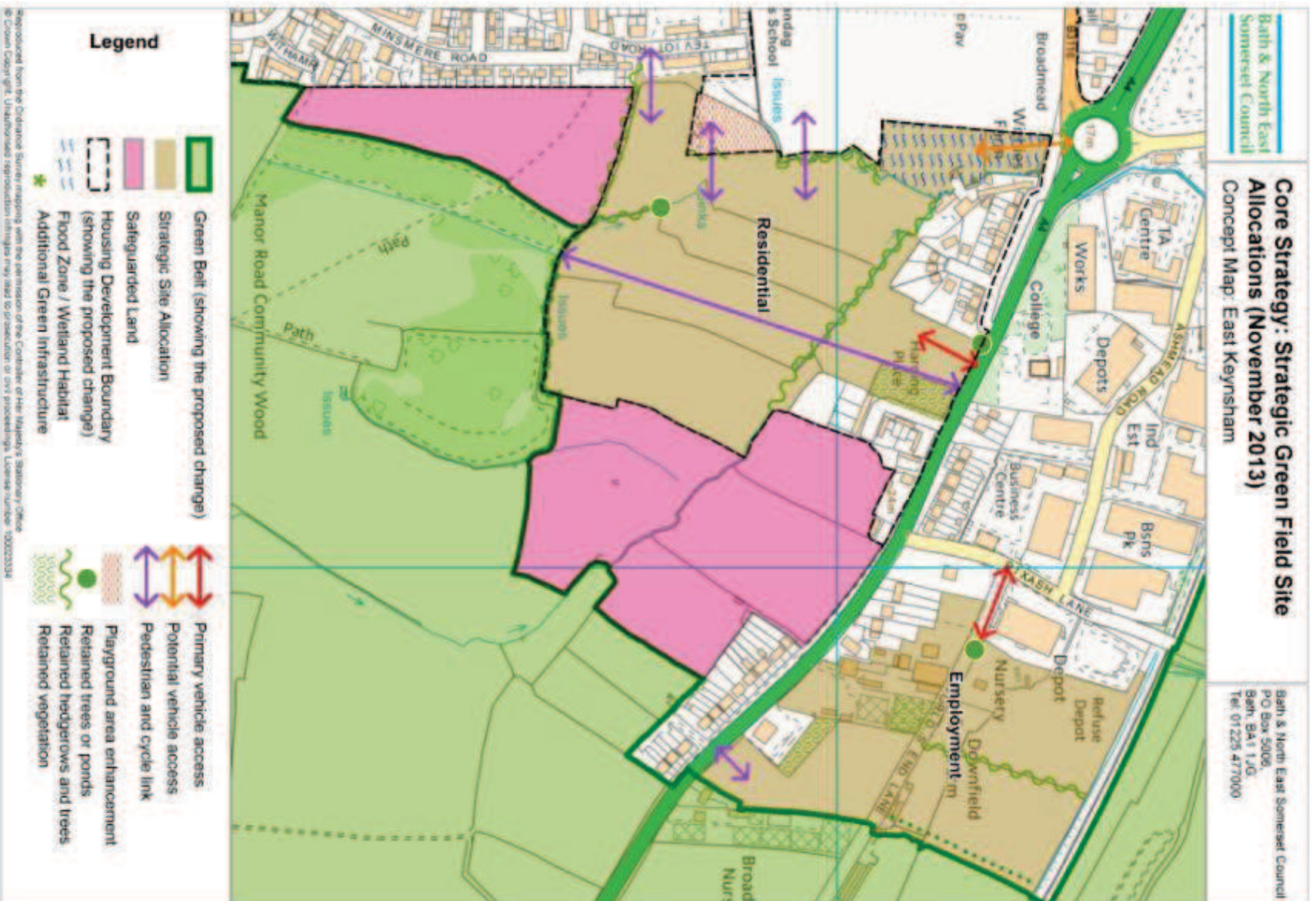


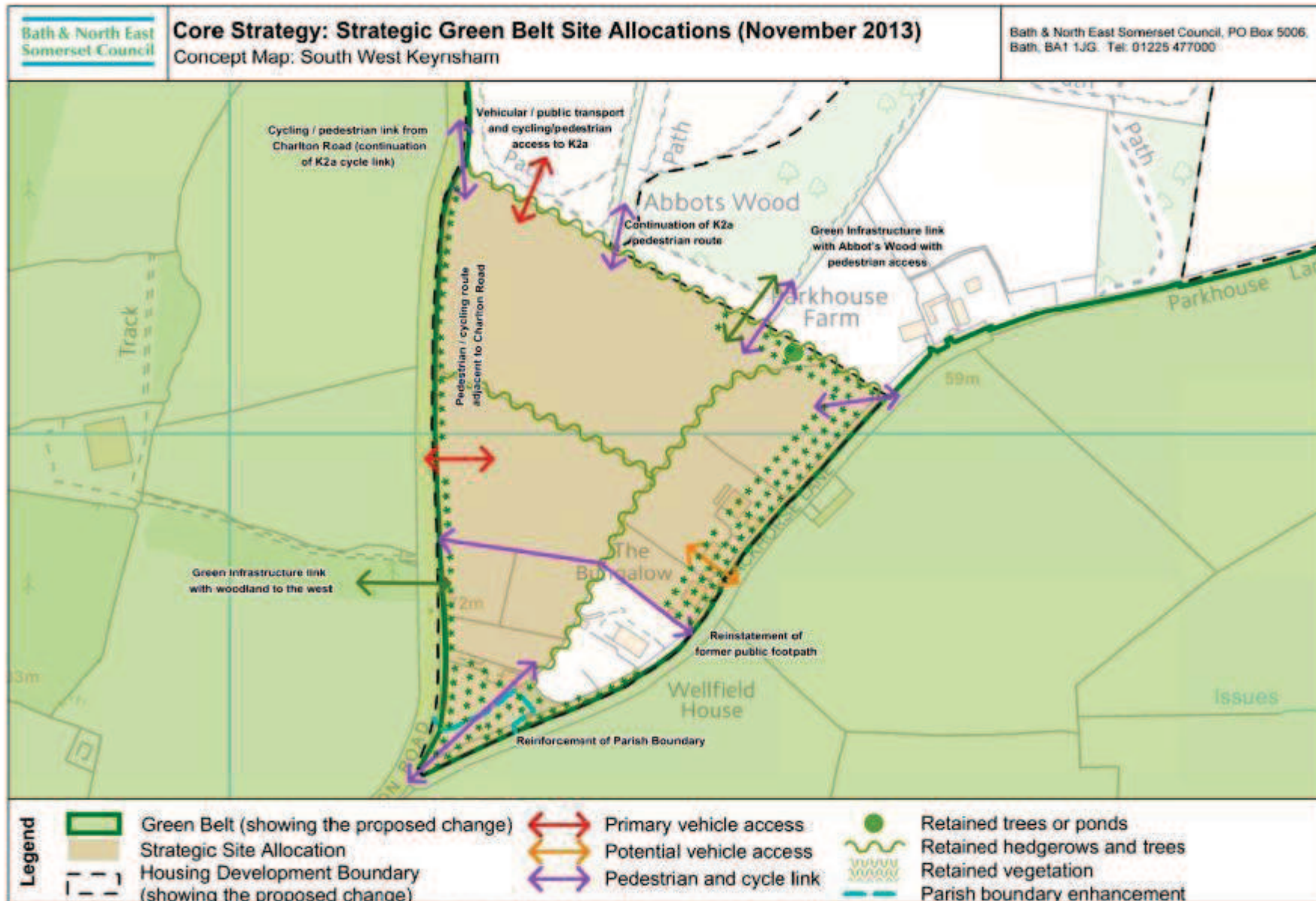
MM62 Diagram 12 amendments



Amendments to the Core Strategy Diagrams

MM68

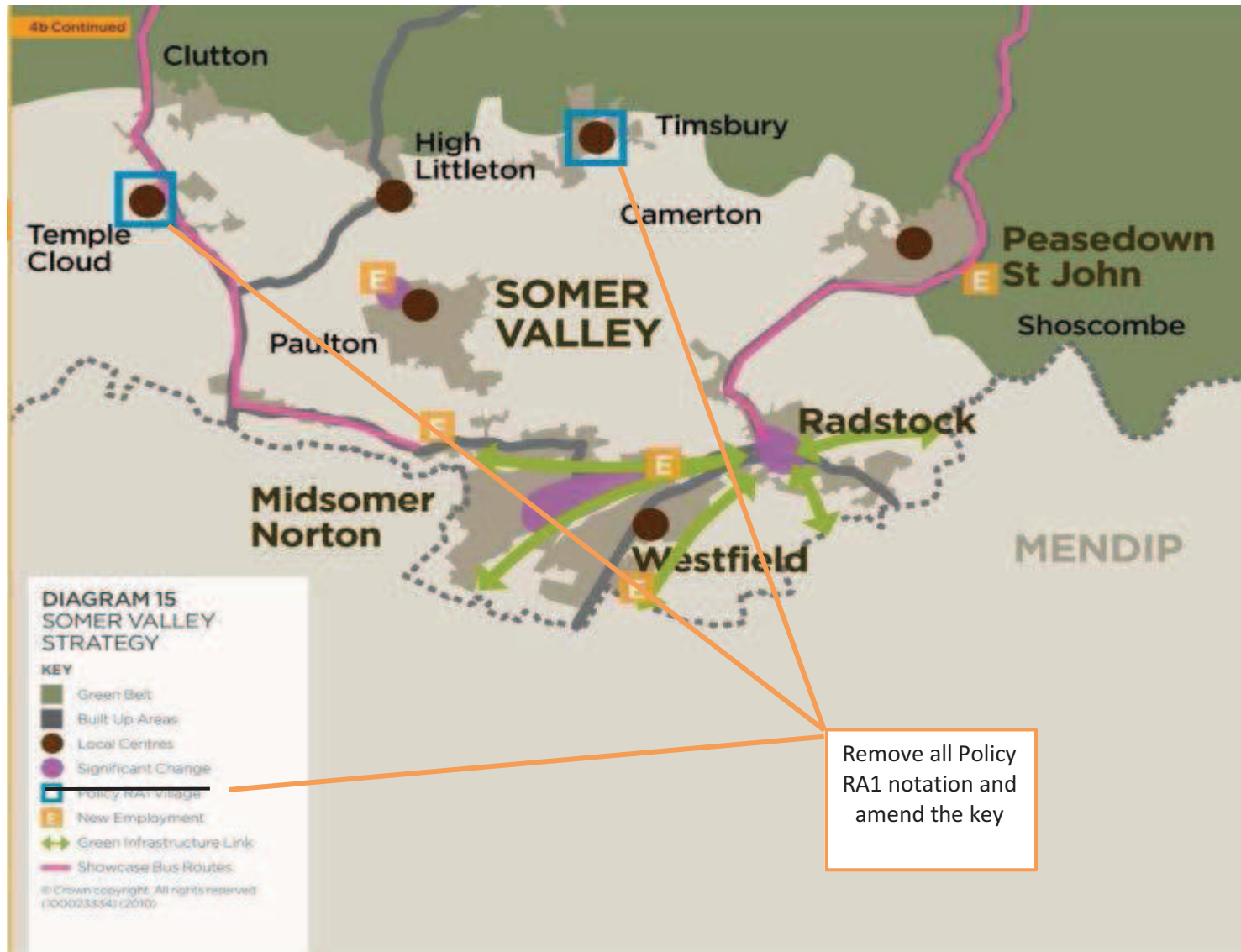




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MM78 Diagram 15 amendments

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Amendments to the Core Strategy Diagrams

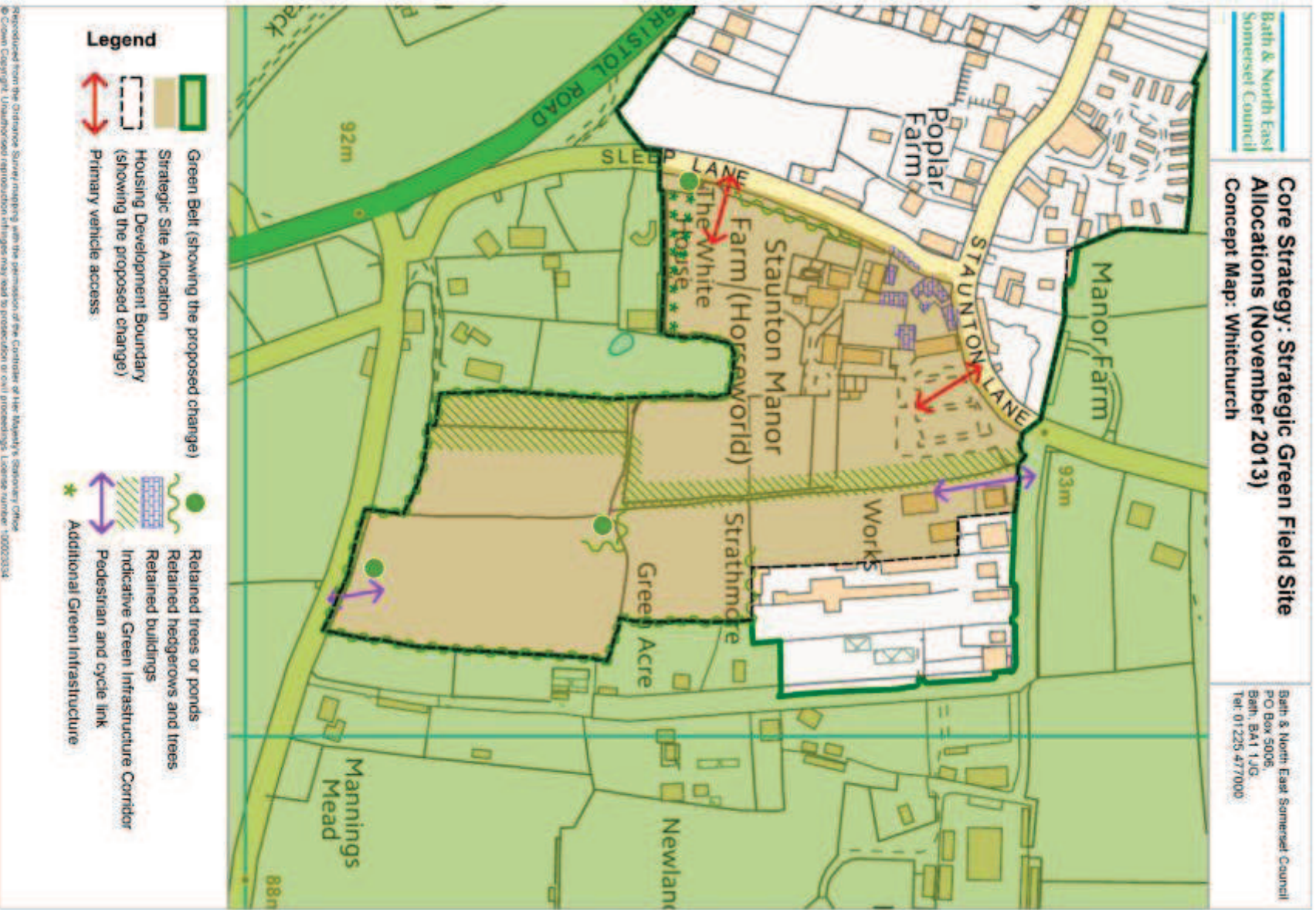
MM84 Diagram 18 amendments

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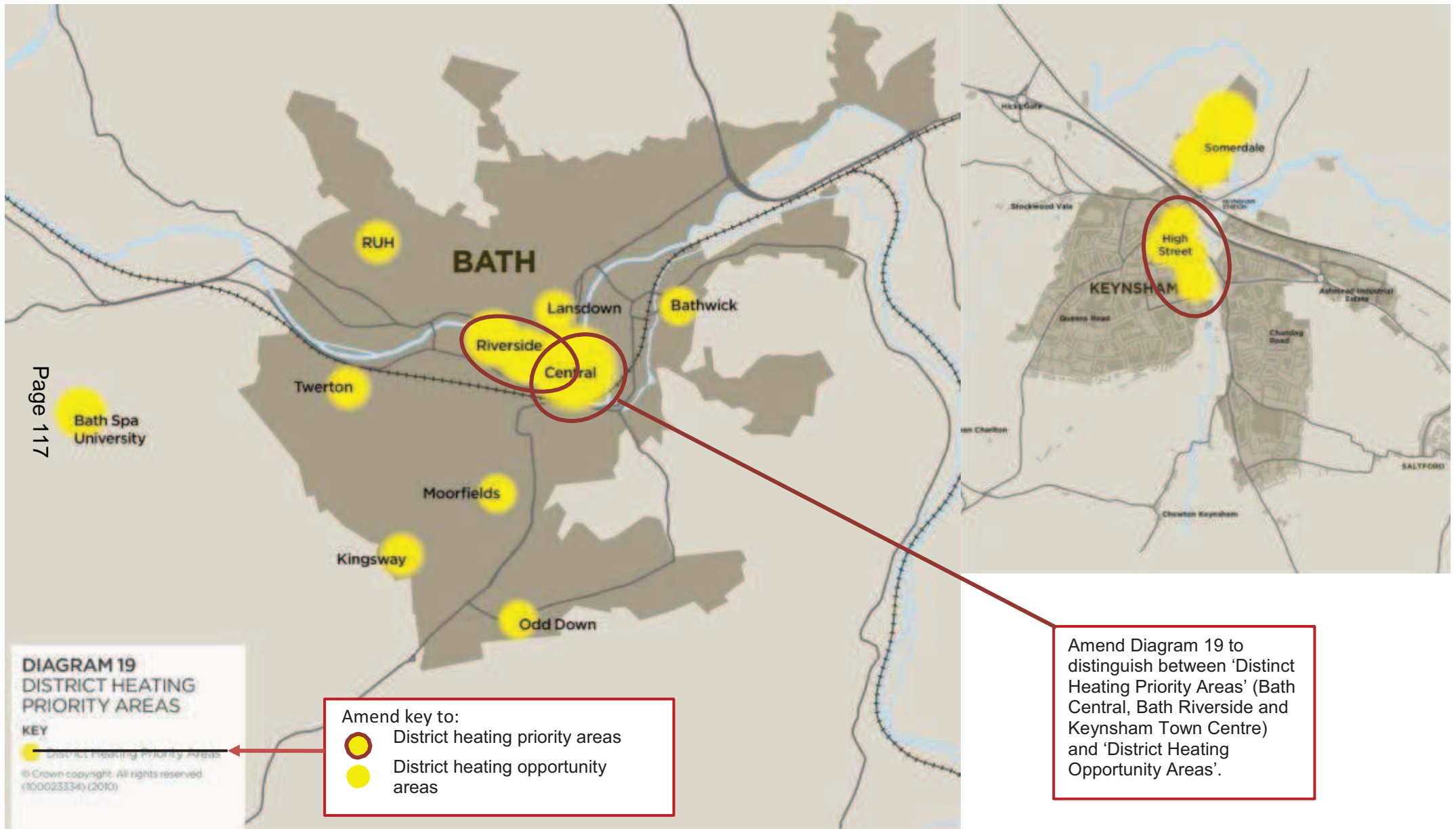


Amendments to the Core Strategy Diagrams

MIM96

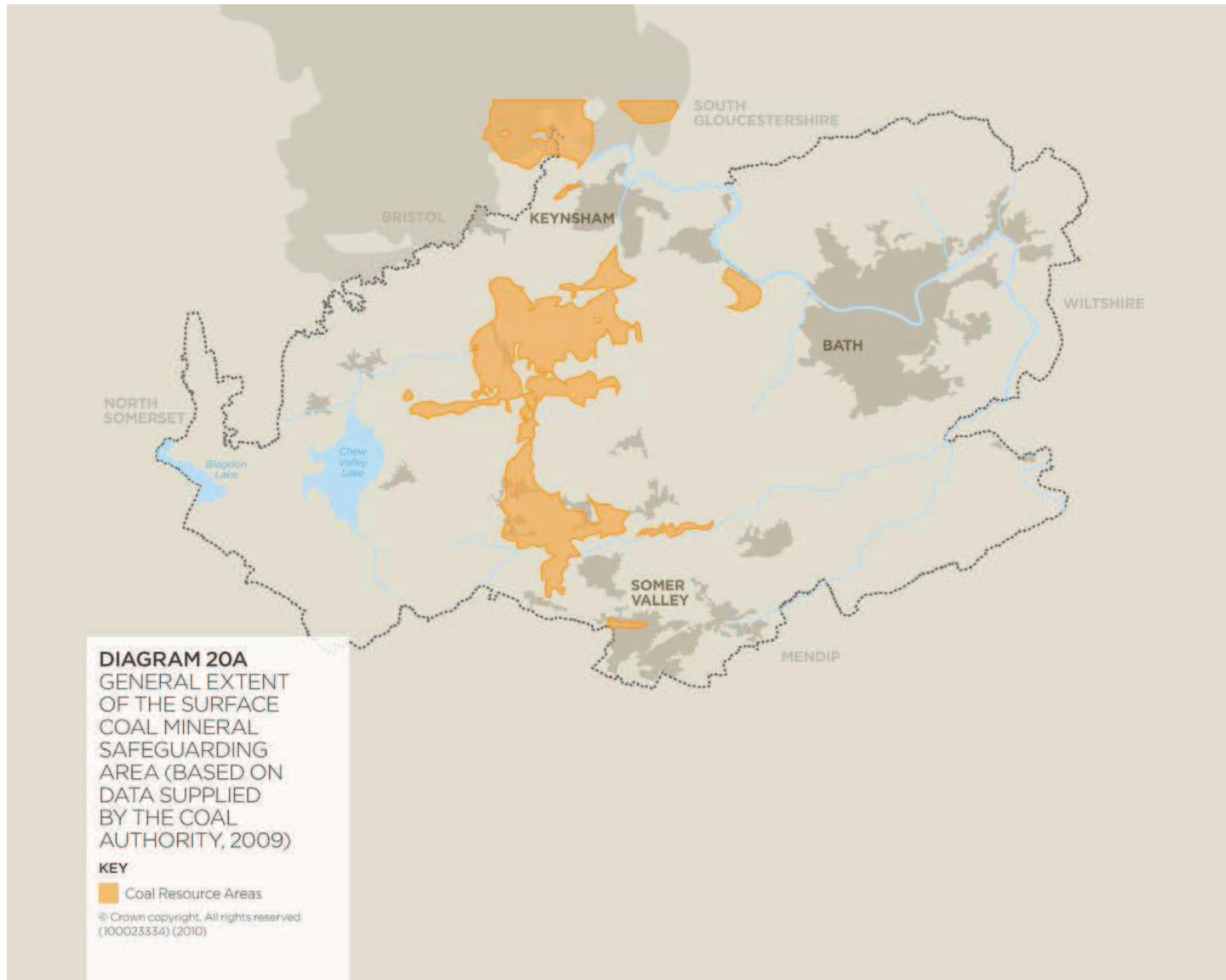


MM104 Diagram 19 amendments

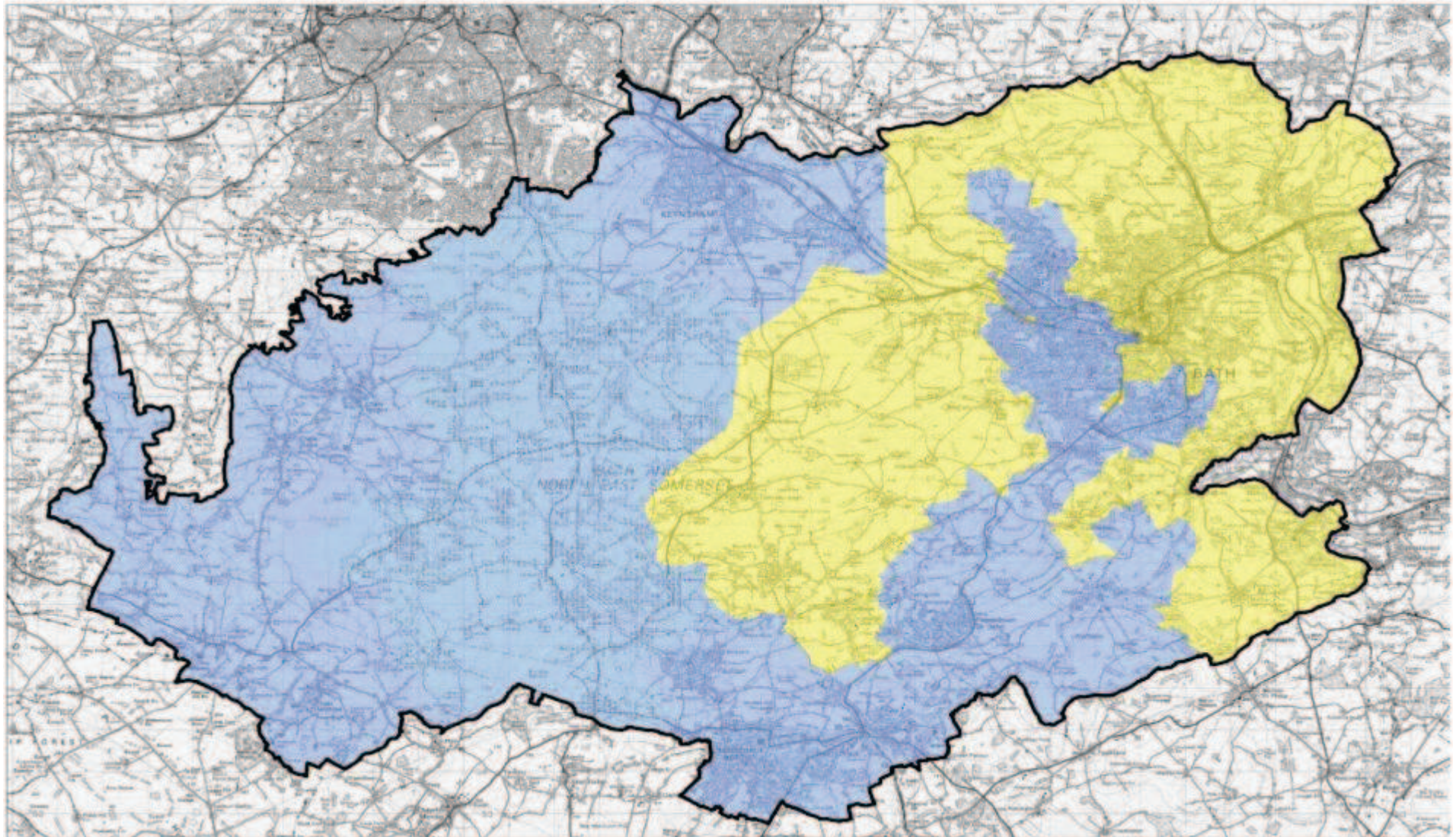


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MM116 New Diagram 20a



MM125 New Diagram 20b



■ Bath & North East Somerset boundary

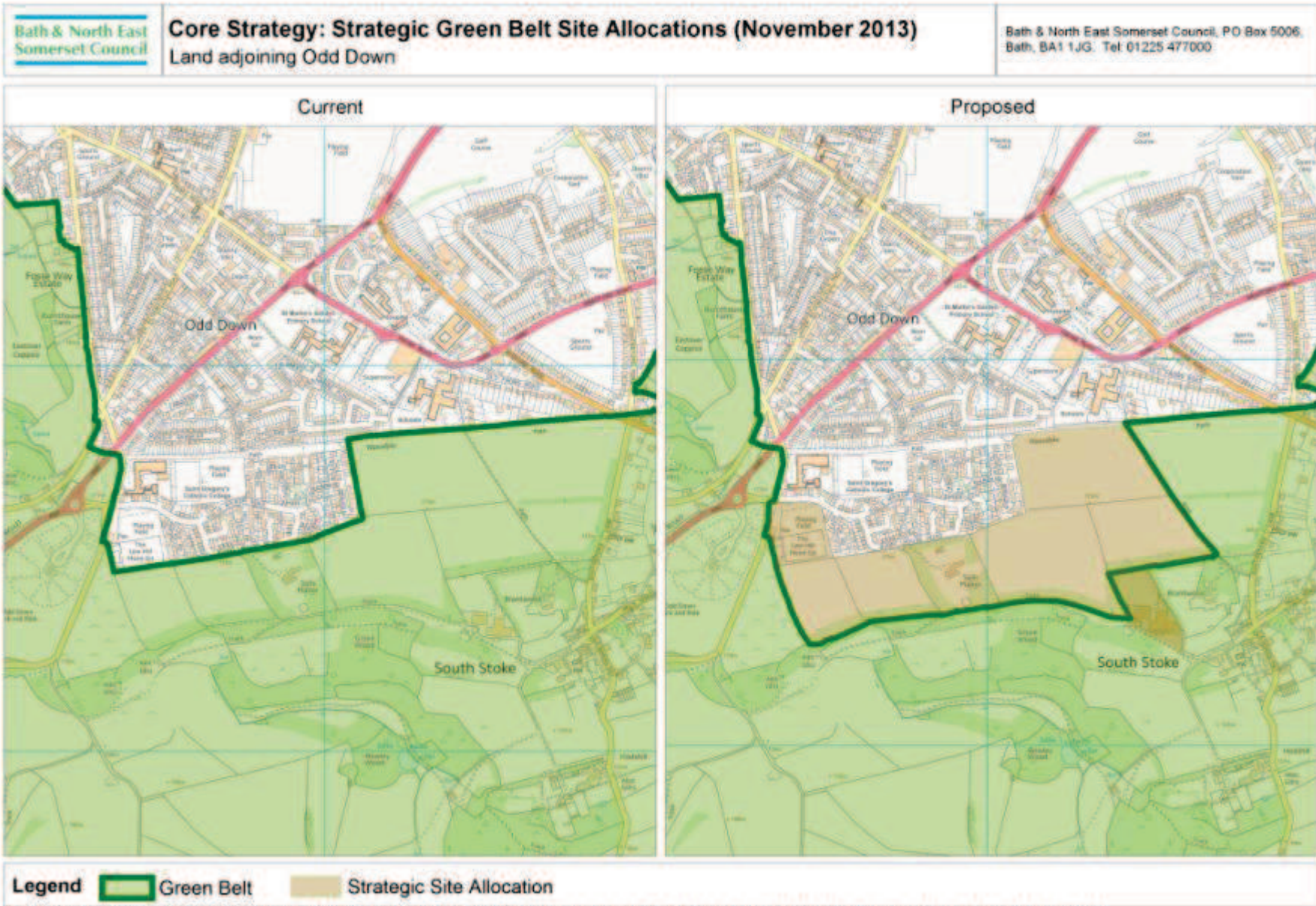
■ 40%

■ 30%

See Proposals Map for detailed boundaries

Diagram 20b: Geographic two-way split for affordable housing

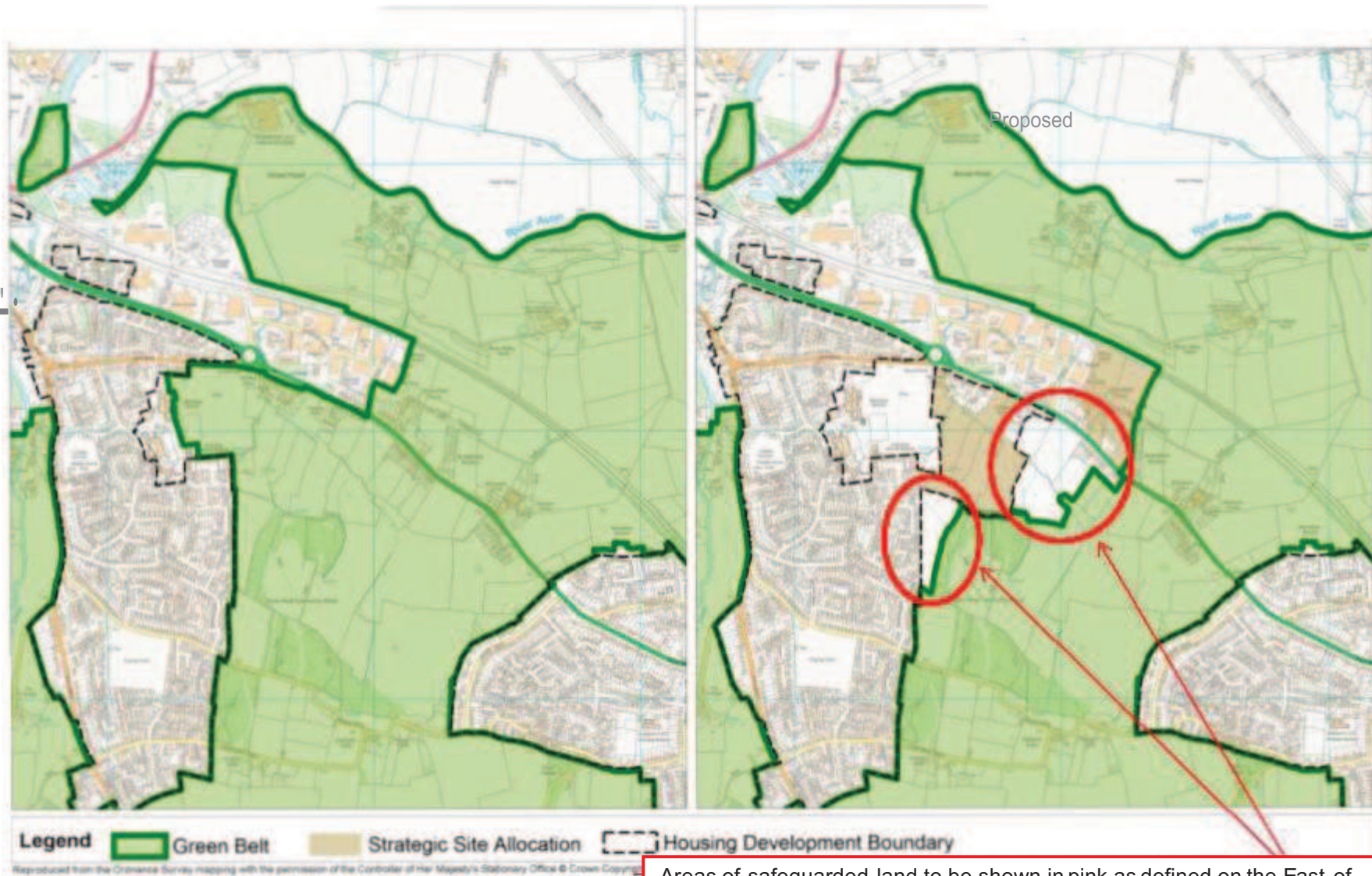
MM41



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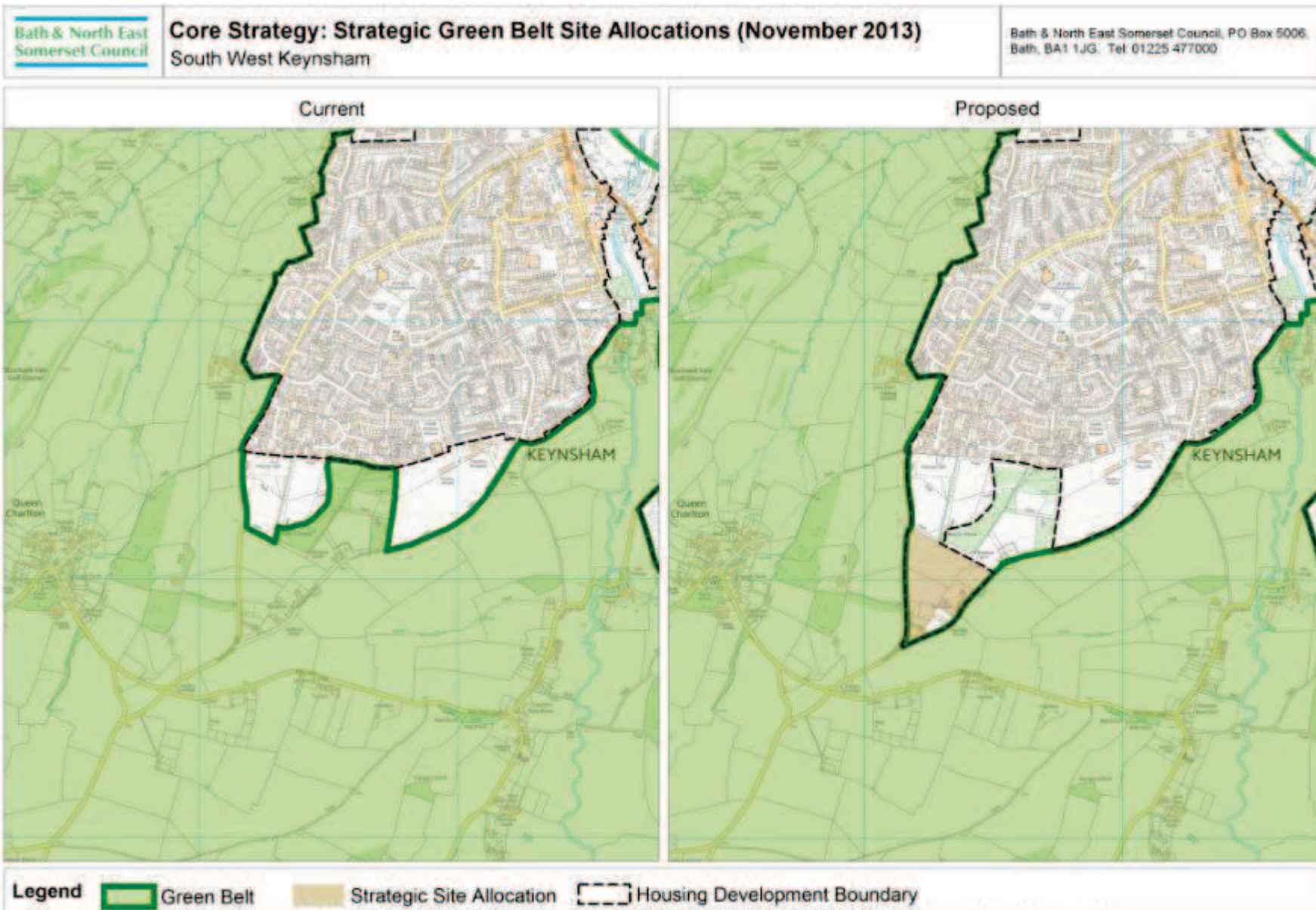
MM69

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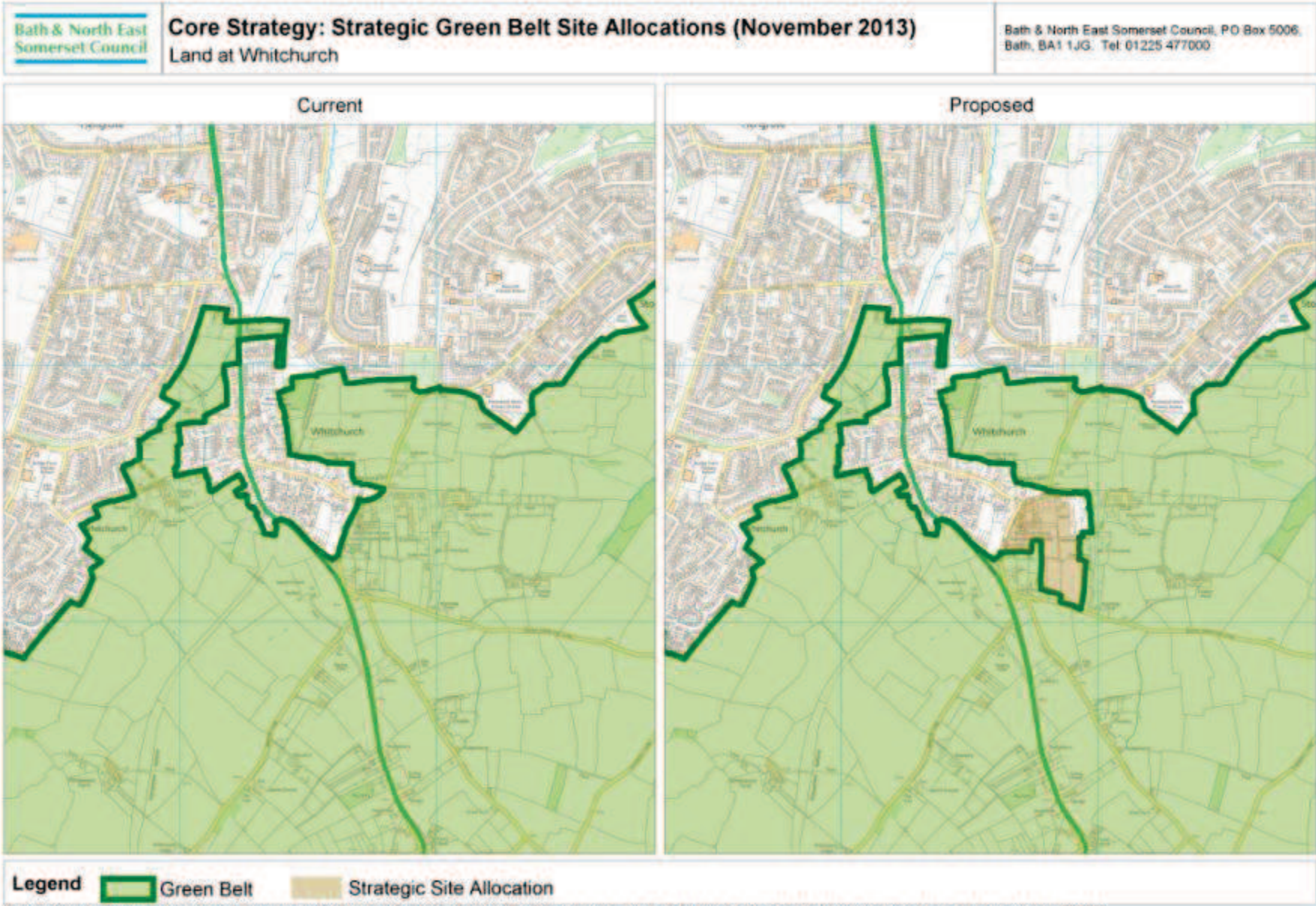


Areas of safeguarded land to be shown in pink as defined on the East of Keynsham Concept Diagram (see page 12 of this Annex)

MM73



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ATTACHMENT 2

Bath and North East Somerset

Schedule of Additional Modifications to the Submitted Core Strategy

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Bath & North East
Somerset Council

Preface

This schedule sets out Additional Modifications to the Submitted Core Strategy that are necessary for 'soundness'. These modifications are expressed as changes to the Submitted Core Strategy.

The Additional Modification reference is set out in the first column as AM as supplied to the Inspector following the Hearings in April 2014. Where the Council has added further minor changes, no reference has been included in the first column.

The Inspector has recommended in his Report that some of the modifications are not required for the soundness of the Core Strategy. This Schedule also includes all those modifications not considered by the Inspector as Main Modifications but still relevant to the coherence and clarity of the Core Strategy. These are prefixed 'MM' in the first column.

The source of each change used in previous consultations is indicated in the second column of the schedule 'Origin of the Change'.

- Schedule of Proposed Changes (March 2011) used the prefix 'PC'
- Schedule of Significant Proposed Changes (September 2011) used the prefix 'FPC' or 'PC as amended'
- Schedule of Potential Changes arising from the Draft National Planning Policy Framework (September 2011) used the prefix 'NPPF'
- Rolling Changes (February 2012) were prefixed 'RC'
- Schedule of Proposed Changes to the Submitted Core Strategy (March 2013) used the prefix 'SPC'
- Schedule of Core Strategy Amendments (November 2013) used the prefix CSA

The third column indicates the Plan reference (policy, paragraph, diagram, table etc.) and page number in the Draft Core Strategy (December 2011).

The final column shows all changes to the Submitted Core Strategy (see explanation above).

Please note that deletions to existing text are shown as ~~strike-through~~ and additional text is shown as underlined.

Add Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
AM1	SPC0	Plan title	Amend the title of the Core Strategy as follows: Bath and North East Somerset Core Strategy <u>Part 1 of the Local Plan</u>
AM2	SPC1 (FM1)-	Contents	<p><i>Add the following to the Contents page:</i></p> <p>1d District Wide <u>Development of the Spatial Strategy</u></p> <p>2c The Central Area and Western Corridor <u>Enterprise Area</u></p> <p><u>The Central Area</u></p> <p>2dd <u>Development on the edge of Bath</u></p> <p>3cc <u>Development on the edge of Keynsham</u></p> <p>5cc <u>Development at Whitchurch</u></p> <p>6aa <u>Sustainability Principles</u></p> <p>6b <u>Responding to a Climate Change</u></p> <p>Appendix 3: Proposals <u>Policies Map Revision - Bath City Centre Boundary</u></p> <p>Proposals <u>Policies Map Revision – geographic two-way split for affordable housing</u></p> <p><u>Policies Map Revision - Strategic Site allocation for Land adjoining Odd Down, Bath and the revised detailed Green Belt boundary</u></p> <p><u>Policies Map Revision - Strategic Site allocation for Land adjoining East Keynsham and the revised detailed Green Belt boundary and allocation of Safeguarded Land.</u></p> <p><u>Policies Map Revision - Strategic Site allocation for Land adjoining South West Keynsham and the revised detailed Green Belt boundary</u></p> <p><u>Policies Map Revision - Strategic Site allocation for Land at Whitchurch and the revised detailed Green Belt boundary</u></p>
AM3	SPC2 (FM2)	Index Policies	<p>B3 Strategic Policy for Twerton and Newbridge Riverside <u>Strategic Policy</u></p> <p><i>Add the following:</i></p> <p><u>B3A Land adjoining Odd Down, Bath - Strategic Site Allocation</u></p> <p><u>B3C Extension to MoD Enleigh</u></p> <p><u>KE3 Land adjoining East Keynsham - Strategic Site Allocation</u></p> <p><u>KE4 Land adjoining South West Keynsham - Strategic Site Allocation</u></p>

Add Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
	SPC3		<u>RA5 Land at Whitchurch - Strategic Site Allocation</u> <u>SD1 Presumption in favour of Sustainable Development</u> <u>CP8a Minerals</u>
AM4	SPC4 (FM3)	Index Diagrams	<i>Amend reference or new diagrams:</i> 6 The Central Area and Western Corridor <u>Enterprise Area</u> 8 The Central Area in 2026 <u>2029</u> <u>8a Western Riverside</u> 18 Policy RA4 <u>Rural Villages</u> <u>District Heating Priority Areas (Keynsham)</u> <u>District Heating Priority Areas (Somer Valley)</u> 20 <u>Illustrative Green Infrastructure Network</u> <u>20a General extent of the surface coal Mineral Safeguarding Area</u> <u>20b Geographic two-way split for affordable housing (indicative)</u> 21 The Economy in 2026 <u>2029</u>
AM5		Index Tables	<i>Add the following:</i> <u>1A Objectively assessed need for housing</u> <u>1B Spatial Distribution of the housing requirement</u> <u>8A Geographical Split for Affordable Housing</u>
AM6	SPC5	Para 1.03 (page 8)	<ul style="list-style-type: none"> Where we would like to be: The Spatial Vision and Strategic Objectives look forward to 2026 <u>2029</u>, setting out how we expect the district and its places to have changed and developed.
AM7	SPC6	Para 1.05 (page 8)	The Core Strategy, <u>Part 1 of the Local Plan</u> , does not set out site-specific proposals; instead it looks at the broad locations for delivering new development. Policies in the Core Strategy do not overlap with each other and therefore the Core Strategy should be read as a whole. The Core Strategy is the primary document in the Local Development Framework (LDF). The LDF includes other documents, some of which are under preparation. Of note is t <u>The Placemaking Plan, Part 2 of the Local Plan</u> , which will cover site allocations, detailed development management policies as well as local designations for the different places within the district, and the Joint Waste Core Strategy which is being prepared by the four West of England authorities

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			and sets out a spatial strategy for dealing with waste including the allocation of sites. The LDF includes Details of other documents, some of which are under preparation <u>are set out in the Local Development Scheme.</u>	
AM8	-	Para 1.12 (page 8)	Demographic Change The total population of B&NES is expected to increase by 2026 <u>2029</u> due to increased life expectancy, natural increase and in-migration. We will have an ageing population (the number of over 80 year olds is....	
AM9	SPC7	Objective 3 (page 16)	The Council's Economic Development Strategy seeks to stimulate a more productive, competitive and diversified economy <ul style="list-style-type: none"> increasing the availability of modern office <u>and unit</u> space in Bath thereby enabling indigenous companies to expand and the city to better respond to external demand 	
AM10	SPC8 (RC1)	Objective 5 (page 17)	Amend first bullet point of objective 5 to read: <ul style="list-style-type: none"> enabling the delivery of new homes needed to respond to expected demographic and social changes and <u>as far as possible</u> to support the labour supply to meet our economic development objectives ensure that the development of new homes is aligned with the provision of <u>all</u> the necessary infrastructure 	
AM11	SPC9	Objective 6 (page 17)	Promoting and delivering <u>local employment, training and</u> regeneration opportunities that can contribute to a reduction in the health and social inequalities across the District.	
AM12	SPC10	Para 1.18 (page 18)	Proposals to abolish the Regional Spatial Strategy (RSS) <u>has necessitated a</u> have provided B&NES with the opportunity to move away from regionally imposed growth targets and the establishment of its own <u>growth requirements in accordance with the NPPF and in response to local circumstances</u> . Formulation of this <u>the</u> overarching policy framework for the District has entailed analysis of new, up-to-date evidence, formulation of options to meet the objectives, engaging with local communities, testing these through the sustainability appraisal and assessing deliverability. Account has been taken of the District's functional relationship with neighbouring authorities. The process of developing a spatial strategy for B&NES has entailed the assessments set out below. Please note the evidence base supporting the Core Strategy is listed and is available on the Council's website at www.bathnes.gov.uk/corestrategy or on request.	
-	-	Table 1 Locational Strategy	Locational Policies	Core Strategy Policy
			<u>Paulton, Peasedown St. John</u>	<u>Policy SV1</u>
			<u>Paulton, Peasedown St. John, Timsbury, Camerton,</u>	Policy SV1, and RA1 or RA2

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		(page 20)	Hallatrow, High Littleton, Farrington Gurney
MM5	SPC12	Para 2.21	Environmental capacity: The District is renowned for its outstanding environment. Bath is the only complete city in the UK which is inscribed as a World Heritage Site; the high quality of the landscape is recognised by the designation of two Areas of Outstanding Natural Beauty; there are over 50 Conservation Areas in the district and Bath has the highest concentration of Listed Buildings outside of Westminster. The District also enjoys a rich and diverse biodiversity resource, including many protected species and habitats and we <u>includes or is adjacent to a number of sites of European importance for bats and wetland birds. These European Sites are protected through the Habitat Regulations. In this context bats are a significant issue as the District supports important bat foraging areas, commuting routes and roots of importance to the integrity of up to 3 European Sites. For clarity, development likely to have a significant effect on a European site either alone or in combination with other plans or projects, and which cannot be adequately mitigated, would not be in accordance with the development plan.</u> The Council has assessed the impact of various policy proposals and alternative options on the Environment through the sustainability appraisal, the Habitats Regulation Assessment (HRA) and locational investigations.
AM13	SPC34	Table 3 (page 24)	Policy Framework and mechanisms for delivering the strategic objectives <i>Replace all references to the Planning Policies Statements (PPSs) under the heading 'National Policy' in Table 3 with 'NPPF' (National Planning Policy Framework)</i>
AM14	SPC35	Para 2.01 (page 28)	2a Setting the Agenda Historical Context <i>"continuous development over two millennia" WHS Statement of Significance (2010)</i> From its early history as a Celtic place of reverence and as a spa during Roman occupation, Bath evolved into a monastic settlement and subsequently a Norman cathedral town. During the Middle Ages it developed into a regional market and a centre of the woollen trade before becoming perhaps the most significant national health resort of Elizabethan and Stuart England. Thereafter rapid expansion in the Georgian period era created an enduring architectural legacy and made <u>saw Bath become the foremost fashionable resort of the 1700s, and created an enduring architectural legacy attracting increasing numbers of visitors.</u>
AM15	SPC36	Para 2.02 (page 28)	For the next 150 years, the <u>The Victorian</u> city struggled to cope with its Georgian legacy. <u>At the beginning of Victoria's reign Bath was the 9th largest town in England with a population of nearly 50,000</u> The city experienced continued growth but relative decline, refining <u>Thereafter Bath lagged behind the national level of industrial urban expansion</u> and instead Bath refined its image as a place of genteel residence and retirement. Many pinned their hopes of a <u>social revival on the coming of Brunel's Great Western Railway in</u>

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			1841. However, but this did little to reignite the popularity of the city. though, together with the Midland Railway did Instead the railways served to crystallize an industrial zone strip of mills and foundries along the River Avon toward towards as far as Twerton. Bath remained one of the great cities of England until 1851, with a population of over 50,000. Thereafter its rate of growth lagged behind the national level of urban expansion. A big effort was made † Towards the end of the Victorian period <u>the Corporation sought to revive the city as a spa upon the rediscovery of its Roman origins. However, little came of efforts to revive establish Bath as a leading therapeutic centre.</u>
AM16	SPC37	Para 2.03 (page 28)	The <u>pace of growth in Bath was slow during the early part of the 20th Century , a reflection of the depressed state of the national economy, but the aftermath of WWI resulted in a</u> can be characterized by economic depression alongside a great deal of inter war house building and a surge in the land coverage of the city. In the inter war period on the southern slopes part of the landscape bowl in which the city sits at Southdown and the Odd Down Plateau were colonised. Elsewhere, suburban development took place at Weston and Larkhall and such neighbourhoods were connected to the centre by the Bath Electric Tramway. After the Second World War Bath was caught up in the process of rapid socio-economic change that was at work in the country as a whole. Change within the city reflected many national trends, including the growth of private motoring, modernist reconstruction and the subsequent and popular rise of the conservation movement. In 1987, in recognition of its unique cultural value the city was inscribed as a World Heritage Site. This raised its international profile as a tourist destination and has sharpened debate about how Bath should change and develop <u>change and development should be managed and what 'sustainability' means for the city and its future.</u>
AM17	SPC38	Bath Strategic Issues 2 (page 29)	2. The conservation and enhancement of the World Heritage Site (WHS) and its setting and of the <u>Conservation Area</u> must be reconciled with contemporary socio-economic and environmental challenges, including climate change. Bath's WHS status and environmental quality is not an obstacle to economic growth - it is part of a strong 'brand', an incentive to and enabler of growth <u>prosperity</u> – however, it does require that contemporary change is managed sensitively and that high quality design is achieved.
AM18	SPC39	Bath Strategic Issues 7 (page 29)	7. There is a significant imbalance between the resident workforce and jobs <u>in the city</u> . The main place of employment for about 30% of the resident workforce is outside Bath and the city imports many workers from beyond its boundaries, <u>particularly from the market towns of West Wiltshire.</u>
AM19	SPC40 (FM4)	Bath Strategic Issue 12 (now 13)	42- <u>13.</u> The development of the University of Bath and Bath Spa University requires strategic policy direction in order to secure the future of each institution, and to ensure <u>ensure</u> that the student population does not continue to drive the student lettings market to the detriment of the normal private housing stock and existing

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		(page 29)	communities.
AM20	SPC41	Bath Strategic Issue 13 (now 14) (page 29)	13. <u>14.</u> The Bath/Bradford-on-Avon Special Area of Conservation (SAC) is designated because of the presence of bats and their foraging areas. Bats are protected under European and UK legislation and care must be taken to ensure that the impact of change and development on bats is taken into account <u>avoid impacts to the integrity of the SAC.</u>
AM21	SPC42 (FM5)	Para 2.05 (page 30)	World Heritage, Regeneration, Enterprise and 'Place' In addition to enabling the delivery of the Sustainable Community Strategy, the Bath spatial strategy seeks to contribute to the actions proposed in the City of Bath World Heritage Site Management Plan (November 2010) that seek to protect the outstanding universal values value (OUVs) (OUV) of the site and its setting. The significance of the WHS is set out in the Statement of Outstanding Universal Value and can be summarised as <u>derives from the city's Hot Springs, its Roman Archaeology; the Hot Springs; Georgian town planning; Georgian architecture; the green setting of the City in a hollow in the hills within a landscape bowl; and Georgian architecture reflecting 18th century social ambitions</u> . The Cotswolds AONB Management Plan is also important in this regard as Bath's townscape and landscape combine to form a total <u>special</u> composition of form and place <u>town and country</u> .
AM22	SPC43	Para 2.06 (page 30)	In 2006 the Council published 'The Future for Bath' which <u>in which it sought to</u> defines the essence of the city - its DNA. It articulates a suite of regenerative
AM23	SPC44	Para 2.07 (page 30)	The Bath spatial strategy has been prepared with <u>against the background of</u> this regeneration agenda in mind so that it contributes to the realisation of a distinctive and authentic development programme for the city. As an international cultural asset, well considered and high quality growth is a key principle guiding the overall level, type and design of new development. The strategy prioritises the creation of enduring developments, places and neighbourhoods over 'planning by numbers' in order to deliver relatively short term targets. It seeks to shape development that will be appreciated and used well into the future and <u>to</u> deflect ill-conceived proposals that might be rejected within a generation.
AM24	SPC45	Para 2.08 (page 31)	The Public Realm and Movement <u>Strategy</u> for the city centre has already Strategy responded to this agenda in order to shape investment in the city centre. It sets out a programme to reanimate the city centre by:
MM21 part	SPC46	Vision for Bath (page 32)	The Vision <i>What the spatial strategy is seeking to achieve,</i>

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			<p>Bath's natural, historic and cultural assets, which combine to create a unique sense of place of international significance, will be secured and enhanced to maintain the city's key competitive advantage and unique selling point as a high quality environment in which to reside, to live, locate and grow a business, visit and invest.</p> <p>The scope to further improve Bath's environmental quality will form the foundation of efforts to boost the city's profile as a more competitive and low carbon economic centre. The realisation of a range of development opportunities within the Central Area and Western Corridor <u>Enterprise Area</u> will greatly improve the city aesthetically and also enable Bath to position itself as a more entrepreneurial, innovative, creative and business friendly place. Economic development and productivity will therefore be stimulated and facilitated, whilst simultaneously upgrading inherited townscape.</p> <p><u>Where possible the built environment will evolve in a more energy and resource efficient manner and renewable and sustainable energy, appropriate to the Bath context will be will be introduced.</u> Alongside measures to mitigate and adapt to climate change <u>and to pursue a reduced carbon economy,</u> the diversification and growth of a low carbon economy are the key changes that are sought for Bath. <u>The delivery of new housing on brownfield sites is a vital component of the vision and will help to create a more sustainable relationship between the city's labour and job markets and support Bath's economic potential- whilst retaining the integrity of its landscape.</u></p>
-	-	Policy B1 Policies Map/Diagram	Amend the Policies Map to show boundaries of the Central area and Enterprise Area. Include a new Diagram to illustrate the Enterprise Area to reflect change to Policy B1 (MM23).
AM25	SPC58	Para 2.13 (page 37)	<p>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 placemaking principles to shape change. The policy areas are:</p> <ul style="list-style-type: none"> • The Central Area (comprising the City Centre, South Quays and Western Riverside East) • Western Riverside, • Twerton Riverside and Newbridge Riverside (forming the Western Corridor).
AM26	SPC59	Para 2.14 (page 37)	The Core Strategy sets out a clear, firm and enduring vision of change for these areas upon which to base site specific delivery proposals.

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AM27	SPC60	Para 2.15 (page 37)	<p>To support the Core Strategy a Placemaking Plan will be prepared to set out a more detailed planning and design framework for specific sites within the Central Area, Western Corridor <u>the Enterprise Area</u> and elsewhere in the city. This will provide a vehicle for resolving possible contentious <u>planning</u> issues for key areas where the change is envisaged.</p> <p>The Placemaking Plan will:</p> <ul style="list-style-type: none"> • Establish the potential use of individual sites and set out sustainable design principles • Resolve conflicting objectives in areas subject to development pressures • Protect environmental assets 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 getting key agencies and landowners to work together
AM28	SPC73 (PC29)	Western Riverside (page 44)	<p><i>Amend final sentence as follows:</i></p> <p>In order to wholly <u>fully</u> deliver Bath Western Riverside, land remediation works to decommission and remove the Windsor Gas Holder Station will be needed.</p>
-	PC29	Western Riverside Policy Approach (page 45)	<p>The spatial strategy retains the planning principles that have been established for this area. Local Plan Policy GDS.1/B1 for Western Riverside continues to apply to the area shown in Diagram 6 and is saved as part of the Development Plan. For Riverside East, beyond the extent of the approved outline planning permission, <u>Policy GDS.1/B1 and the BWR SPD will apply alongside Policy B2 applies until CIL is adopted to supersede extant planning obligations guidance and the Placemaking Plan is adopted to supersede extant other guidance in the BWR SPD.</u></p>
MM28 part		Policy B2 (page 39)	<p style="text-align: center;">POLICY B2 Central Area Strategic Policy</p> <p>1. The Role of the Central Area</p> <p>Change within the Central Area should improve Bath's profile and performance as:</p> <p>a: An important cultural asset for the world.</p> <p>b: One of the country's most desirable and beautiful places in which to live and work.</p> <p>c: A more dynamic place for business, enterprise, creativity and innovation.</p> <p>d: An attractive centre for shopping, leisure and recreation.</p> <p>e: A spa town that inspires, relaxes and entertains.</p>

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Add Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
	SPC65		<p>f: A visitor destination of international renown. g: A place that connects people to the natural environment. h: A place to, and in which people increasingly travel by walking, cycling or by using public transport.</p> <p>2. Placemaking Principles Change within the Central Area should reinforce and contribute to the City's unique character and identity.</p> <p>Assets of the Central Area The following characteristics combine to provide an exceptional urban environment. Development proposals must demonstrate that they have been inspired and shaped by these characteristics. <u>The Placemaking Plan will set out how the redevelopment of specific sites can respond to these characteristics:</u></p> <p>a: There are many areas of exemplary urban design where the relationship between buildings, streets and public spaces presents a high quality environment for people to enjoy. b: The urban landscape of streets, blocks and plots within the core of the city is of a fine and characteristic grain and contains a high proportion of listed buildings. c: There are extensive areas of high quality architecture where individual buildings (in terms of height, scale, massing and architectural treatment) combine to form a harmonious townscape ensemble. d: The limited palette of materials and the quality, detailing, skill of craftsmanship and authenticity of construction presents a coherent and high quality finish to the urban scene. e: Many buildings have a proven track record as being adaptable to a range of uses over time. f: There is a strong visual relationship between the built environment and its landscape setting providing many glimpses and views, out of, within and into the Central Area. g: The Central Area enjoys good proximity and connectivity to high quality urban parks and waterways for recreation. These also make walking and cycling to and from the Central Area an attractive option. h: The River Avon and its banks are of nature conservation value and provide <u>important bat foraging corridors</u> and opportunities to connect people to the natural environment. i: The compactness and continuity of the primary shopping area, high representation of independent, specialist and multiple retailers amongst high incidence of historic shop fronts are key strengths. j: The prevalence of active street frontages contributes to lively streets and public areas.</p>
	SPC66		

Add Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
	SPC66		<p>k: There are a wide range of uses and activities within a walkable distance from each other and the bus and rail stations.</p> <p>l: A series of public spaces allow for temporary uses such as festivals, markets and events which contribute to the cultural identity and local economy of the city. m The city centre maintains a 'lived in' feel due to the number of residences both within and adjoining the city centre.</p> <p>Risks to the Central Area</p> <p>The following issues are identified as key risks to enhancing the function and appearance of the Central Area. Development proposals must, where possible, address these issues:</p> <p>n: There are areas of poor quality post war development which have disrupted and fractured the urban grain. A number of these result in underutilised and poorly connected areas of riverside- <u>within or having a relationship with, the Central Area.</u></p> <p>o: There are areas where the river acts as a barrier to pedestrian and cycling desire lines <u>and further crossings would be beneficial in respect of enable sustainable transport choices and for the enjoyment of the city.</u></p> <p>p: The poor quality of much of the public realm has a negative impact on the experience of the city centre, the World Heritage Site and Bath's external image.</p> <p>q: The volume of traffic harms the environmental quality of a number of streets and spaces and impedes the movement of pedestrian and cyclists. It therefore acts as a barrier to the expansion of a walkable city centre.</p> <p>r: Whilst the incidence of independent and local retailers remains high compared to other centres, there has been a slow decline in their presence.</p> <p>s: There is limited capacity on the highway network to absorb increased motorised travel.</p> <p>t: Congestion reduces the reliability of public transport to and from the Central Area.</p> <p>u: Parts of the Central Area fall within flood zones 2 and 3a (See 'Infrastructure and Delivery') <u>and this affects a number of key development opportunities (see B1.3)</u></p> <p>v: A lack of flexible modern offices and other workspaces and an over reliance on Georgian office space impedes productivity, economic growth and diversification.</p> <p>w: The building stock of the Central Area is energy inefficient.</p>
MM31 part	CSA19 (SPC74)	Policy B3 (page 47)	<p style="text-align: center;">POLICY B3 Strategic Policy for Twerton and Newbridge Riversides</p> <p>2. Placemaking Principles</p>

Add Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			<p>Assets of Newbridge and Twerton Riverside Development proposals must be informed and shaped by the following characteristics</p> <p>.....</p> <p>ð <u>b.</u> There are a number of heritage <u>and non-designated heritage</u> assets in the area pertaining to its industrial past, including Brunel's Great Western Railway <u>and the façade of the Bath Press.</u></p> <p>e-c <u>c.</u> Views in and out of the area e.g. to Newbridge Hill and Bath City Farm are important.</p> <p>f. <u>d.</u> The river including its banks and open land at the western section of the area are an important wildlife resource.</p> <p>g-e There is good, yet not fully realised connectivity with the city centre via the shared riverside walking and cycling route, which is narrow in places.</p> <p><u>f.</u> <u>The intensification of Twerton Riverside is an accessible location due to the proximity of Oldfield Park station</u></p> <p><i>Risks to Newbridge and Twerton Riverside</i></p> <p>The following issues are identified as key risks to the success of these areas that should be addressed in development proposals:</p> <p>a. An excessive loss of industrial space would harm Bath's mixed economic profile.</p> <p>b. <u>Single storey and large footprint buildings result in the underutilisation of land with reasonably good accessibility credentials.</u></p> <p>e. <u>b.</u> There are areas of conflict between industrial activity and residential areas - particularly with regard to the movement of heavy goods vehicles in the Newbridge Riverside area.</p> <p>d. <u>c.</u> Much existing development has a poor relationship with the riverside. Pedestrian access is poor, crossing points are limited and open space is fragmented.</p> <p>e. <u>d.</u> There is a danger that redevelopment will fail to connect to the riverside and miss the opportunity to enhance its walking and cycling route.</p> <p>f. <u>e.</u> In places Twerton Riverside presents a poor frontage to the Lower Bristol Road, which is a key approach to the city centre.</p> <p>g. <u>f.</u> The Upper Bristol Road (A4) and Lower Bristol Road (A36), including the Windsor Bridge Road junctions become congested at peak times.</p> <p>h. <u>g.</u> Parts of this area are at risk from flooding.</p>

Add Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
-	-	Policy B3 Policies Map/Diagram	Amend the Policies Map to show boundaries of the Central area and Enterprise Area.. Include a new Diagram to illustrate the Enterprise Area to reflect change to Policy B3 (MM31).
AM29	SPC76	Para 2.19 (page 48)	While the Central Area and Western Corridor <u>Enterprise Area</u> is the headline delivery location for Bath, it is the outer neighbourhoods that make up the majority of the physical extent of the city and where the most people live.
MM34	SPC83	New Para 2.26B	<u>Bath City Football Club, who own Twerton Park football stadium has stated that 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. The details of any such scheme can be determined through the Placemaking Plan. Any scheme should preferably benefit or at least not adversely affect the District centre at Twerton. The Council is endeavouring to assist the Football Club to identify a suitable alternative location and this can be progressed in the Placemaking Plan.</u>
AM30	SPC77	Para 2.20 (page 48)	The normal-suburban workings of the city are important to the spatial strategy. During the 30 years before the First World War, Bath suburbs expanded.....
MM47	SPC92 (RC23, PC41)	Para 2.32 (page 52)	The setting of the WHS <u>World Heritage Site</u> , beyond its designated boundary, is important as inappropriate development here can <u>could</u> impact upon the Outstanding Universal Value of the site. The setting is the surroundings in which the World Heritage Site is experienced. It includes a range of elements such as views and historical, landscape and cultural relationships and has no fixed defined boundary. In relation to the protection of the setting, the <u>World Heritage Site Setting Study SPD provides the information needed to assess whether a proposed development falls within the setting, and whether it will have a harmful impact and to what extent. The Study is being taken forward as a Supplementary Planning Document. A formal buffer zone is not considered to be appropriate, as the assessment framework within the Setting Study presents a 'smarter' tool, offering the same degree of protection. The Green Belt, which closely surrounds the city, also plays an important role in protecting the setting of the WHS (see its purposes which are summarised in table 8). The general extent of the Green Belt is retained by the Core Strategy and its openness is protected from inappropriate development.</u>
MM48	SPC93 (PC42)	Policy B4 (page 53)	Policy B4 The World Heritage Site and its setting There is a strong presumption against development that would result in harm to the Outstanding Universal Value of the World Heritage Site, including its authenticity or integrity. <u>This presumption applies equally to</u>

Add Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			development within or to the setting of the World Heritage Site. Where development has a demonstrable public benefit, including mitigating and adapting to climate change, this benefit will be weighed against any <u>the level of harm to the Outstanding Universal Value of the World Heritage Site.</u>
AM31	SPC80	Para 2.24 (page 49)	The most characterful of the local centres have evolved from the centres of outlying villages that became absorbed during the 20th suburban century expansion of the city (e.g. Weston, Larkhall and Twerton) or are embedded within the Georgian city (e.g. Widcombe Parade). <u>Equally vibrant are Chelsea Road and Bear Flat situated within Victorian suburban development.</u> Elsewhere there are more modest post-war centres and standalone units (including supermarkets and petrol stations <u>associated convenience retail</u>) that contribute to the spatial coverage of local facilities. The network and extent of District and Local Centres is identified on the Proposals Map.
AM32	SPC81	Para 2.25 (page 49)	Moorland Road <u>district centre</u> and the local centres are shown on Diagram 10 and are listed in <u>Table 4.</u> Policy CP12. This policy sets out the strategic approach for managing change within and likely to
AM33	SPC82 (PC38)	Para 2.26A	The Council will support investment in the development of the hospital to meet the needs of health care infrastructure. The Council also acknowledges <u>observes</u> that part of the site may become surplus to the Trust's requirements and be available for other development <u>alternative uses</u> during the Core Strategy period.
AM34	SPC86	Para 2.30 (page 51)	Sustainable Transport Choices Improvements to transport infrastructure <u>pedestrian, cycling and public transport routes</u> will be made to enhance links between the neighbourhoods of Bath Oldfield Park Station, the city centre and western corridor <u>the Enterprise Area.</u> These improvements will have an emphasis on pedestrian, cycling and public transport facilities.
-		Policy B3A (Page 47)	2. Preparation of a comprehensive Masterplan , through public consultation, and to be agreed by the Council, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that it is well integrated with neighbouring areas.
AM35	SPC91	Para 2.31 (page 52)	2e The World Heritage Site and its Setting The World Heritage Site status of the city is a key material consideration when making planning decisions. As a designated heritage asset of the highest significance there is a strong presumption in favour of the conservation of the Outstanding Universal Value of the World Heritage Site. The significance of the WHS is set out in the Statement of Outstanding Universal Value (OUV) (2010) and <u>is summarized in paragraph 2.05</u> can as be summarised; Roman Archaeology; the Hot Springs; Georgian town planning; Georgian architecture; the green setting of the City in a hollow in the hills; and Georgian architecture reflecting 18th

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			century social ambitions. The World Heritage Site Management Plan (2011-16) sets out the objectives and actions needed for the successful conservation and management of the Site. The Local Development Framework Plan has a key role in the implementation of the Management Plan.
AM36	SPC94 (PC45)	Paras 2.34 - 2.35 (page 53)	<p>2.34 To contribute to this process, a Building Heights Strategy for the area of Bath covered by the World Heritage Site designation has been prepared. The strategy provides area-based guidance on the appropriate height of new development to ensure the protection of the Outstanding Universal Values <u>Value (OUVs)</u> (OUV) of the Site.</p> <p>2.35 The overall purpose of the strategy is to provide a framework within which decisions can be made about the appropriate height of new buildings in Bath. It will be used <u>to inform the Placemaking Plan and will act as</u> a development management tool in the consideration of planning applications. The Strategy has been compiled in such a way that it can be used as the basis for a Supplementary Planning Document.</p>
AM37	SPC95 (PC46)	Para 2.38 (page 54)	The Council also understands that each institution needs to invest in its academic estate in order to continue to provide high standards. The approach of the ore Strategy is to enable the realisation of a better balance between the aspirations of each university, the concerns of communities and the overall functioning, performance and environmental quality of the city and its setting. The University of Bath's and Bath Spa University's work in preparing and consulting on estate and campus masterplans demonstrates the value of proceeding on a strategic basis and provides a framework for future development. <u>The Information Paper 3 on student numbers and accommodation</u> considers the issues in more detail, provides a full assessment of the evidence that has led to the following policy approach and its likely impact.
-	-	Policy B5 Policies Map/Diagram	Amend the Policies Map to show boundaries of the Central area and Enterprise Area. Include a new Diagram to illustrate the Enterprise Area to reflect change to Policy B5 (MM49).
AM38	SPC98	Para 2.39 (page 55)	It is anticipated that this policy will enable the delivery of new on-campus study bedrooms to 2020/21 at a rate which exceeds <u>broadly matches</u> the growth of the student population...
AM39	SPC99	Para 2.40 (page 55)	It is envisaged that this approach will could mean that 2010 <u>2012/13</u> levels of HMOs will represent the high watermark within the city. The Council has at its disposal the option of declaring an Article 4 direction in relation to Houses in Multiple Occupation (HMO) to manage the student lettings market in the south west part of the city and elsewhere. The council cannot apply HMO powers retrospectively.
MM50	SPC100	Para 2.41 (page 55)	Growth beyond 2020 will require additional on and off campus capacity to be identified. No alterations to the Green Belt boundary beyond that previously made in the Local Plan are envisaged during the Core Strategy

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			period. <u>However, the nature of exceptional or very special circumstances is that they cannot be predicted and the Council will to consider such circumstances, on their merits, at the time they are presented.</u>
AM40	SPC101	Para 2.43 (page 56)	In order to successfully realise the development potential of the Central Area and Western Corridor <u>the Enterprise Area</u> , parallel enabling investment will be needed. Transportation and flooding and land remediation are three key areas requiring specific mention.
AM41	SPC104	Title (page 56)	Flood Risk Management for the Central Area and Western Corridor and <u>the Enterprise Area</u>
AM42	SPC108 (PC55)	Para 3.08 (page 61)	<p>The spatial strategy is also informed by the current Town Plan (now being refreshed), which aims to build on the towns positive characteristics and embrace the future, developing Keynsham into a thriving, sustainable and safe market town by:</p> <ul style="list-style-type: none"> • Enhancing the towns already considerable assets and unique identity • Promoting a sense of well-being and community for all, generating pride in the town • Ensuring all necessary services and infrastructure are maintained and enhanced • Regenerating the town centre <p>The Town Plan is currently being refreshed and will inform the Placemaking Plan. In 2012 the Town Plan was refreshed. Building on the bullet points above, the Plan incorporates the three priorities identified in the Sustainable Community Strategy which are:</p> <ul style="list-style-type: none"> • <u>Improving the Shopping Experience</u> • <u>Creating New Jobs</u> • <u>Improving the Park</u>
AM43	SPC109	Para 3.10 (page 61)	The emerging Joint Waste Core Strategy seeks to deliver, by 2020, diversion from landfill of at least 85% of municipal and commercial & industrial wastes through recycling, composting and residual waste treatment. A minimum of 50% of this total recovery target is intended to be achieved through recycling and composting, leaving 35% to be delivered through residual treatment capacity. To ensure delivery of the Spatial Strategy, a number of strategic sites have been identified as appropriate for development for the management of residual waste. The land at Broadmead Lane in Keynsham is identified as one of these strategic residual waste facilities sites. (Details can be found at www.westofengland.org/waste http://www.westofengland.org/waste-planning)
MM63	SPC116 (RC27)	Para 3.19(a) (page 68)	'English Heritage currently considers The <u>historic characteristics of the</u> town centre Conservation Area to be <u>are currently undermined</u> 'at risk' due to <u>by</u> unsympathetic post-war development, resulting in damage to the

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			historic grain and character, loss of traditional shop fronts and loss of small building frontages <u>and is therefore on the national Heritage at Risk Register.</u> Also at risk is the Dapps Hill Conservation Area, which is described on the Register as being in a poor condition and deteriorating.
-		Key to Concept Diagram for Land adjoining South West Keynsham	Add notation for 'Additional Green Infrastructure' and 'Green Infrastructure Link' to the key to Concept Diagram for Land adjoining South West Keynsham
MM70	-	Policies Map	Amend the Policies Map to remove the Safeguarded Land at Whitchurch and Farmborough previously allocated in the Bath & North East Somerset Local Plan as both sites now have planning permission.
AM44	SPC123	Para 3.23 (page 73)	Delivery of the strategy and infrastructure required to support it will be facilitated by the planning framework summarised below: <ul style="list-style-type: none"> • Planning Obligations Supplementary Planning Document (SPD) • Placemaking Plan • Community Infrastructure Levy • Proposal by B&NES Council to <u>redevelop</u> the Town Hall / Centre site <u>by B&NES Council.</u> • Keynsham Town Centre Regeneration Delivery Plan which will a basis for bids to national and sub-regional funds (for example the West of England <u>Local Investment Plan Revolving Infrastructure Fund</u>) that may become available to support development and enable the Council to maximise the potential of its physical assets.
AM45	SPC125	Para 4.04 (page 76)	Manufacturing industries including printing, binding and packaging continue to provide important local employment opportunities opportunities. Despite closures and relocations of some large scale manufacturing business, the area presents positive opportunities to increase economic competitiveness particularly with small and medium scale local business and highly skilled entrepreneurs.
-	-	Para 4.05 (page 76)	<u>For the purposes of the Core Strategy housing targets, the Somer Valley Area</u> includes Midsomer Norton, Westfield, Radstock, Peasedown St John, <u>and</u> Paulton, Shoscombe, Camerton, Timsbury, High Littleton and Farrington Gurney.
AM46	SPC133 (FM8)	Para 5.09 (page 93)	In the central part of the district, the extensive plateau from Hinton Blewitt <u>Blewett</u> to Newton St Loe includes the key villages of Clutton, Temple Cloud, High Littleton, Timsbury and Farmborough. The form of the

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			villages in this area tends to be either centred around a village core (such as Clutton) or in linear form (such as Temple Cloud). Edge of settlement development during the post war period lacked the well-integrated characteristic of the original villages and has had a significant impact on views.
AM47	SPC134 (RC28a)	Para 5.12 (page 93)	<p>Although rural Bath & North East Somerset is made up of a wide variety of settlements with locally distinctive character, there are a number of strategic issues (both challenges and opportunities) that are common across most of the rural area:</p> <ul style="list-style-type: none"> • Lack of affordable housing to meet local needs may impact on the social sustainability of the rural areas and exacerbate difficulties for an ageing population. • For much of the rural area poor access to public transport affects the functionality of the rural economy and leads to isolation for those without access to private transport. • Access to facilities, services and shops. • Reliance of the rural economy based on farming, the self employed and small businesses that require support to flourish. • <u>The urgent need to provide reliable broadband, with adequately fast access speed, to every home and business</u> • Potential opportunities to diversify the rural economy e.g. centred around local food production or renewable energy.
AM48	SPC142	Para 5.25 (page 96)	In villages washed over by the Green Belt with a housing development boundary as defined on the Proposals Map proposals for residential and employment development will be determined in accordance with national policy set out in <u>PPG2 the NPPF</u> .
AM49	FPC5 (duplicated PC76)	Para 5.29 (page 99)	<p>This policy will apply to all market housing developments across the District. Villages which meet the criteria of policy RA1 will benefit from this policy and sites will be allocated through the Placemaking Plan. Beyond this, local need for affordable housing across the rural areas will be primarily met through the rural exceptions policy. There may also be opportunities to convert rural buildings into affordable housing under the Government's emerging proposals for the 'home on the farm' scheme. <u>If there are rural buildings which are no longer required for local food production, there may also be opportunities to convert them to affordable housing under the Government's emerging proposals for the 'home on the farm' scheme.</u> Any development proposals coming forward under the Community Right to Build are to be considered separately from the rural exceptions policy.</p>

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AM50	SPC147 (RC36)	Para 5.43 (page 101)	Key transport infrastructure improvements that will support delivery of the strategy include the Greater Bristol Bus Network major scheme which will <u>has improved</u> two of the bus routes serving the rural areas.
-	-	Policy RA5	Preparation of a comprehensive Masterplan , through public consultation, <u>and to be agreed by the Council</u> , reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that it is well integrated with the existing village and provides links to south Bristol.
AM51	FPC6	Para 5.49 (page 101)	Private developers will play an important role in bringing forward and developing small scale housing developments in the 'Policy RA1' villages and to the delivery of employment sites. Further assessment of the potential for development in Farmborough to help fund a sustainable transport link to local shopping facilities also needs to be undertaken through the Placemaking Plan.
AM52	SPC148 (RC37)	Para 6.01 (page 104)	The spatial strategies set out in the place based sections cover the different areas of the District. There are also a number of generic issues which need to be addressed through district-wide policies in order to implement the vision and spatial objectives. As well as providing the long term policy framework for the District, they will support the delivery of development and corporate actions, and they will guide the content of other policies in the Local Development Framework such as the Placemaking Plan. <u>After each of the core policies the main planning mechanisms by which the Council will seek to deliver the policy are set out. The delivery section is not part of the relevant core policy.</u>
AM53	SPC151	Para 6.03 (page 105)	Bath and North East Somerset's Sustainable Community Strategy (SCS) identifies climate change as the first of its six key themes. Climate change is also a cross cutting objective of the Core Strategy. In the context of national targets the SCS commits the Council to providing leadership for a reduction of the area's CO2 emissions by 45% by 2026 <u>2029</u> from 1990 levels.
AM54	SPC153 (RC39)	Delivery section related to Policy CP1 (page 106)	<p>Delivery</p> <p>1 <i>Retrofitting will be encouraged through a range of mechanisms under the influence of the Council and its partners, including via Planning Services, information and advice services, community enabling and support projects and Housing Services</i></p> <p>2 <i>This policy will provide a basis for Development Management and should <u>will</u> be supported by more detailed supplementary policy <u>the Sustainable Construction & Retrofitting Supplementary Planning Document</u>. The Sustainable Construction Checklist will be updated to include a section on sustainable refurbishment to raise awareness of the measures recommended in retrofitting existing buildings</i></p> <p>3 <i>Specific opportunities and principles that should be considered at the masterplanning stage will be identified in the Placemaking Plan and potentially in the site specific SPD where existing buildings are present.</i></p>

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	SPC154 (RC40)		<i>4 Signposting of retrofitting information including Government financial initiatives and schemes, public awareness and demonstration events can <u>will</u> also be provided by the Council.</i>
-	-	Para 6.21 (page 109)	It is possible to vary the energy source to fuel district heating depending on cost and availability so the energy source can be changed over time; potential fuel sources include conventional fuels, biomass, and waste and other renewables. The emerging West of England Joint Waste Core Strategy provides a policy framework for energy recovery from waste.
AM55	SPC156	Policy CP3 (page 108)	<i>Amend first para as follows: Development should contribute to achieving the following minimum level of Renewable Electricity and Heat generation by 2026 <u>2029</u>.</i>
-	-	Para 6.25 (page 112)	The dominant flood risk affecting the district is flooding from <u>Main R</u> ivers. The principal rivers being the Lower Avon, River Chew, Cam Brook and Wellow Brook. The district also contains areas that are prone to flooding from a range of other <u>local</u> sources including sewers , <u>ordinary watercourses</u> , land <u>surface water</u> , and groundwater, as well as risks from artificial sources such as <u>sewers, canals and reservoirs</u> . Climate change impacts may increase the severity and frequency of storms and therefore <u>contribute to more frequent flooding</u> . Flooding from rivers, sewers and surface water is therefore likely to increase throughout the district in the future.
AM56	SPC159	Para 6.26 (page 112)	PPS25 <u>The NPPF</u> requires that new development is located in sustainable locations, at the least risk of flooding, taking into account vulnerability to flooding.
AM57	SPC160 (FM10)	Para 6.27 (page 112)	PPS25 <u>The NPPF and its associated Practice Guide</u> <u>Technical Guidance</u> provides the national requirements in terms of the Sequential and Exception Test, the need for planning applications to be supported by a Flood Risk Assessment, and the priority given to utilising sustainable drainage techniques in new development. The Council has published Strategic Flood Risk Assessments (SFRAs), providing detailed information on all sources of flooding across the district. Furthermore a subsequent Flood Risk Management Strategy (July <u>FRMS June 2010</u>) tested various flood risk management options for the district and provided recommendations in terms of both on-site and strategic flood risk management solutions. <u>The FRMS will be reviewed as new evidence become available</u> . The requirements and guidance offered in these documents should be followed applying flood risk policy principles, deciding on appropriate mitigation, and managing surface water by applicants when considering new development across the district.
AM58	-	Para 6.28 (page 112)	The Core Strategy sets out the broad locations for new housing, employment and other strategic development in Bath, Keynsham, Midsomer Norton and Radstock (Policies B1, B2, B3, B4, KM1, KM2 , <u>KE1, KE2</u> , SV1,

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			SV2 and SV3). In some instances, development in flood risk areas has been unavoidable.
AM59	SPC162	Para 6.28b (page 112)	A sequential risk based approach was taken to formulate these policies and the high level Sequential / Exception Test report was prepared and agreed in partnership with the Environment Agency. However, flood risk should be taken into account at all stages in the planning process and the sequential approach should still be taken within these policy areas to minimise risk by directing the most vulnerable development to areas of lowest flood risk, matching vulnerability of land use to flood risk at a site level. (Table D-1 Flood zones and D-2 Flood Risk Vulnerability Classification of <u>the Technical Guidance to the PPS25 NPPF</u>) Therefore site specific Sequential/Exception Test reports should be undertaken when determining future site allocations in the Placemaking Plan or a planning application where necessary.
AM60	SPC163	Para 6.29 (page 112)	New developments can also increase pressure on sewer systems and urban drainage. It is therefore important to manage the impact of developments in a sustainable manner. <u>PPS25 The NPPF and its associated Technical Guidance</u> provides an opportunity for all those with responsibility for the drainage of new development to contribute to managing flood risk, improving amenity and biodiversity, and improving water quality. As a minimum the negative impacts of development on surface water runoff should be mitigated.
AM61	SPC164	Para 6.30 (page 112)	In addition to the concerns over flood risk, there is increasing pressure for efficient and sustainable use of water resources. This can be helped by incorporating Sustainable Urban Drainage Systems (SuDS) and grey water reuse systems into new developments (as per <u>PPS25 the NPPF</u> and the Building Regulations, Part H).
-	-	Para 6.31 (page 112)	SuDS aim to control surface water runoff as close to its origin as possible, before it is discharged to a watercourse or sewer. This involves moving away from traditional piped drainage systems towards softer engineering solutions which seek <u>aiming</u> to mimic natural drainage regimes. SuDS have many benefits such as reducing flood risk, improving water quality, encouraging groundwater recharge and providing amenity and wildlife benefits.
-	-	Para 6.32 (page 112)	Under the Flood and Water Management Act 2010 the Council will be <u>is</u> established as the a <u>a</u> Lead Local Flood Authority, going forward this will require the <u>and is currently developing</u> ment and implementation of <u>Local Flood Risk Management Strategy</u> . The Council will also be established as the SuDS Approving Body (SAB) with responsibility for the approval, adoption and maintenance of SuDS systems. In order to be approved, the proposed drainage system should meet <u>will have to be designed and constructed in accordance with the new</u> national standards for sustainable drainage <u>and WoE Regional and local guidance</u> . Where both planning permission and SuDS approval are required, the <u>application processes will run in</u>

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			<u>parallel together. No construction works can start on site until drainage approval is granted by SAB.</u>
AM62	SPC165 (NPPF3)	Policy CP5 (page 113)	<p style="text-align: center;">Policy CP5 Flood Risk Management</p> <p>Development in the district will follow a sequential approach to flood risk management, avoiding inappropriate development in areas at risk of flooding and</p> <p>Bath and North East Somerset Draft Core Strategy with Proposed Minor and Significant Changes incorporate directing development away from areas at highest risk in line with Government policy (<u>NPPF PPS25</u>). Any development in areas at risk of flooding will be expected to be <u>made</u> safe throughout its lifetime, by incorporating mitigation measures, which may take the form of on-site flood defence works and / or a contribution towards or a commitment to undertake such off-site measures as may be necessary. All development will be expected to incorporate sustainable drainage systems to reduce surface water run-off and minimise its contribution to flood risks elsewhere. All development should be informed by the information and recommendations of the B&NES Strategic Flood Risk Assessments and Flood Risk Management Strategy.</p>
AM63	-	Para 6.34 (page 114)	The benefit of high quality design is fundamental to the creation of high quality places by both enhancing appearance and functionality. It is the means by which corporate priorities such as an improved public realm and better quality housing can be delivered. Government guidance in <u>PPS1 and its supplement, and PPS3 the NPPE</u> , as well as best practice including the Manual for Streets, By Design, the Lifetime Homes Standard and CABI's Building for Life <u>12</u> (BfL) programme provide guidance on the approaches to be taken as well as providing advice on the assessment of schemes.
AM64	FPC8	Para 6.37 (page 114)	<u>All development schemes with a residential component</u> Housing schemes will be <u>assessed using the expected to demonstrate how they have been designed to meet Building for Life 12 methodology standards</u> (or equivalent, <u>as identified by the Council</u> , should these be superseded within the strategy period). <u>The Council will expect proposals to achieve as a minimum, a 'good' standard as defined by BfL or an equivalent future standard.</u>
AM65	SPC166	Para 6.42 (page 116)	National policies in <u>PPS5 the NPPF</u> complemented by Core Strategy Policy CP6 together with more detailed saved policies in the Local Plan will provide the context for considering development proposals.
AM66	SPC170	Para 6.55 (page 118)	Green Infrastructure (GI) is a 'network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable is <u>capable of delivering a wide range of environmental and quality of life benefits for local communities'</u> (<u>PPS12 NPPF</u>). The wider benefits of GI for B&NES will be set out in the Council's Green

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			Infrastructure Strategy (see below).
AM67	FPC12	Para 6.67 (page 121)	Historically Bath & North East Somerset has never made any significant contribution to regional aggregates supply and because of the scale and nature of the mineral operations in the District and the geology of the area it is considered that this situation will continue. Bristol is also in no position to make a contribution to regional aggregates supply, other than the provision of wharf facilities. However North Somerset and South Gloucestershire have extensive permitted reserves of aggregates and have historically always met the sub regional apportionment for the West of England. The approach to this is set out in Policy 26 of the Joint Replacement Structure Plan. <u>This approach is consistent with national planning policy advice for minerals.</u>
AM68	FPC13	Para 6.68 (page 121)	The emerging West of England Joint Waste Core Strategy (JWCS) seeks to encourage the prudent use of resources with specific reference to minerals and includes policy guidance on the recycling, storage and transfer of construction, demolition and excavation waste at mineral sites.
-	-	Para 6.70 (page 121)	The JWCS Development Plan Document (<u>March 2011</u>) will set <u>sets</u> out the planning strategy for the provision of waste management infrastructure within the West of England. The Strategy is being prepared by the four West of England unitary authorities of B&NES, Bristol, North Somerset and South Gloucestershire Councils.
AM69	SPC175 (RC48)	Para 6.69 footnote (page 121)	'A guide to minerals safeguarding in England', BGS (2007) <u>'BGS/Coal Authority Guide to Minerals Safeguarding in England 2011'</u>
AM70	FPC16	Policy CP8a Delivery (page 121)	Delivery: Delivery will be through the Development Management process. Minerals Safeguarding Areas will be identified in the Placemaking Plan <u>a separate Development Plan Document</u> where and other current designations and allocations will be reviewed to ensure adequate resources are safeguarded.
AM71	SPC176	Para 6.71 (page 121)	The JWCS applies to all waste, with the exception of radioactive waste, which is dealt with at a national level and sets out the authorities' aspirations for all levels of waste management until 2026 <u>2029</u> : prevention; recycling; recovery; and disposal. When adopted, the JWCS policies will supersede the Local Plan waste policies. Details can be found at www.westofengland.org/waste/planning
AM72	SPC181	Para 6.78 (page 122)	To understand the capacity of private development to deliver affordable housing the council has commissioned a viability study. The B&NES Viability Study (Three Dragons, July 2010) <u>and the B&NES Viability Update (Dec 2012)</u> have <u>has</u> taken account of market prospects and a range of cost implications including other Section 106 obligations in order to create a baseline level of affordable housing that will be viable in the majority of schemes without recourse for public subsidy.

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MM124	SPC189	Policy CP9 Delivery (page 123)	<p>Affordable housing will be delivered in accordance with the Council's Housing Strategy or equivalent.</p> <p>The quantity, tenure balance and type/size mix of the affordable housing will be agreed with the Council's Affordable Housing Development <u>Enabling</u> Team, or equivalent, through the development management process. Applicants are recommended to hold early conversations with Affordable Housing Development <u>Enabling</u> Team in order to agree the affordable housing provision and in particular the likely availability of public subsidy.</p> <p>In exceptional circumstances.....</p>
AM73	SPC192 (FPC18)	Para 6.81 (page 124)	<p>Gypsies, Travellers & Travelling Showpeople</p> <p>Local Development Frameworks <u>Plans</u> must consider the accommodation needs of Gypsies, Travellers and Travelling Showpeople. There is currently a national and local shortage of authorised sites for these communities. Taking steps to address this will help to improve access to services for Gypsies, Travellers and Travelling Showpeople (including health care, schools and shops) and also help to reduce conflicts that can arise from the setting up of unauthorised camps.</p>
AM74	SPC193 (FPC19)	Para 6.81a (page 124)	<p>Gypsies, Travellers and Travelling Showpeople are not one single group and their differing cultural needs relating to residential homes <u>the provision of permanent pitches</u> and stopping places must be considered. There are currently no permanent authorised Gypsy and Traveller sites within the District.</p>
AM75	SPC199	Para 6.87 (page 126)	<p><i>Amend first sentence of para 6.87 as follows:</i></p> <p>By 2026 <u>2029</u>, the District will have a more environmentally sustainable economy with increased local employment, less overall commuting, a reduction in the contribution made by commerce and industry to the carbon footprint of the area, and a strong low carbon business sector.</p>
MM132	SPC200	Delivery (page 126)	<p>Sites will be identified and allocated in the Placemaking Plan to meet the identified employment space requirements. Delivery of economic development will also be facilitated by the B&NES Economic Strategy, the Regeneration Delivery Plans and the Development Management process. Working alongside local communities and partners will be essential to deliver the ambitions of the Economic Strategy <u>and developers may be asked to support the objectives of the Strategy through a Targeted Recruitment, Training and Supply-chain Protocol.</u></p>
AM76	SPC201	CP12 Delivery section	<p>The place-based sections for Bath, Keynsham, Midsomer Norton and Radstock will set out more detail on the approach to the centres contained in those settlements.</p>

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	(NPPF4)	(page 128)	<p>The boundaries for all of the centres listed within the hierarchy are defined on the Proposals Map. Other than the Bath city centre boundary these boundaries reflect those established in the Bath & North East Somerset Local Plan. The Placemaking Plan will review these boundaries and identify sites for development. It will also review and define, where appropriate, the primary shopping areas and retail frontages in the larger centres. These designations will be supported by development management policies in the Placemaking Plan to guide decisions on individual planning applications.</p> <p>An updated retail study will be undertaken during 2010/11 to support future planning decisions and guide the Placemaking Plan.</p> <p>PPS4 'Planning for Sustainable Economic Development' contains national planning policies towards development in town centres and for economic development in general which are a material consideration and will inform decisions on specific proposals. Main town centre uses will be subject to the sequential and impact tests set out in the NPPF.</p>						
AM77	SPC202	Para 6.101 (page 129)	The reduction of the adverse effects of transport on climate change and air quality, particularly in Air Quality Management Areas (AQMA) in Bath and Keynsham and in future AQMAs, will be managed in accordance with PPS1 and PPS23 <u>the NPPF</u> .						
AM78	FPC23	Para 7.04 (page 134)	<p><u>Progress against many objectives/policies can be measured quantitatively and this is reflected in the targets set out in the framework below. Where appropriate the target is set out in a way that will help to inform review of the Core Strategy in accordance with the programme set out in Para 7.05 below. However, others objectives/policies do not lend themselves to this quantification and where appropriate a qualitative target is included in order to enable performance is to be measured in a different way.</u> Monitoring performance against the indicators set out is principally undertaken through the Annual Monitoring Report (AMR). The AMR is published in December each year and in addition to setting out monitoring information includes analysis of whether and how the policies are being delivered. In so doing it will inform the process of Core Strategy policy review and provides evidence to inform formulation of policies in other Local Development Documents.</p>						
AM79	SPC212	Appendix 1 (page 139)	<p>Amend Appendix 1 (Replaced Local Plan policies) by adding policy HG.1 as follows:</p> <table border="1" data-bbox="712 1177 2132 1399"> <thead> <tr> <th data-bbox="712 1177 1077 1225">B&NES Local Plan Policy</th> <th data-bbox="1077 1177 1525 1225">Topic</th> <th data-bbox="1525 1177 2132 1225">Replaced by Core Strategy Policy</th> </tr> </thead> <tbody> <tr> <td data-bbox="712 1225 1077 1399"><u>ET.1</u></td> <td data-bbox="1077 1225 1525 1399"><u>Employment Plan Overview</u></td> <td data-bbox="1525 1225 2132 1399"> <u>DW1 District Wide Spatial Strategy</u> <u>B1 Bath Spatial Strategy</u> <u>KE1 Keynsham Spatial Strategy</u> <u>SV1 Somer Valley Spatial Strategy</u> </td> </tr> </tbody> </table>	B&NES Local Plan Policy	Topic	Replaced by Core Strategy Policy	<u>ET.1</u>	<u>Employment Plan Overview</u>	<u>DW1 District Wide Spatial Strategy</u> <u>B1 Bath Spatial Strategy</u> <u>KE1 Keynsham Spatial Strategy</u> <u>SV1 Somer Valley Spatial Strategy</u>
B&NES Local Plan Policy	Topic	Replaced by Core Strategy Policy							
<u>ET.1</u>	<u>Employment Plan Overview</u>	<u>DW1 District Wide Spatial Strategy</u> <u>B1 Bath Spatial Strategy</u> <u>KE1 Keynsham Spatial Strategy</u> <u>SV1 Somer Valley Spatial Strategy</u>							

Add Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change						
AM80	SPC213 (FM11)	Appendix 1 & 2 (pages 139/140)	<p>Amend Appendix 1 (Replaced Local Plan policies) by adding policy HG.1 as follows:</p> <table border="1"> <tr> <td>B&NES Local Plan Policy</td> <td></td> <td>Replaced by Core Strategy Policy</td> </tr> <tr> <td><u>ES.1</u></td> <td><u>Renewable energy proposals</u></td> <td><u>CP3 Renewable Energy</u></td> </tr> </table> <p>Delete policy ES.1 from Appendix 2 (Saved Local Plan Policies): ES.1 Renewable energy proposals</p>	B&NES Local Plan Policy		Replaced by Core Strategy Policy	<u>ES.1</u>	<u>Renewable energy proposals</u>	<u>CP3 Renewable Energy</u>
B&NES Local Plan Policy		Replaced by Core Strategy Policy							
<u>ES.1</u>	<u>Renewable energy proposals</u>	<u>CP3 Renewable Energy</u>							
AM81	SPC214 (FM12)	Appendix 1 & 2 (pages 139/140)	<p>Amend Appendix 1 (Replaced Local Plan policies) by adding policy HG.1 as follows:</p> <table border="1"> <tr> <td>B&NES Local Plan Policy</td> <td>Topic</td> <td>Replaced by Core Strategy Policy</td> </tr> <tr> <td><u>HG.1</u></td> <td><u>Overall housing requirement and mix</u></td> <td><u>DW1 District Wide Spatial Strategy</u> <u>CP10 Housing Mix</u></td> </tr> </table> <p>Delete policy HG.1 from Appendix 2 (Saved Local Plan Policies): HG.1 Meeting the District housing requirement</p>	B&NES Local Plan Policy	Topic	Replaced by Core Strategy Policy	<u>HG.1</u>	<u>Overall housing requirement and mix</u>	<u>DW1 District Wide Spatial Strategy</u> <u>CP10 Housing Mix</u>
B&NES Local Plan Policy	Topic	Replaced by Core Strategy Policy							
<u>HG.1</u>	<u>Overall housing requirement and mix</u>	<u>DW1 District Wide Spatial Strategy</u> <u>CP10 Housing Mix</u>							
AM82	SPC215	Appendix 2 (page 140)	Delete policy ET.1 from Appendix 2 (Saved Local Plan Policies): ET.1 Employment Land Overview						
-	-	Appendix 1 & 2 (pages 139/140)	<p>Amend entry for Policy H.4 in Appendix 1 (Replaced Local Plan policies) as follows for the purposes of clarity:</p> <table border="1"> <tr> <td>B&NES Local Plan Policy</td> <td>Topic</td> <td>Replaced by Core Strategy Policy</td> </tr> <tr> <td>HG.4*</td> <td>Residential development in Bath, Keynsham, Norton Radstock and R.1 and R.2 settlements</td> <td>B1 Bath Spatial Strategy KE1 Keynsham Spatial Strategy SV1 Somer Valley Spatial Strategy <u>*excluding Midsomer Norton, Radstock, Westfield, Peasedown St. John and Paulton for which Policy HG.4 still applies</u> RA1 Development in the Villages Meeting the Listed Criteria RA2 Development in Villages Outside the Green Belt not Meeting Policy RA1 Criteria</td> </tr> </table> <p><u>Reintroduce HG.4 as follows:</u> HG.4 Residential Development in the urban areas - <i>this applies to Midsomer Norton, Radstock, Westfield,</i></p>	B&NES Local Plan Policy	Topic	Replaced by Core Strategy Policy	HG.4*	Residential development in Bath, Keynsham, Norton Radstock and R.1 and R.2 settlements	B1 Bath Spatial Strategy KE1 Keynsham Spatial Strategy SV1 Somer Valley Spatial Strategy <u>*excluding Midsomer Norton, Radstock, Westfield, Peasedown St. John and Paulton for which Policy HG.4 still applies</u> RA1 Development in the Villages Meeting the Listed Criteria RA2 Development in Villages Outside the Green Belt not Meeting Policy RA1 Criteria
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Add Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			<u>Peasedown St. John and Paulton only (see Appendix 1)</u>
AM83	-	Appendix 2 (page 141)	Re-introduce the following saved policy to Appendix 2 (Saved Local Plan Policies) which was omitted in error: <u>Site B12 Lower Bristol Road</u>
AM84	SPC216 (FM13)	Appendix 2 (pages 140-142)	Delete following policies from Appendix 2 (Saved Local Plan Policies) and list as superseded by the adopted Joint Waste Core Strategy in March 2011 at the end of Appendix 2: <u>WM.1 (Development of waste management facilities)</u> <u>WM.3 (Waste reduction and the reuse in development proposals)</u> <u>WM.5 (Waste transfer stations and material recovery facilities)</u> <u>WM.6 (Recovery of materials from waste brought to landfill)</u> <u>WM.7 (Household waste recycling centres)</u> <u>WM.8 (Composting facilities)</u> <u>WM.10 (Thermal treatment with energy recovery)</u> <u>WM.12 (Landfill)</u> <u>WM.13 (Landraising)</u> <u>WM.14 (Agricultural land improvement schemes)</u> <u>WM.15 (Time extensions for landfill, landscaping or agricultural land improvement schemes)</u>
AM85	SPC217 SPC218	Glossary (pages 143-146)	<u>Allowable Solutions</u> <u>To comply with the 2016 Building Regulations new zero carbon homes will need to account for the carbon emissions that are not expected to be achieved on site. This can be achieved through 'Allowable Solutions' where the developer will make a payment to an Allowable Solutions provider, who will take the responsibility and liability for ensuring that Allowable Solutions, which may be small, medium or large scale carbon-saving projects, deliver the required emissions reductions. Some local authority areas have Allowable Solutions policies attached to local energy requirements, which is an approach being considered by Bath and North East Somerset Council.</u> <u>National Planning Policy Framework (NPPF)</u> <u>Document which set out the government's planning policies for England and how they are expected to be applied</u> <u>Planning Policy Guidance (PPG)</u>

Add Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
	SPC219		<p>Guidance documents which set out national planning policy. These are gradually being replaced by Planning Policy Statements.</p> <p>Planning Policy Statements (PPS)</p> <p>Documents which set out national planning policy. These are gradually replacing Planning Policy Guidance.</p> <p>Priority Species</p> <p><u>Priority species are those which are rare, threatened or declining in distribution and/or number.</u></p> <p>Proposals Policies Map</p> <p><u>Proposals The Policies Map (formerly the Proposals Map) illustrates.....</u></p> <p>Regional Spatial Strategy (RSS)</p> <p>Sets out the region's policies in relation to the development and use of land and forms part of the development plan for local planning authorities. The government has announced its intention to abolish RSS through the Localism Bill.</p> <p>Safeguarded Land</p> <p><u>A greenfield site not allocated for development but excluded from the Green Belt to provide for development needs beyond the Plan period.</u></p> <p>Sequential Test (PPS25 'Development and Flood Risk')</p> <p>PPS25 'Development and Flood Risk' The NPPF advocates that planners use a sequential test when considering land allocations for development to avoid flood risk where possible. The risk of flooding to the site should be assessed and the land should be classified into the appropriate flood zone (Table D.1 of PPS25-1 Flood zones and 2 Flood Risk Vulnerability Classification of the Technical Guidance to the NPPF).</p> <p>Strategic Flood Risk Assessment (SFRA)</p> <p>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' the NPPF.</p>
	SPC220		

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ATTACHMENT 3

ADOPTED SUPPLEMENTARY PLANNING DOCUMENTS/GUIDANCE TO BE AGREED AS SUPPLEMENTING THE CORE STRATEGY

<p><u>Agricultural Building Design Guidelines for the Mendip Hills AONB</u> (published 2001, revised 2013) supplements saved Policy NE.2 in the Bath & North East Somerset Local Plan.</p>
<p><u>Archaeology in Bath & North East Somerset SPG</u> (May 2004) and <u>Archaeology in Bath SPG</u> (May 2004) supports saved Policies BH.11, BH.12 and BH.13 in the Bath & North East Somerset Local Plan.</p>
<p><u>Bath City-wide Character Appraisal</u> (August 2005) supports saved Policies BH.1, BH.6, BH.8, BH.15, D.1, D.2, D.4, HG.7, GB.2, NE.1, NE.2, NE.3, NE.12 and NE.15 in the Bath & North East Somerset Local Plan.</p>
<p><u>Bath Western Riverside SPD</u> (March 2008) supplements Bath & North East Somerset's Local Plan site allocation Policy GDS.1/B1.</p>
<p><u>Existing Dwellings in the Green Belt SPD</u> (October 2008) supplements saved Policies HG.14 and HG.15 in the Bath & North East Somerset Local Plan.</p>
<p><u>Guidelines for Horse-related Development for the Mendip Hills AONB</u> (published 2004, revised 2012) supplements saved Policies NE.2 and SR.12 in the Bath & North East Somerset Local Plan.</p>
<p><u>Houses in Multiple Occupation in Bath SPD with Article 4 Direction for HMO in Bath</u> (June 2013) introduces a new threshold policy which supplements Policy HG.12 in the Bath & North East Somerset Local Plan</p>
<p><u>Planning Obligations SPD</u> (July 2009) supplements saved Policy IMP.1 in the Bath & North East Somerset Local Plan.</p>
<p><u>Retrofitting & Sustainable Construction SPD</u> (February 2013) supplements saved the Bath & North East Somerset Council Local Plan and Policies CP1 and CP2 of the Core Strategy once it is adopted.</p>
<p><u>Rural Landscapes of Bath & North East Somerset: A Landscape Character Assessment (February 2003)</u> supports saved Policy NE.1 in the Bath & North East Somerset Local Plan.</p>
<p>Conservation Area and Village Design Statements</p> <p>The following documents are saved as SPG to supplement the Bath & North East Somerset Local Plan:</p>

- [Paulton Conservation Area Statement](#) (2003)
- [Chew Magna Conservation Area Statement](#) (2003)
- [Midsomer Norton and Welton Conservation Area Statement](#)(2004)
- [Larkhall Character Statement and Development Principles](#) (1998)
- [Peasedown St. John Village Statement](#) (2001)
- [Hallatrow & High Littleton Design Statement](#) (2003)
- [Paulton Village Design Statement](#) (2003)
- [Bathford Village Design Statement](#) (2005)
- [Chew Magna Village Design Statement](#) (2006)
- **South Stoke Conservation Area Appraisal** (2014)

[Streetscape Manual SPD](#) (April 2005) supplements saved Policy D.2 in the Bath & North East Somerset Local Plan.

[Walcot Street Works](#) (1997), supplements the Bath & North East Somerset Local Plan.

[Cherishing Outdoor Places](#) (1994), supplements the Bath & North East Somerset Local Plan.

[External Building Materials Local Design Guide](#) supplements the Bath & North East Somerset Local Plan.

[City of Bath World Heritage Site Setting SPD](#) (August 2013) supplements Local Plan Policy BH.1 to be replaced by Core Strategy Policy B4 once adopted.

Bath & North East Somerset Council	
MEETING	Council
MEETING DATE	10th July 2014
TITLE:	Petition for debate - Independent shops of Bath opposed to the proposal to increase parking charges
WARD:	All Bath wards
AN OPEN PUBLIC ITEM	
List of attachments to this report:	
Factual briefing note	

1 THE ISSUE

- 1.1 A petition of over 1400 signatures, gathered by the Independent Shops of Bath, has been received protesting at B&NES increase in parking charges in Bath's city centre. According to the Council's petition scheme, if a petition with over 1000 signatures of people who live, work and study in Bath & North East Somerset is received and meets the criteria, it triggers a debate at Council.

2 RECOMMENDATION

- 2.1 That a debate takes place.

3 THE REPORT

- 3.1 The petition specifically requests the following action;

- (1) "A cut in the parking fees in Laura Place and other city centre shopping streets, reversing the increases at the beginning of the year. B&NES has cut parking fees in Victoria Park and we want to see the same in the city centre where it can help shoppers and Bath's independent shopkeepers;
- (2) We'd like to see B&NES introduce a free half hour of parking in the city centre. This would encourage customers to pop in and browse. It's the idea of Brandon Lewis MP, Minister for High Streets, so I can't see why B&NES can't adopt it here".

- 3.2 A briefing note setting out relevant issues is attached for information.

- 3.3 Council, if it wishes, can make recommendations to Cabinet but cannot amend executive policy. Decisions on the amount of money to be allocated to particular uses or proposals are matters for full Council to decide. How any money allocated is spent is a matter for Cabinet, not full Council, to decide.

3.4 The lead petitioner will address Council at the start of the item.

4 FINANCIAL IMPLICATIONS

4.1 Covered within the attached briefing paper.

Contact person	<i>Jo Morrison, Democratic Services Manager (ext 4358)</i>
Background papers	<i>Set out in the attached briefing paper.</i>
Please contact the report author if you need to access this report in an alternative format	

FACTUAL INFORMATION TO INFORM THE DEBATE

- The requirement to review all on street parking and identify areas to be classed as premium short stay areas to increase income by £50K was included within the MTSRP savings agreed at Full Council in February 2013.
- The charges are designed to support the Council's emerging Transport Strategy and the Parking Strategy. They rely on the principle that the unit costs for on-street city centre parking should be at a premium over off-street parking as this hierarchy of charging supports the Council's wider transport objectives.
- Prices for on-street parking in Bath were last revised in 2010. As there is a need to ensure that the balance of charges continues to support the charging hierarchy and therefore the Council's transportation policies, encouraging use of the Park & Ride service and ensuring that parking prices in car parks are more attractive than on-street prices, consideration was given to a range of issues including potential impacts on residents, commerce, tourism, carbon footprint and transportation.
- Work to identify the areas where premium charging should apply has been undertaken based on the data provided from the Pay & Display machines and Traffic Regulation Orders to understand demand within each location.
- The purpose of a balanced increase is to support the displacement of some longer stay parking into off street (car park) spaces whilst retaining the convenience of the on-street charges, charging a premium of location and convenience.
- Lower tariffs do in many instances increase the amount of traffic in a location as behaviour changes. Therefore reducing tariffs in Laura Place may increase traffic through an area that has a significant heritage value and go against the objectives of the Transport Strategy.
- Introducing a free 30 minute parking period would have significant impacts on traffic flows and income. As this has not been trialled, it is impossible to forecast accurately but the majority of the stays on street are for 1 hour. Thus the introduction of a 30 minute free period would reduce income significantly (likely to be in the hundreds of thousands) whilst increasing the likelihood of circulating traffic and congestion on the network.
- Royal Victoria Park is used primarily by families and visitors to the park and therefore cannot be compared to Laura Place and other city centre on street parking locations.
- Overleaf, there is a list of all on-street parking locations which outlines on-street locations where parking charges have changed as well as those where there is no change.

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Charges at on-street locations both prior and post change.

Location	Area		30 mins	1 Hour	1 hr 30 min	2 Hours	3 Hours	4 Hours
Laura Place (Before)	Zone 1		£1.30	£2.40	£3.10	£3.70		
Laura Place(After)			£1.80	£3.40		£5.00		
Milsom Street(Before)	Inner Central		£1.50	£2.90				
Milsom Street(After)			£1.80	£3.40				
Royal Avenue (Before)	Zone 2					£2.50		£4.90
Royal Avenue (After)						£3.00		£5.50
Alfred Street (Before)	Outer Central		£1.30	£2.40	£3.10	£3.70		
Alfred Street (After)				£1.60	£3.10		£4.30	
Bennett Street (Before)	Outer Central		£1.30	£2.40	£3.10	£3.70		
Bennett Street (After)				£1.60	£3.10		£4.30	
Brock Street (Before)	Outer Central		£1.30	£3.10		£3.70		
Brock Street (After)				£1.60	£3.10		£4.30	£5.50
Gay Street (Before)	Outer Central		£1.30	£2.40	£3.10	£3.70		
Gay Street (After)				£1.60	£3.10		£4.30	£5.50
Old King Street (Before)	Inner Central		£1.50	£2.90				
Old King Street (After)				£1.60	£3.10			
Queens Parade (Before)	Outer Central		£1.30	£2.40	£3.10	£3.70		
Queens Parade (After)				£1.60	£3.10		£4.30	
Queens Square (Before)	Inner Central		£1.50	£2.90				
Queens Square (After)				£1.60	£3.10			
Russell Street (Before)	Outer Central		£1.30	£2.40	£3.10	£3.70		
Russell Street (After)				£1.60	£3.10		£4.30	

Walcot Street (Before)	Outer Central		£1.30	£2.40	£3.10	£3.70
Walcot Street (After)			£1.60	£3.10		£4.30

Walcot Street (Before)	Inner Central(Mch 29)		£1.50	£2.90
Walcot Street (After)			£1.60	£3.10

Zone 1	
Inner Central	
Zone 2	
Outer Central	

Bath & North East Somerset Council	
MEETING:	Council
MEETING DATE:	10 th July 2014
TITLE:	Appointment of Committees, political proportionality and constitutional issues
WARD:	ALL
AN OPEN PUBLIC ITEM	
<p>List of attachments to this report:</p> <p>Appendix 1 – Proposed political proportionality table</p> <p>Appendix 2 – Proposed amendments to the Council’s petition scheme</p>	

1 THE ISSUE

1.1 This report invites the Council to consider its non-executive and regulatory Committee arrangements for the period of July 2013 to May 2014 and associated constitutional business.

2 RECOMMENDATION

Council is asked to:

- 2.1 approve the allocation of seats on the Committees and Panels listed in Appendix 1 (such seats to be filled in accordance with the nominations made by the political groups);
- 2.2 Appoint to chair each committee and panel those Councillors as may from time to time be nominated by the political group to whom the chairmanship of the body is allocated;
- 2.3 Authorise the Monitoring Officer to fill any casual vacancies in membership of all the bodies constituted and vacancy in the office of Chair of such bodies in accordance with the wishes of the political groups;
- 2.4 Agree the revisions to the existing Petition scheme (as set out in Appendix 2) regarding petitions for debate at Council and authorise the Monitoring Officer to incorporate these into the scheme;
- 2.5 Agree that no notices of motion, councillor statements, councillor petitions or councillor questions be permitted at the Budget Council and the Annual Council Meeting and amend the Constitution accordingly;

2.6 Authorise the Monitoring Officer to make and publicise any amendment to the Council's Constitution required, or take any other necessary action, as a result of decisions taken at this meeting on this and other reports within the agenda, or otherwise as required by law;

3 FINANCIAL IMPLICATIONS

3.1 None.

4 CORPORATE OBJECTIVES

4.1 Collectively, the business of the Committees, Panels and partnership bodies contributes to developing all of the Council's corporate priorities;

- *Promoting independence and positive lives for everyone*
- *Creating neighbourhoods where people are proud to live*
- *Building a stronger economy*

5 APPOINTMENT OF COMMITTEES AND PANELS AND THEIR CHAIRS AND MEMBERS

5.1 The Council's Constitution sets out the approved non-executive and regulatory decision making structure and the Council's overview and scrutiny arrangements (known as Policy Development & Scrutiny). The size, terms of reference and delegated powers of those bodies are set out in the Constitution. Appendix 1 to this report lists the relevant Committees etc, the **present** allocation of seats to political groups in accordance with the agreed political proportionality from May 2013 and the approved nomination rights for chairing those bodies.

5.2 Nominations are invited from the political groups for the appointment by the Council of Members to the bodies listed in Appendix 1 and for the Chairs of the Policy Development and Scrutiny Panels and the regulatory, non-executive committees.

6 PROPORTIONALITY

6.1 The law gives detailed guidance on the principles to be applied in calculating the allocation of seats on Committees and Sub Committees but the basic principles are:-

- a) not all the seats on the body shall be allocated to one particular party;
- b) the majority of the seats on the body shall be allocated to a particular political group if the number of persons belonging to that group is a majority of the Authority's membership;
- c) Subject to paragraphs (a) and (b) above, the number of seats on the ordinary Committees of the Authority which are allocated to a political group shall bear the same proportion to the total of all the seats on the ordinary Committees of that Authority as is borne by the number of members of that group to the membership of that Authority;
- d) subject to paragraphs (a) to (c) above, the number of seats on the body which are allocated to each political group bears the same proportion to the

number of all the seats on that body as is borne by the number of members of that group to the membership of the Authority.

6.2 Notwithstanding (a) to (d) above the Act does not restrict the ability of the Council, or Committees where they are authorised by the Council, to decide on the size and number of seats on Committees and Sub Committees, and to make the actual appointments. A Committee or Sub Committee must, however comprise at least two voting members.

6.3 Following the change in political group numbers, and the by-election in the Bathavon ward, a review is needed.

7 CONSTITUTION & PETITION SCHEME AMENDMENTS

7.1 In order to strike an appropriate balance between encouraging public and Councillor debate and enabling the efficient despatch of Council business, Group Leaders have recommended some revisions to the Petition scheme (set out in Appendix 2) and the Constitution. This would mean that no Councillor submissions (motions, questions, statements, petitions) are permitted at the Budget and AGM Council meetings.

8 RISK MANAGEMENT

8.1 No risk assessment related to the issue and recommendations has been undertaken as the Council needs to put in place the arrangements contained in this report.

9 EQUALITIES

9.1 Equalities Impact Assessments have been carried out on the Access to the Democratic process and the Scrutiny function and are available for public inspection.

10 ADVICE SOUGHT AND CONSULTATION

10.1 The Council's Chief Executive, Monitoring Officer (Divisional Director – Legal and Democratic Services) and Section 151 Officer (Divisional Director - Finance) have had the opportunity to input to this report and have cleared it for publication.

10.2 Group Leaders have been consulted on relevant aspects of this report.

Contact person	Jo Morrison, Democratic Services Manager (ext 4358)
Background papers	The Council's Constitution
Please contact the report author if you need to access this report in an alternative format	

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PROPOSED POLITICAL PROPORTIONALITY TABLE –JULY 2014

individual proportionality								
Licensing Sub-Committee	3					<i>LD</i>		
Pensions Investment panel	3	1	2			<i>C</i>		3
Optional proportionality								
Health & Wellbeing Board	3	3 (as appointed by the Leader)	1 (observer)	1 (observer)	1 (observer)			
Licensing Committee	12	5	5	1	1	<i>LD</i>		

Notes

1. DC Cttee – informal arrangement in past few years has been that one LD place is filled by Lab (*understand this will not continue*)
2. Standards Cttee – informal arrangement in past few years has been that one LD place is filled by Lab
[Neither of these is reflected in the committee numbers above]

Proposed amendments to the Council's petition scheme – Petitions seeking a full Council debate

What are the guidelines for submitting a petition requiring a full Council debate?

Petitions submitted to the council requiring a full Council debate must include:

- a clear and concise statement covering the subject of the petition. It should state what action the petitioners wish the council to take;
- the name and address and signature of any person supporting the petition.

Petitions should be accompanied by contact details, including an address, for the petition organiser. This is the person we will contact to explain how we will respond to the petition. The contact details of the petition organiser will not be placed on the website. If the petition does not identify a petition organiser, we will contact signatories to the petition to agree who should act as the petition organiser.

Petitions which are considered to be vexatious, abusive or otherwise inappropriate will not be accepted. In the period immediately before an election or referendum we may need to deal with your petition differently – if this is the case we will explain the reasons and discuss the revised timescale which will apply. If a petition does not follow the guidelines set out above, the council may decide not to do anything further with it. In that case, we will write to you to explain the reasons.

If a qualifying petition contains more than 1340 signatures ¹ (1% of the electorate) it will be debated by the full council. This means that the issue raised in the petition will be discussed at a meeting which all councillors can attend. The council will endeavour to consider the petition at its next meeting, although on some occasions this may not be possible and consideration will then take place at a following meeting. Petitions will not be considered at the Council's budget meeting or the Annual General meeting.

The petition organiser will be given five minutes to present the petition at the meeting and the petition will then be discussed by councillors. The council will decide how to respond to the petition at this meeting. They may decide to take the action the petition requests, not to take the action requested for reasons put forward in the debate, or to commission further investigation into the matter, for example by a relevant committee. Where the issue is one on which the cabinet are required to make the final decision, the council will decide whether to make recommendations to inform that decision. The petition organiser will receive written confirmation of this decision. This confirmation will also be published on our website.

¹ This figure may change as electorate numbers change

A qualifying petition is one that

1. Contains the name, address on the electoral roll or business address of sufficient numbers of persons;
2. Does not relate to a planning, licensing or other matter where there are existing avenues of appeal;
3. Is not already the subject of current debate or consideration within the Council or the subject of an existing or future consultation; and
4. Seeks one or more specific actions from the Council

Bath & North East Somerset Council	
MEETING	Council
MEETING DATE:	10 July 2014
TITLE:	Proposed scheme for the Appointment of Honorary Freemen and Honorary Freewomen of Bath and North East Somerset
WARD:	All
AN OPEN PUBLIC ITEM	
List of attachments to this report: None	

1 THE ISSUE

- 1.1 This report asks the Council to adopt a scheme for appointing as Honorary Freemen and Freewomen of Bath and North East Somerset, those persons who have been appointed to this honorary office by resolution of full Council, in accordance with Section 248 of the Local Government Act 1972.

2 RECOMMENDATION

- 2.1 To adopt a scheme.

3 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 3.1 No specific implications to this recommendation.

4 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL

- 4.1 No specific statutory considerations. Basis for proposal is Section 248 of Local Government Act 1972.

5 THE REPORT

- 5.1 The requirement for appointment to this office is to be a person of distinction or a person who has rendered eminent service to the Bath and North east Somerset area.

5.2 The names of persons proposed for this honour shall be presented to Full Council upon the recommendation of the Leader of the Council following consultation with the other Political Group Leaders. A Special Meeting of the Full Council shall be held to consider the Leader's recommendations and confer the title of Honorary Freeman / Honorary Freewomen on the persons so nominated.

5.3 The Chief Executive will convene an ad hoc meeting of a Committee to be known as the Honorary appointments Committee and comprising the political group leaders who will make recommendations in this respect.

5.4 Honorary Freemen and Honorary Freewomen of Bath and North East Somerset shall enjoy the following privileges:

- (1) To have their names inscribed in the Roll of Honorary Freemen and Honorary Freewomen contained in a bound leather book to be held by the Chief Executive.
- (2) To have their names considered for inclusion in the lists of persons to whom invitations are sent for civic receptions and other civic functions or ceremonies hosted by the Chair on behalf of the Council.
- (3) To enjoy whatever other facilities are offered to them as shall be determined by the Chief Executive following consultation with the Political Group Leaders.
- (4) To be entitled to describe themselves on public occasions and in correspondence as an Honorary Freeman or an Honorary Freewoman of Bath and North East Somerset

6 CONSULTATION

6.1 Statutory officers and Group Leaders.

7 RISK MANAGEMENT

7.1 A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision making risk management guidance.

Contact person	<i>Vernon Hitchman, Divisional Director, Legal and Democratic Services</i>
Background papers	<i>None</i>
Please contact the report author if you need to access this report in an alternative format	

Bath & North East Somerset Council	
MEETING:	Council
MEETING DATE:	10 July 2014
TITLE:	Avon Pension Fund Committee Annual Report to Council
WARD:	ALL
AN OPEN PUBLIC ITEM	
List of attachments to this report:	
Appendix 1 – The Annual Report to Council	

1 THE ISSUE

- 1.1 The Avon Pension Fund Committee discharges the responsibilities of the Council in its role as the administering authority of the Avon Pension Fund in accordance with the Local Government Pension Scheme Regulations 2008 (as amended) and the Local Government Pension Scheme (Management and Investment of Funds) Regulations 2009 (as amended).
- 1.2 The Committee reports annually to Council on the work it has undertaken in the previous twelve months and reference is also made in the report to the future work programme. This report is for the 12 months to 31 March 2014.
- 1.3 As background to this report it may be worth reminding Members that Bath & North East Somerset Council has a dual interest in the Avon Pension Fund, firstly as administering authority and secondly as one of the employing bodies. This report focuses entirely on the Council's role as administering authority.

2 RECOMMENDATION

- 2.1 The Council is asked to note this report.

3 FINANCIAL IMPLICATIONS

3.1 The costs of administering the Avon Pension Fund are recharged to the employing bodies through the employer contribution rates which are set by the actuary every three years as part of the valuation.

4 CORPORATE PRIORITIES

4.1 This issue is not relevant to the Avon Pension Fund which is administered by the Council as a completely separate function to its mainstream activities.

5 THE REPORT

5.1 The Annual Report is attached as Appendix 1 to this report. It relates to the financial year April 2013 to March 2014. The document is primarily for the Council's purposes. However, the report will be circulated to the employing bodies within the Fund to improve transparency about the Committee's activities and the decisions taken.

6 RISK MANAGEMENT

6.1 This report is for information only so a risk assessment is not necessary.

7 EQUALITIES

7.1 This report is for information only so an equalities impact assessment is not necessary.

8 CONSULTATION

8.1 The draft report was considered by the Avon Pension Fund Committee at the committee meeting on 27 June 2014.

9 ISSUES TO CONSIDER IN REACHING THE DECISION

9.1 This report is for information only.

10 ADVICE SOUGHT

10.1 The Council's Monitoring Officer (Divisional Director – Legal and Democratic Services) and Section 151 Officer (Divisional Director - Business Support) have had the opportunity to input to this report and have cleared it for publication.

Contact person	Tony Bartlett, Head of Business Finance & Pensions x8302
Background papers	Avon Pension Fund Committee/Investment Panel reports and minutes
Please contact the report author if you need to access this report in an alternative format	

AVON PENSION FUND COMMITTEE ANNUAL REPORT TO COUNCIL (April 2013 - March 2014)

1 BACKGROUND TO THE AVON PENSION FUND

The Avon Pension Fund is a statutory scheme regulated by the Local Government Pension Scheme Regulations 2014 (as amended) and the Local Government Pension Scheme Regulations (Management and Investment of Funds) Regulations 2009 (as amended). Bath & North East Somerset Council (“the Council”) administers the Fund on behalf of more than 190 employing bodies including the four unitary authorities. The Fund has c. 96,000 members and the value of the Fund as at 31 March 2014 was £3.3 billion. In 2013/14 the Fund received £143 million in pension contributions and paid out £146 million in pension payments.

(a) GOVERNANCE

The Council has delegated responsibility for the Fund to the Avon Pension Fund Committee (the “Committee”) which is the formal decision-making body for the Fund. The Committee’s role is strategic in nature, setting policy framework and monitoring implementation and compliance within that framework. Due to the wide scope of the Committee’s remit it is supported by the Investment Panel (the “Panel”) which considers the investment strategy and investment performance in greater depth. The Committee has delegated authority to the Panel for specific investment decisions. The Terms of Reference, agreed by the Council, for the Committee and Panel are set out in Appendix A to this report.

Committee Membership

The Committee structure is as follows:

Voting members (12)	5 elected members from B&NES (subject to the rules of political proportionality of the Council) 2 independent trustees 3 elected members nominated from the other West of England unitary councils 1 nominated from the higher and further education bodies 1 nominated by the trades unions
Non-voting members (4)	1 nominated from the Parish Councils Up to 3 nominated from different Trades Unions

The Committee meets quarterly. Attendance at these meetings was 83% for the voting members and 62% for the non-voting members.

Ad hoc workshops are arranged as necessary reflecting the Committee’s meeting agendas. These workshops are designed to explore specific policy issues in detail. During the last twelve months three workshops were arranged covering the following: the Funding Strategy Statement, the implementation project for the LGPS 2014 and the opportunities for investing in infrastructure.

Investment Panel

The Panel consists of up to six voting members from the Committee and meets at least quarterly ahead of Committee meetings.

The Panel met formally five times during the year with attendance at 77%. Each meeting was followed by a workshop where selected investment managers present on their performance and outlook for their portfolio. In addition Panel members attended two selection panels held to appoint new managers.

2 TRAINING

The Fund provides training to committee members to ensure they possess an appropriate level of knowledge, skill and understanding to discharge their fiduciary duties. The administering authority must ensure:

- that decisions are taken by persons or organisations with the skills, knowledge advice and resources necessary to make them effectively and monitor implementation; and
- those persons or organisations have sufficient expertise to be able to evaluate and challenge the advice they receive, and manage conflicts of interest.

The Fund has in place a training framework which is based on CIPFA's (Chartered Institute of Public Finance and Accounting) Knowledge and Skills Framework for LGPS funds, which identifies six areas of knowledge as follows:

- i. Legal and governance context
- ii. Pensions Auditing and Accounting Standards
- iii. Procurement and Relationship Management
- iv. Investment Performance and Risk Management
- v. Financial Markets and Product Knowledge
- vi. Actuarial Methods, Standards and Practices

Committee training is delivered in a variety of formats, reflecting the strategic importance of the subject matter to the Committee's agenda and the differing level of knowledge and understanding across the Committee. Many of the areas identified by the framework are covered through detailed Committee and Panel reports and workshops where the topic is explored greater in detail.

In addition, members are encouraged to attend seminars and conferences which broaden their understanding of investments and topics of relevance to the LGPS.

3 REVIEW OF THE YEAR

a) INVESTMENTS

- The Fund generated an investment return of 6.6% during the year, generating a return of 7.8% p.a. over the last three years.
- The 2013/14 investment return was driven primarily by the strong returns from the equity portfolios which comprise 50% of the Fund's assets, the exception being emerging market equities which fell c.10% during the year. Bond returns turned negative in 2013/14 following a period of exceptional gains. The reversal was due to the improvement in economic activity which could result in interest rates rising from current low levels.

- Changes to the investment portfolio were implemented during the year following the review of the investment strategy in March 2013. New investments were made to Diversified Growth Funds and the allocation to Emerging Market Equities was increased.

b) FUNDING LEVEL

- As at 31 March 2014 the Actuary has estimated that the funding level has risen to 84% from 78% declared a year earlier, and the deficit has contracted to c. £636m from £876m.
- The improvement in the funding level was initially due to a rise in real gilt yields used to value the liabilities. However, as the year progressed and bond yields fell back slightly, the improvement has been driven by investment returns exceeding expectations.
- The value of the future pension liabilities is calculated using a discount rate based on UK gilt yields and the benefits are indexed to inflation. Thus an increase in real gilt yields will reduce the value of the liabilities.
- The triennial valuation as at March 2013 has been completed and this sets the employer contribution rates for the three years from April 2014 to March 2017.

c) New LGPS 2014

- Project plan developed to manage the implementation and rollout of the new scheme.
- Project plan covered a number of areas including:
 - Application of new regulations
 - Introduction and testing of new pensions software
 - Training internal staff and staff at employing bodies – 10 presentation and workshop sessions arranged with Fund employers.
 - Forums to explain changes to members – 101 presentation events arranged with Fund employers over a six month period covering in excess of 1,500 members.
 - Committee workshop event to give overview of scheme changes and APF project plan.
 - Review and update of APF website and all associated communication documents
 - Newsletters (2) issued to members and regular communications with employers.
 - Feedback questionnaire covering employer responsibilities issued to identify further training requirements.
- Administration teams restructured to address the need for greater focus on accuracy of member records and data quality control in accordance with forthcoming regulator standards

d) PENSIONS ADMINISTRATION

(i) Budget

- During the year to 31 March 2014, total administration costs (excluding governance and investment management costs) were £2.2 million a saving of £170,000 (7%) on the budget.
- Total costs including Investment Management, custody fees and governance costs, were £17.7 million, 13% over budget due to a 16% increase in assets values since the setting of the budget.
- The investment management and custody fees of £15.1 million equate to 0.45% of the Fund's assets.

(ii) CIPFA Benchmarking (Benefits Administration)

- The Fund participates in the annual Pensions Administration CIPFA Benchmarking exercise where its performance and running costs are compared against its peers and against the "average fund".
- In 2012/2013 the Fund's overall costs at £17.34 p.a. per member were less than the average of £21.42. Staffing costs (excluding payroll) were significantly less at £5.99 per member against £9.29. Payroll costs per pensioner member of £1.88 compares favourably against the average of £3.41.
- The Fund invests heavily in communications with communication costs at £1.87 per member compared to the average of £0.84. Although significantly higher, the Committee has prioritised resources to this area as it strongly believes in the importance of providing members with timely, accurate information. This is delivered by specific newsletters to active and pensioner members, a high quality website, provision of member access to their "account" via the website and the facility for scheme employers to send information via the website's secure portal. Savings are being realised through the increased use of electronic delivery for employers 'ESS' & 'i-Connect' and through the introduction and promotion of the member self-service facility 'MSS'.

(iii) Pensions Administration Strategy

- The Administration Strategy sets out how the administering authority and scheme employers will work together to provide an improving quality level of service to Fund members.
- Performance of both the Fund and employers is closely monitored by officers and the Committee. The Strategy provides a transparent and robust operating and performance framework which improves accountability and has successfully focussed attention on the need for both parties to invest in and make use of electronic data provision to improve efficiency.
- The Strategy is due for review during 2014/15.

4 COMMITTEE BUSINESS TO MARCH 2014

a) Investment Strategy

During the year a number of strategic decisions were implemented as follows:

- Much of the revised investment strategy was implemented during the year. The investment Panel selected two Diversified Growth Funds and appointed an additional manager to manage the increased allocation to emerging market equities.
- The hedge fund mandate with MAN Investments was terminated due to poor performance against target.
- The Fund has increased its involvement with the Local Authority Pension Fund Forum (LAPFF) as part of its Responsible Investing Policy, with members and officers attending quarterly meetings. LAPFF act on behalf of local authority funds to promote best practice in governance in investee companies either on its own or in collaboration with other organisations with similar objectives.

b) 2013 Actuarial Valuation

- The Committee's approved the Funding Strategy Statement (FSS) which set the parameters used by the Actuary in the actuarial valuation.
- Due to the fall in gilt yields since the 2010 valuation, the deficit has increased as have future service costs. The future service costs were partially offset by savings arising from the new scheme. Given affordability constraints the cost increases have been phased for the majority of employers within the Fund.
- The Committee reviewed the outcome of the valuation with particular attention as to how the Actuary has applied the FSS across the employers and how the covenant of individual employers had been taken into account.
- The Committee are updated quarterly on the funding position as part of the financial monitoring process.

c) Approval of the 3-year Service Plan and Budget 2014/17

- The Service Plan sets out the Pension Fund's objectives for the next three years (2014/17). The three year budget supports the objectives and actions arising from the plan.
- The initial focus of the plan is the Fund's response to two key government initiatives, the new governance arrangements and the restructuring of the local LGPS funds, and the introduction of the new scheme. In addition, there are investment and funding projects that need to be undertaken as well as further development of the Fund's electronic capability and facilities for stakeholder access. The later years focus on consolidation, realising efficiencies and embedding partnership working.
- Having invested in capacity and IT systems in previous years, the 2014/15 budget for Administration, Governance and Compliance of £2,834,300 included savings of £175,000 over 2013/14. The removal of one off items included in the 2013/14 budget such as the actuarial valuation and advisory costs for the strategic investment review were partially offset by investment required to maintain the level of service. Wherever possible savings have been made and inflation absorbed.
- The Service Plan included a cash flow forecast reflecting the more rapid maturing of the Fund which is no longer cash flow positive on a monthly basis. Investment income is now required to meet pension payments so

closer monitoring of the cash flow position is required for the investment strategy to be effectively managed.

d) Public Service Pensions Act 2013 and other Government initiatives

- The Public Sector Pensions Act 2013 (PSPA2013) will change the governance structure of the local LGPS funds. There was an informal consultation as to how the Act could be applied to the local LGPS funds. A formal consultation is expected in 2014/15.
- PSPA2013 also gives the Pensions Regulator a role in regulating the public service schemes including the LGPS. The Regulator issued a draft of best practice standards to be applied to public sector pension schemes to which the Committee responded. The Regulator will require greater disclosure of member training and require all members to attain a satisfactory level of knowledge in order to discharge their duties.
- The DCLG issued a “Call for Evidence” about the future structure of the 89 local LGPS funds in England. This focused on achieving savings in administration of the local schemes and in the investment fees paid by the funds.
- The Committee responded to these consultations and further consultations on the regulations for the new scheme.

e) Treasury Management Policy and Cash Management Policy

- The Committee approves the Fund’s Treasury Management Policy annually. The policy sets out how the Fund’s cash is invested to meet its day-to-day requirements. The cash managed under this policy at any time is c. £25 million, which represents less than 1% of the Fund’s value.
- The management of this cash is delegated to the Council’s Treasury Management Team. However, the Fund’s cash is invested separately (via separate bank account) to the Council’s and the Fund has a bespoke Treasury Management Policy.
- The policy has been revised in line with the Council’s policy due to the downgrading of the credit ratings of the UK banks, to ensure there is adequate flexibility for the efficient management and investment of the short term cash.

f) Responsible Investing Annual Report

- The Fund has a Responsible Investing (RI) Policy which supports its investment strategy. As transparency and disclosure are an important element of being a responsible investor the Fund publishes an annual report of its activities, the first of which was published in 2013.
- The policy sets out how the Fund will incorporate and manage the risks arising from its investment activities that relate to Environmental, Social or Governance factors (ESG). The approach is to identify and manage these risks in a variety of ways: through considering how they can impact the overall risk and return of the Fund; by understanding how the investment managers evaluate the materiality of such risks within their investment decisions; by using its votes as a long term shareholder and to engage with company Boards to influence corporate behaviour

- The 2013 report highlighted the main activities as follows:
 - Identified and strategically addressed ESG risks by embedding analysis of the ESG risks of asset classes in the review of the Fund's investment strategy;
 - Held managers to account and interrogated the assessment of ESG risks in their investment process and reviewed whether engagement activity of managers was in line with their policies;
 - Analysed voting patterns and sought explanations of voting behaviour from managers to evidence preferences and to seek to influence;
 - Increased participation in collaboration and engagement activities of Local Authority Pension Fund Forum.

g) Administration

- In accordance with the Pensions Administration Strategy the Committee monitors the KPI for pensions administration and the scheme employers quarterly.
- Focus in 2013/14 was on the rollout of electronic receipt and delivery of data with employers. Work with employers in this area has resulted in a significant move towards electronic data transfer with 58% of scheme employers now submitting member data electronically, representing 72% of overall fund membership.
- The committee monitored Fund's New LGPS 2014 scheme implementation plan

h) Workplans

- Separate workplans are prepared for the Committee and Panel detailing the forthcoming areas of work relating to the investment and funding strategies and to the administration of benefits to give the Committee and officers the opportunity to review the workload and accommodate issues that may arise.

5 FUTURE BUSINESS

The Committee and Panel's focus over the next twelve months will be as follows:

a) Investments

- Investment Strategy – invest in infrastructure in line with the agreed strategy.
- Review the composition of the hedge fund portfolio.
- Investigate how liability driven investing could assist in hedging the interest rate and inflation impact on the liabilities.
- Re-tender investment advisory contract.

b) Funding Strategy

- Explore options for insuring against ill-health retirements.
- Re-tender actuarial contract.

c) Benefits Administration

- Respond to the on-going consultation exercises relating to the Governments recommendations arising from their analysis of the call for evidence.
- Ensure compliance with stringent requirements of The Pensions Regulator following outcome of TPR consultation exercise.
- Review the AVC Strategy on the number and types of funds to be offered to members to assist them in saving towards retirement.
- Approve any changes as a result of the Review of the Pensions Administration Strategy due during 2014/15.

d) Governance (Public Sector Pensions Act 2013 and restructuring of the LGPS funds)

- Engage with and respond to government consultations expected during the year on the governance structure of funds at the local level. PSPA2013 requires the new governance structures to be effective from 1 April 2015.
- Engage with and respond to proposals to change the arrangements for the investment of assets across the LGPS funds nationally. A formal consultation was issued in April 2014 following the “Call for Evidence” jointly issued by the DCLG and LGA in 2013. The priorities set out in the Call for Evidence of reducing fund deficits and improving investment returns were underpinned by one overarching objective: that the Scheme remains sustainable and affordable for employers, taxpayers and members in the long term. This consultation focuses on improving investment returns through lower investment costs with proposals to (i) create common investment vehicles; (ii) use of passive management for listed assets and (iii) keep asset allocation with the local fund authorities.
- The government proposes not to pursue fund mergers at this time and has decided not to consult on administration reform at this time. The Call for Evidence highlighted the scope for potential administrative efficiencies but the Government proposes to allow the administrative arrangements for the 2014 Scheme to mature before considering reform any further.

Avon Pension Fund

June 2014

Terms of Reference for the Avon Pension Fund Committee and Investment Panel

(i) Avon Pension Fund Committee:

To discharge the responsibilities of Bath and North East Somerset Council in its role as lead authority for the administration of the Avon Pension Fund. These include determination of all Fund specific policies concerning the administration of the Fund, investing of Fund monies and the management of the Fund's solvency level. In addition, the Committee is responsible for all financial and regulatory aspects of the Fund. At all times, the Committee must discharge its responsibility in the best interest of the Avon Pension Fund.

The key duties in discharging this role are:

1. Determining the investment strategy and strategic asset allocation.
2. Determining the pensions administration strategy.
3. Making arrangements for management of the Fund's investments in line with the strategic policy.
4. Monitoring the performance of investments, investment managers, scheme administration, and external advisors.
5. Approving and monitoring compliance of statutory statements and policies required under the Local Government Pension Scheme Regulations.
6. Approving the Pension Fund's Statement of Accounts and annual report.
7. Commissioning actuarial valuations in accordance with the provisions of the Local Government Pension Scheme Regulations.
8. Considering requests from organisations wishing to join the Fund as admitted bodies.
9. Making representations to government as appropriate concerning any proposed changes to the Local Government Pension Scheme."

Delegations

In discharging its role the Committee can delegate any of the above or implementation thereof to the Sub-Committee ("the Investment Panel") or Officers.

Investment Panel

The role of the Avon Pension Fund Committee Investment Panel is to consider, in detail, matters relating to the investment of the assets within the strategic investment framework and performance of investment managers in achieving the Fund's investment objectives.

The Investment Panel will:

1. Review strategic and emerging opportunities outside the strategic asset allocation and make recommendations to the Committee.
2. Review the Statement of Investment Principles and submit to Committee for approval.
3. Report regularly to Committee on the performance of investments and matters of strategic importance

and have delegated authority to:

4. Approve and monitor tactical positions within strategic allocation ranges.
5. Approve investments in emerging opportunities within strategic allocations.
6. Implement investment management arrangements in line with strategic policy, including the setting of mandate parameters and the appointment of managers.
7. Approve amendments to investment mandates within existing return and risk parameters.
8. Monitor investment managers' investment performance and make decision to terminate mandates on performance grounds.
9. Delegate specific decisions to Officers as appropriate.

Bath & North East Somerset Council		
MEETING:	Council	
MEETING DATE:	10th July 2014	AGENDA ITEM NUMBER
TITLE:	Treasury Management Outturn Report 2013/14	
WARD:	All	
AN OPEN PUBLIC ITEM		
<p>List of attachments to this report:</p> <p>Appendix 1 – Performance Against Prudential Indicators Appendix 2 - The Council’s Investment Position at 31st March 2014 Appendix 3 – Average monthly rate of return for 2013/14 Appendix 4 – The Council’s External Borrowing Position at 31st March 2014 Appendix 5 – Arlingclose’s Economic & Market Review of 2013/14 Appendix 6 – Interest & Capital Financing Budget Monitoring 2013/14 Appendix 7 – Summary Guide to Credit Ratings</p>		

1 THE ISSUE

1.1 In February 2012 the Council adopted the 2011 edition of the CIPFA Treasury Management in the Public Services: Code of Practice, which requires the Council to approve a Treasury Management Strategy before the start of each financial year, review performance during the year, and approve an annual report after the end of each financial year.

1.2 This report gives details of performance against the Council’s Treasury Management Strategy and Annual Investment Plan for 2013/14.

2 RECOMMENDATION

The Council agrees that:

2.1 the 2013/14 Treasury Management Annual Report to 31st March 2014, prepared in accordance with the CIPFA Treasury Code of Practice, is noted

2.2 the 2013/14 actual Treasury Management Indicators are noted.

2.3 the debt rescheduling actions highlighted at paragraphs 5.8 to 5.10 are noted.

3 RESOURCE IMPLICATIONS

3.1 The financial implications are contained within the body of the report.

4 STATUTORY CONSIDERATIONS AND BASIS FOR APPROVAL

4.1 This report is for information only.

5 THE REPORT

Summary

5.1 Performance against the Treasury Management & Prudential Indicators agreed as part of the annual Treasury Management Strategy is provided in **Appendix 1**. The outturn position and all treasury activity undertaken during the financial year is within the limits agreed by Council in February 2012, as shown in **Appendix 1**, as well as the CIPFA Code of Practice and the relevant legislative provisions.

5.2 The average rate of investment return for the 2013/14 financial year is 0.08% above the benchmark rate.

Summary of Investment Activity 2013/14

5.3 The Council's investment position as at 31st March 2014 is given in **Appendix 2**. In line with the Annual Investment Strategy, investments undertaken were mainly temporary short term investments made with reference to the core balance and cash flow requirements.

5.4 The Council is the Accountable Body for the West of England Revolving Investment Fund (RIF) and received grant funding of £57 million at the end of the 2011/12 financial year. The Council acts as an agent and holds these funds on behalf of the West of England Local Enterprise Partnership until they are allocated in the form of repayable grants to the constituent Local Authorities to meet approved infrastructure costs. Since these funds are invested separately from the Council's cash balances and have been placed short term with the Debt Management Office and other Local Authorities, they are excluded from figures given in this report.

5.5 Gross interest earned from investments for 2013/14 totalled £321k. Net interest received, after deduction of amounts due to Schools, the West of England Growth Points, PCT and other internal balances, is £222k. **Appendix 3** details the investment performance, showing the average rate of interest earned on investments over this period was 0.48%, which was 0.08% above the benchmark rate of average 7 day LIBID + 0.05% (0.40%).

Summary of Borrowings 2013/14

5.6 The Council's external borrowing as at 31st March 2014 is detailed in **Appendix 4**.

5.7 No new borrowing has taken place in 2013/14. The Council's total borrowing was £70 million as at 31st March 2014. The Council's Capital Financing Requirement (CFR) as at 31st March 2014 is £153.0 million. This represents the Council's underlying need to borrow to finance capital expenditure, and demonstrates that total borrowing taken to date relates to funding historical capital spend.

- 5.8 The Council implemented the restructuring of its Public Works Loan Board debt portfolio in the second quarter of 2013/14 by repaying £50 million of its loans. By utilising the Council's cash flow, which, as can be seen above, is earning very low rates of interest, savings in the current year have been generated well in excess of the £500k target set in the Council's 2013/14 approved budget. This has been achieved by netting off the loss of interest earned on cash balances (currently earning just under 0.5%) against the reduced interest payments made to the Public Works Loan Board (approximately 4.5%).
- 5.9 With short term interest rates remaining much lower than long term rates, it is significantly more cost effective to use internal resources in this way to reduce net borrowing costs and reduce overall treasury risk (by reducing the Council's investment lending and therefore its exposure to the risk of counterparty default as well as short term interest rate changes).
- 5.10 The benefits of internal borrowing are monitored regularly against the likelihood that long-term borrowing rates are forecast to rise in future years.
- 5.11 Following Local Government Reorganisation in 1996, Avon County Council's residual debt is administered by Bristol City Council. All successor Unitary Authorities make an annual contribution to principal and interest repayment, for which there is a provision in the Council's revenue budget. The amount of residual debt outstanding as at 31st March 2014 apportioned to Bath & North East Somerset Council is £14.54m. Since this borrowing is managed by Bristol City Council and treated in the Council's Statement of Accounts as a deferred liability, it is not included in the borrowing figures referred to in paragraph 5.7.

Strategic & Tactical Decisions

- 5.12 Security of capital remained the Council's main investment objective. This was maintained by following the Council's counterparty policy as set out in its Treasury Management Strategy Statement for 2013/14 which defined high credit quality organisations as those having a long term credit rating of A- or higher that are domiciled in the UK, or a foreign country with a sovereign rating of AA+ or higher (subject to further monetary and time limits).
- 5.13 As shown in **Appendix 2**, the Council has continued to place a significant proportion of funds with highly-rated major financial institutions, primarily with UK banks. However, during the year the Council has maintained a low risk appetite to investments. The Council continued to invest with other Local Authorities and AAA rated Money Market Funds to improve diversification and counterparty credit rating whilst maintaining appropriate liquidity.
- 5.14 The Council continues to not invest with banks in countries within the Eurozone. The Council's investment counterparty list does not include any banks from the countries most affected by the Eurozone debt situation (Portugal, Ireland, Greece, Spain and Italy).
- 5.15 Our treasury management advisors economic and market review for 2013/14 is included in **Appendix 5**.
- 5.16 The Bank of England base rate has remained constant at 0.50% since March 2009.

Budget Implications

- 5.17 A breakdown of the revenue budget for interest and capital financing and the actual year end position is included in **Appendix 6**. This shows an overall underspend of £557k in 2013/14, resulting from the recent debt rescheduling. The Council's average investment return was below the budgeted level of 0.75% due to the continued reduction in market rates. Also, in line with the debt restructuring strategy, the majority of the remaining cash balance is required for short term cash flow, so cannot be locked into slightly higher longer term rates. However, the reduced return is more than offset by the reduced interest payments on long term borrowing. This has been factored into the budget plans for 2014/15 and beyond.

Authority's Banker

- 5.18 The Council's current accounts are held with NatWest. In March, Moody's downgraded the long term ratings of Royal Bank of Scotland and NatWest Bank to Baa1 amid concerns about the impact of any potential breakup of the bank on creditors. This rating is below the Council's normal minimum credit criterion of A- for investment with UK Banks. Therefore, in line with the specific treatment outlined in the Council's 2013/14 Treasury Management Strategy, investments with NatWest were restricted to those that can be withdrawn on the next working day, subject to the bank maintaining a credit rating of no lower than BBB-. The NatWest current accounts will continue to be used for operational and liquidity purposes.

6 RATIONALE

- 6.1 The Prudential Code and CIPFA's Code of Practice on Treasury Management requires regular monitoring and reporting of Treasury Management activities.

7 OTHER OPTIONS CONSIDERED

- 7.1 None

8 CONSULTATION

- 8.1 Consultation has been carried out with the Cabinet Member for Community Resources, Section 151 Finance Officer, Chief Executive and Monitoring Officer.

- 8.2 Consultation was carried out via e-mail.

9 RISK MANAGEMENT

- 9.1 The Council's lending and borrowing list is regularly reviewed during the financial year and credit ratings are monitored throughout the year. All lending/borrowing transactions are within approved limits and with approved institutions. Investment and Borrowing advice is provided by our Treasury Management consultants Arlingclose.

- 9.2 The CIPFA Treasury Management in the Public Services: Code of Practice requires the Council nominate a committee to be responsible for ensuring effective scrutiny of the Treasury Management Strategy and policies. In February

2012, the Council's treasury advisors provided training to the Corporate Audit Committee to carry out this scrutiny.

9.3 In addition, the Council maintains a risk register for Treasury Management activities, which is regularly reviewed and updated where applicable during the year.

Contact person	<i>Tim Richens - 01225 477468 ; Mark Angus - 01225 477180</i> Tim_Richens@bathnes.gov.uk Mark_Angus@bathnes.gov.uk
Background papers	<i>2013/14 Treasury Management & Investment Strategy</i> <i>1st & 3rd Quarter Treasury Performance Reports (Cabinet)</i> <i>Half yearly Treasury Performance Report (Cabinet & Council)</i>
Please contact the report author if you need to access this report in an alternative format	

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APPENDIX 1

Performance against Treasury Management Indicators agreed in Treasury Management Strategy Statement

1. Authorised limit for external debt

These limits include current commitments and proposals in the budget report for capital expenditure, plus additional headroom over & above the operational limit for unusual cash movements.

	2013/14 Prudential Indicator	2013/14 Actual as at 31st Mar 2014
	£'000	£'000
Borrowing	201,000	70,000
Other long term liabilities	2,000	0
Cumulative Total	203,000	70,000

2. Operational limit for external debt

The operational boundary for external debt is based on the same estimates as the authorised limit but without the additional headroom for unusual cash movements.

	2013/14 Prudential Indicator	2013/14 Actual as at 31st Mar 2014
	£'000	£'000
Borrowing	167,000	70,000
Other long term liabilities	2,000	0
Cumulative Total	169,000	70,000

3. Upper limit for fixed interest rate exposure

This is the maximum amount of total borrowing which can be at fixed interest rate, less any investments for a period greater than 12 months which has a fixed interest rate.

	2013/14 Prudential Indicator	2013/14 Actual as at 31st Mar 2014
	£'000	£'000
Fixed interest rate exposure	201,000	50,000*

*The £20m of LOBO's are quoted as variable rate in this analysis as the Lender has the option to change the rate at 6 monthly intervals (the Council has the option to repay the loan should the rate increase).

4. Upper limit for variable interest rate exposure

While fixed rate borrowing contributes significantly to reducing uncertainty surrounding interest rate changes, the pursuit of optimum performance levels may justify keeping flexibility through the use of variable interest rates. This is the maximum amount of total borrowing which can be at variable interest rates.

	2013/14 Prudential Indicator	2013/14 Actual as at 31st Mar 2014
	£'000	£'000
Variable interest rate exposure	60,000	20,000

5. Upper limit for total principal sums invested for over 364 days

This is the maximum amount of total investments, which can be over 364 days. The purpose of this indicator is to control the Council's exposure to the risk of incurring losses by seeking early repayment of its investments.

	2013/14 Prudential Indicator	2013/14 Actual as at 31st Mar 2014
	£'000	£'000
Investments over 364 days	50,000	0

6. Maturity Structure of fixed rate borrowing during 2013/14

This indicator is set to control the Council's exposure to refinancing risk.

	Upper Limit	Lower Limit	2013/14 Actual as at 31st Mar 2014
	%	%	%
Under 12 months	50	Nil	29*
12 months and within 24 months	50	Nil	0
24 months and within 5 years	50	Nil	0
5 years and within 10 years	50	Nil	0
10 years and above	100	Nil	71

* The CIPFA Treasury management Code now requires the prudential indicator relating to Maturity of Fixed Rate Borrowing to reference the maturity of LOBO loans to the earliest date on which the lender can require payment, i.e. the next call date (which are at 6 monthly intervals for the £20m of LOBO's). However, the Council would only consider repaying these loans if the Lenders exercised their options to alter the interest rate.

7. Average Credit Rating

The Council has adopted a voluntary measure of its exposure to credit risk by monitoring the weighted average credit rating of its investment portfolio. A summary guide to credit ratings is set out at **Appendix 7**.

	2013/14 Prudential Indicator	2013/14 Actual as at 31st Mar. 2014
	Rating	Rating
Minimum Portfolio Average Credit Rating	A	AA-

APPENDIX 2

The Council's Investment position at 31st March 2014

	Balance at 31st March 2014
	£'000's
Notice (instant access funds)	6,000
Up to 1 month	5,000
1 month to 3 months	5,000
Over 3 months	0
Total	16,000

The total investment figure of £16,000 million is made up as follows:

	Balance at 31st March 2014
	£'000's
B&NES Council	478
West of England Growth Points	688
Schools	6,987
B&NES PCT	7,847
Total	16,000

The Council had an average net positive balance of £67.6m (including Growth Points & B&NES PCT Funding) during the period April 2013 to March 2014.

The following fixed term investments were undertaken during 2013/14 with a maturity date in the following financial year:

Institution	Amount	Rate	Start Date	Maturity Date	Long Term Credit Rating*
Lloyds	£5m	0.60%	12/02/14	13/05/14	A
DMO	£5m	0.25%	31/03/14	01/04/14	AAA
Total	£10m	0.43%	-	-	

*The credit rating shown is the lowest equivalent rating from Fitch, Standard & Poor's and Moody's credit rating agencies.

The balance of £6.0m was held in call accounts as at 31st March 2014.

Chart 1: Council Investments as at 31st March 2014 (£16.0m)

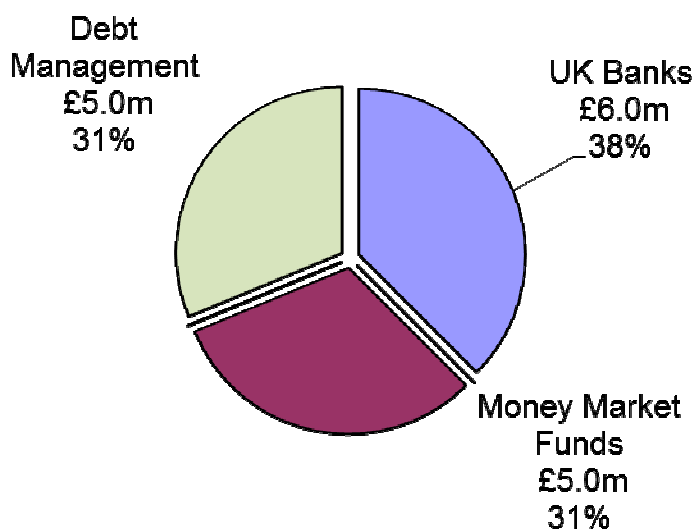


Chart 2: Council Investments as at 31st December 2013 (£37.5m)

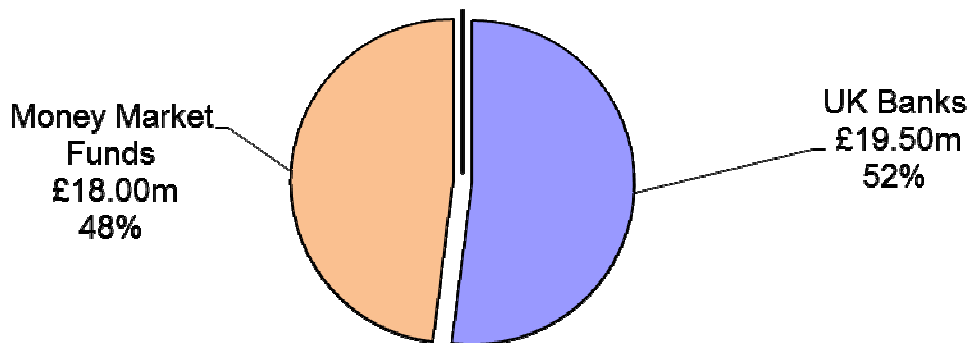


Chart 3: Council Investments per Lowest Equivalent Long-Term Credit Ratings (£16.0m) - 31st March 2014

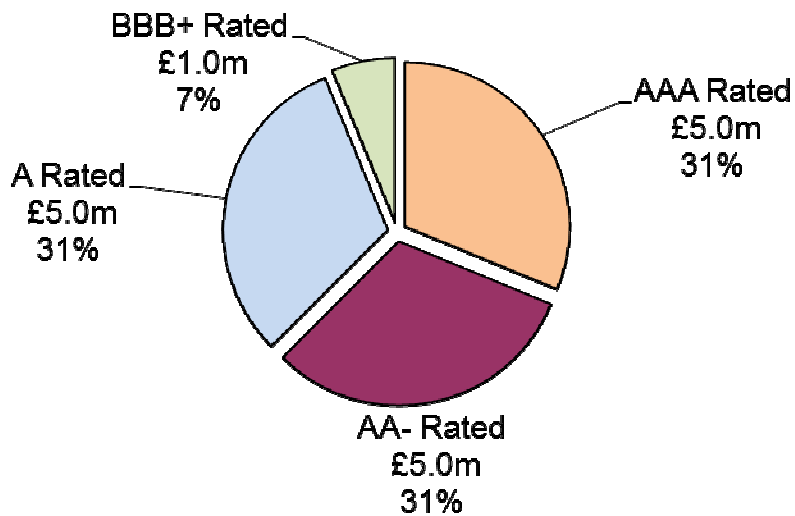
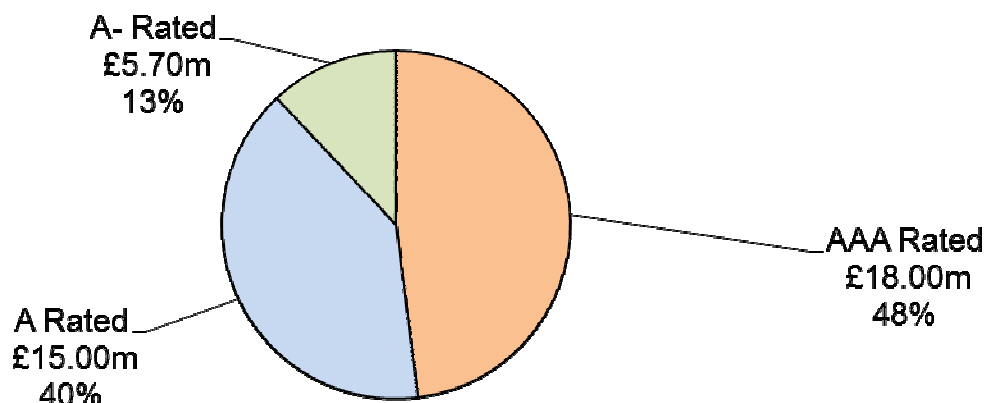


Chart 4: Council Investments per Lowest Equivalent Long-Term Credit Ratings (£37.5m) - 31st December 2013



APPENDIX 3

Average rate of return for 2013/14

	Apr %	May %	Jun %	Jul %	Aug %	Sep %
Average rate of interest earned	0.49	0.48	0.47	0.50	0.49	0.49
Benchmark = Average 7 Day LIBID rate +0.05% (source: Arlingclose)	0.42	0.41	0.41	0.41	0.41	0.40
Performance against Benchmark %	+0.07	+0.07	+0.06	+0.09	+0.08	+0.09

	Oct %	Nov %	Dec %	Jan %	Feb %	Mar %	Average for Period
Average rate of interest earned	0.44	0.46	0.48	0.46	0.43	0.42	0.48
Benchmark = Average 7 Day LIBID rate +0.05% (source: Arlingclose)	0.40	0.40	0.40	0.39	0.39	0.39	0.40
Performance against Benchmark %	+0.04	+0.06	+0.08	+0.07	+0.04	+0.03	+0.08

APPENDIX 4

Councils External Borrowing at 31st March 2014

LONG TERM	Amount	Start Date	Maturity Date	Interest Rate
PWLB	10,000,000	15/10/04	15/10/35	4.75%
PWLB	5,000,000	12/05/10	15/08/35	4.55%
PWLB	5,000,000	12/05/10	15/08/60	4.53%
PWLB	5,000,000	05/08/11	15/02/31	4.86%
PWLB	10,000,000	05/08/11	15/08/29	4.80%
PWLB	15,000,000	05/08/11	15/02/61	4.96%
KBC Bank N.V*	5,000,000	08/10/04	08/10/54	4.50%
KBC Bank N.V*	5,000,000	08/10/04	08/10/54	4.50%
Eurohypo Bank*	10,000,000	27/04/05	27/04/55	4.50%
TOTAL	70,000,000			
TEMPORARY	NIL			
TOTAL	70,000,000			4.71%

- All LOBO's (Lender Option / Borrower Option) have reached the end of their fixed interest period and have reverted to the variable rate of 4.5%. The lender has the option to change the interest rate at 6 monthly intervals, however at this point the borrower also has the option to repay the loan without penalty.

APPENDIX 5

Annual Economic Review 2013/14 – (provided by Arlingclose)

Economic background: At the beginning of the 2013-14 financial year markets were concerned about lacklustre growth in the Eurozone, the UK and Japan. Lack of growth in the UK economy, the threat of a 'triple-dip' alongside falling real wages (i.e. after inflation) and the paucity of business investment were a concern for the Bank of England's Monetary Policy Committee. Only two major economies – the US and Germany – had growth above pre financial crisis levels, albeit these were still below trend. The Eurozone had navigated through a turbulent period for its disparate sovereigns and the likelihood of a near-term disorderly collapse had significantly diminished. The US government had just managed to avoid the fiscal cliff and a technical default in early 2013, only for the problem to re-emerge later in the year.

With new Governor Mark Carney at the helm, the Bank of England unveiled forward guidance in August pledging to not consider raising interest rates until the ILO unemployment rate fell below the 7% threshold. In the Bank's initial forecast, this level was only expected to be reached in 2016. Although the Bank stressed that this level was a threshold for consideration of rate increase rather an automatic trigger, markets began pricing in a much earlier rise than was warranted and, as a result, gilt yields rose aggressively.

The recovery in the UK surprised with strong economic activity and growth. Q4 2014 GDP showed year-on-year growth of 2.7%. Much of the improvement was down to the dominant service sector, and an increase in household consumption buoyed by the pick-up in housing transactions which were driven by higher consumer confidence, greater availability of credit and strengthening house prices which were partly boosted by government initiatives such as Help-to-Buy. However, business investment had yet to recover convincingly and the recovery

was not accompanied by meaningful productivity growth. Worries of a housing bubble were tempered by evidence that net mortgage lending was up by only around 1% annually.

CPI fell from 2.8% in March 2013 to 1.7% in February 2014, the lowest rate since October 2009, helped largely by the easing commodity prices and discounting by retailers, reducing the pressure on the Bank to raise rates. Although the fall in unemployment (down from 7.8% in March 2013 to 7.2% in January 2014) was faster than the Bank of England or indeed many analysts had forecast, it hid a stubbornly high level of underemployment. Importantly, average earnings growth remained muted and real wage growth (i.e. after inflation) was negative. In February the Bank stepped back from forward guidance relying on a single indicator – the unemployment rate – to more complex measures which included spare capacity within the economy. The Bank also implied that when official interest rates were raised, the increases would be gradual – this helped underpin the ‘low for longer’ interest rate outlook despite the momentum in the economy.

The Office of Budget Responsibility’s 2.7% forecast for economic growth in 2014 forecast a quicker fall in public borrowing over the next few years. However, the Chancellor resisted the temptation to spend some of the proceeds of higher economic growth. In his 2013 Autumn Statement and the 2014 Budget, apart from the rise in the personal tax allowance and pension changes, there were no significant giveaways and the coalition’s austerity measures remained on track.

US: The Federal Reserve’s then Chairman Ben Bernanke’s announcement in May that the Fed’s quantitative easing (QE) programme may be ‘tapered’ caught markets by surprise. Investors began to factor in not just an end to QE but also rapid rises in interest rates. ‘Tapering’ (a slowing in the rate of QE) began in December 2013. By March 2014, asset purchases had been cut from \$75bn to \$55bn per month with expectation that QE would end by October 2014. This had particular implications for global markets which had hitherto benefited from, and got very accustomed to, the high levels of global liquidity afforded by QE. The impact went further than a rise in the dollar and higher US treasury bond yields. Gilt yields also rose as a consequence and emerging markets, which had previously benefited as investors searched for yield through riskier asset, suffered large capital outflows in December and January.

Europe: With the Eurozone struggling to show sustainable growth, the European Central Bank cut main policy interest rates by 0.25% to 0.25% and the deposit rate to zero. Markets were disappointed by the lack of action by the ECB despite CPI inflation below 1% and a looming threat of deflation. Data pointed to an economic slowdown in China which, alongside a weakening property market and a highly leveraged shadow banking sector, could prove challenging for its authorities.

Russia’s annexation of the Ukraine in March heightened geopolitical tensions and risk. The response from the West which began with sanctions against Russia which is the second largest gas producer in the world and which supplies nearly 30% of European natural gas needs and is also a significant supplier of crude oil – any major disruption to their supply would have serious ramifications for energy prices.

Gilt Yields and Money Market Rates: Gilt yields ended the year higher than the start in April. The peak in yields was during autumn 2013. The biggest increase was in 5-year gilt yields which increased by nearly 1.3% from 0.70% to 1.97%. 10-year gilt yields rose by nearly 1% ending the year at 2.73%. The increase was less pronounced for longer dated gilts; 20-year yields rose from 2.74% to 3.37% and 50-year yields rose from 3.23% to 3.44%.

3-month, 6-month and 12-month Libid rates remained at levels below 1% through the year.

APPENDIX 6

Interest & Capital Financing Costs – Budget Monitoring 2013/14 (Outturn)

April 2013 to March 2014	YEAR END POSITION			ADV/FAV
	Budgeted Spend or (Income) £'000	Actual Spend or (Income) £'000	Actual over or (under) spend £'000	
Interest & Capital Financing				
- Debt Costs	4,947	4,096	(851)	FAV
- Internal Repayment of Loan Charges	(6,584)	(6,584)	0	
- Ex Avon Debt Costs	1,388	1,388	0	
- Minimum Revenue Provision (MRP)	4,782	4,843	61	ADV
- Interest of Balances	(455)	(222)	233	ADV
Sub Total - Capital Financing	4,078	3,521	(557)	FAV

APPENDIX 7

Summary Guide to Credit Ratings

Rating	Details
AAA	Highest credit quality – lowest expectation of default, which is unlikely to be adversely affected by foreseeable events.
AA	Very high credit quality - expectation of very low default risk, which is not likely to be significantly vulnerable to foreseeable events.
A	High credit quality - expectations of low default risk which may be more vulnerable to adverse business or economic conditions than is the case for higher ratings.
BBB	Good credit quality - expectations of default risk are currently low but adverse business or economic conditions are more likely to impair this capacity.
BB	Speculative - indicates an elevated vulnerability to default risk, particularly in the event of adverse changes in business or economic conditions over time.
B	Highly speculative - indicates that material default risk is present, but a limited margin of safety remains. Capacity for continued payment is vulnerable to deterioration in the business and economic environment.
CCC	Substantial credit risk - default is a real possibility.
CC	Very high levels of credit risk - default of some kind appears probable.
C	Exceptionally high levels of credit risk - default is imminent or inevitable.
RD	Restricted default - indicates an issuer that has experienced payment default on

	a bond, loan or other material financial obligation but which has not entered into bankruptcy filings, administration, receivership, liquidation or other formal winding-up procedure, and which has not otherwise ceased operating.
D	Default – indicates an issuer that has entered into bankruptcy filings, administration, receivership, liquidation or other formal winding-up procedure, or which has otherwise ceased business.

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Motion from Bath and North East Somerset Liberal Democrats

This motion recognises that by reducing air pollution in B&NES we may be able to reduce residents' risk of respiratory diseases, heart disease, and lung cancer.

It also recognises that no one single agency, government department or community has all the answers; improvements to air quality can only be achieved by taking a nationally integrated, collaborative approach. It acknowledges that economic growth and improving the local environment are not mutually exclusive. The Government has advised local authorities to bear in mind the synergies between air quality and climate change, and the benefits of having an integrated approach to economic development, housing and tackling climate change and air quality objectives.

Nevertheless, it is the UK government that is responsible for implementation of clean air laws and remains the major source of finance for clean air policy, both for national policies and through the funding of local authorities. The government's Localism Act sought to transfer more responsibility for air quality from central government to local authorities, especially attempting to make them potentially liable for a share of EU fines, but has failed to give Local Authorities the power they need.

B&NES Council's report on air pollution source apportionment shows that road traffic contributes up to 92% of the total NO₂ concentration, with Heavy Duty Vehicles (HDV's, lorries, buses and coaches) contributing between 24 and 57.1%.

We therefore call on Central Government to give Local Government greater powers to influence polluters in their areas. It is unacceptable that councils outside London have no ability to influence the air quality in relation to major transport routes since this falls to the Highways Agency. This limits our ambition to respond to residents' concerns when developing a Transport Strategy for Bath

As host to the UK's only World Heritage City, we request the same powers as London to manage traffic flow and to decriminalize certain moving traffic offences. We also demand that the Highways Agency develops a strategy for the A46/A36 that does not direct HGVs and other traffic through the city of Bath, thus contributing to the serious air quality problems within the city.

In addition we request that

1. The Department for Transport and DEFRA should continue to support developing a wider network of Low Emissions Zones to cut emissions in locations where limit values for NO₂ are being breached, piloting in B&NES if found viable and in breach.
2. B&NES are permitted to test differentiated parking permit charges based on emission of vehicles.
3. B&NES is allowed to pilot a Berlin-type system in their city, where cars have to display colour-coded visible road tax permits based on the emissions levels (where, for example, a low polluting car would display a green sticker and high polluting one a red).
4. More central government funding is made available to reduce the NO₂ emissions from buses by retrofitting buses with SCRT pollution filtering systems. While welcoming the £5 million Clean Vehicle Technology Fund made available to local authorities to bid for across England and make improvements to local bus fleets, we do not feel this is sufficient funding to make the impact needed.
5. Central government funding is made available to provide incentives to clean up the emissions of local taxis as the highest mileage urban vehicles.
6. Greater regulation of Bus Fares, to encourage modal change.

7. Financial support be made available for improved walking and cycling routes as an alternatives to the motor car

8. Diesel vehicles are subject to the same small surcharge under Vehicle Excise Duty as they are under the Company Car Tax. This would help ameliorate the current, arguably perverse, encouragement of diesel vehicles and bring consistency to the treatment of private and company cars.

9. Smoke control and air quality management rules should not be weakened as government attempts to promote renewable energy in homes and businesses, and if necessary should be strengthened to ensure that local authorities have discretion to determine whether biomass installations are right for their area.

B&NES council has been proactive in attempting to deal with the problem of poor air quality. It is time for the government to take a bold and radical approach to cutting pollution by giving councils greater influence over polluters in their areas and investing to save taxpayers from footing these huge health bills in the future.

Government needs to give local communities the powers to implement traffic management measures and the finance to ensure that economically those areas are not disadvantaged, by offering alternatives to polluting vehicles.

Cllr Nigel Roberts

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