

Bath and North East Somerset

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

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> up to date <u>entailed analysis of up-to-date evidence, formulation of options to meet the</u></p>

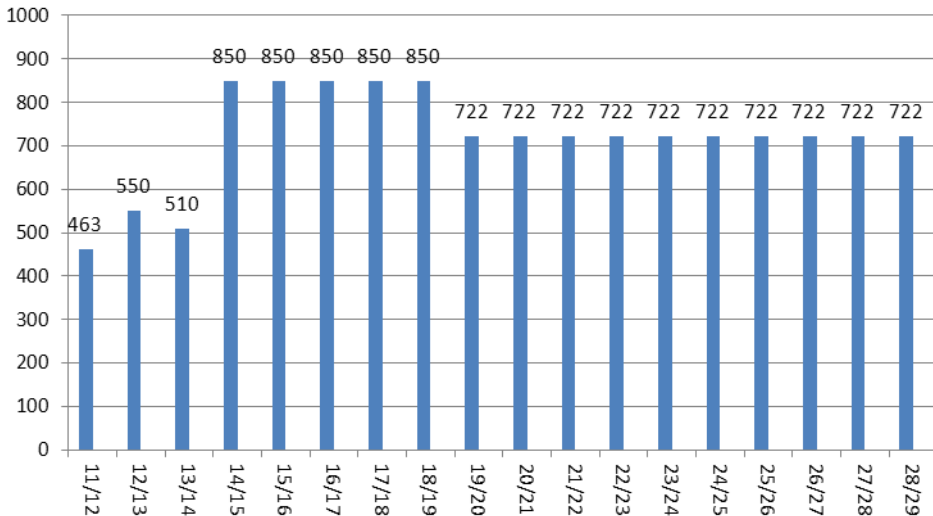
Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			objectives, engaging with local communities, testing these options through the sustainability appraisal and assessing deliverability. Account has been taken of the District's functional relationship with neighbouring 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>1.24 <u>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 <u>in the SHLAA</u>, 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.

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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><tr><td></td><td><u>A Local Plan Backlog 1996-2011</u></td><td><u>B Demographic Need 2011-2029</u></td><td><u>Sub – Total A + B</u></td><td><u>Total assessed needs</u></td></tr><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></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>

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			<p><u>Table 1B – spatial distribution of the housing requirement</u></p> <table><tr><td></td><td><u>Total housing</u></td></tr><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></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><u>Bath</u>, as is the District's the economic driver in the district is the primary focus for new development. <u>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</u> 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, <u>in the Enterprise Area. In order to meet development needs, land is released from the Green Belt at Odd Down and allocated for development.</u></p>														
MM10	CSA8 (SPC16) Amendments made	Para 1.28 (page 19)	<p><u>Keynsham</u> 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. <u>Although the homes/jobs provision for Keynsham is roughly equal, the</u> 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. <u>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</u></p>														

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			<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 the size of the employment base but there are also significant residential commitments on both greenfield and brownfield sites. 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 provide substantial infrastructure improvements in the Plan period. The strategy therefore recognises this position, and seeks to ensure facilitate economic-led regeneration enabling job growth in the area. 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. The Housing Development Boundary will be reviewed in the Placemaking Plan.</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. 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>

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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>  <p><i>Note: completions for 2013/14 are those subsequent are provisional pending the completion of full year monitoring.</i></p>
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 <u>to for accommodate</u>; <ol style="list-style-type: none"> a.a net increase of 40,470 <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, <u>other than removing land meet</u>

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	(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		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>				
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)	Key District-wide Infrastructure Date changes <table><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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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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			<p>DWI.3: Cost: Not quantified £60m</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	<p>CSA17 (SPC47, PC15 as amended)</p> <p>SPC48 (PC15, SPC49)</p> <p>SPC50 (RC17)</p>	Diagram 5 (page 33)	<ul style="list-style-type: none"> • <i>Indicate the strategic site location at Odd Down, Bath</i> • <i>Delete notation and label for East of Bath Park & Ride</i> • <i>Add Combe Hay</i> • <i>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).</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> • <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</i>

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	CSA18 (SPC54, RC15) Amendment made		<p><u>213,000m² in 2026 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 45,000-30,000m² <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 2011 to about 210,000m² <u>127,000m²</u> in 2026 2029 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 in the Newbridge Riverside area.</u></p> <p>3. Housing</p> <p>(a) Enable the development of about 6,000 ,7000 <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. At 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>

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			<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 Ensleigh 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 Ensleigh, Warminster Road, Foxhill, and at Odd Down Green Belt.</u></p> <p>7. Higher Education</p> <p>a: Enable the provision for <u>of</u> additional on-campus student bed spaces <u>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 whilst avoiding growth of the private student lettings market.</p> <p>b: Enable provision of additional on campus and in-city teaching and research space.</p>
	Amendment made		
	Amendment made		

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
			<p>a: Enable renewable energy generation including the development of district heating networks.</p> <p>b: Improve the energy efficiency of the built environment.</p>
MM24	SPC57	Para 2.12 (page 36)	<p>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).</p>
MM25	SPC61 (RC17)	Diagram 6 (page 37)	<p><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></p> <p>(see Annex to Schedule, p3)</p>
MM26	SPC62 (RC18)	Para 2.16 (page 38)	<p>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. It</u>The Central Area comprises the city centre and neighbouring locations 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.</p>
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> <p>(see Annex to Schedule, p4)</p>
MM28		Policy B2 (page 39)	

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
	SPC67 (RC19, PC26 as amended)	(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>
	SPC67		
	SPC68		

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><u>The Central Area in 2026 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 <u>2026-2029</u></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
MM31	CSA19 (SPC74)	Policy B3 (page 47) (part only)	<p>POLICY B3 Strategic Policy for Twerton and Newbridge Riversides</p> <p>1. Role of Newbridge and Twerton Riversides <u>(including the Bath Press)</u></p> <p><i>Existing text under this heading deleted and insert:</i></p> <p><u>These locations form the western extent of the City of Ideas Enterprise Area</u></p> <ul style="list-style-type: none"> •<u>Newbridge Riverside will function as Bath's primary location for industrial enterprise, providing about 12 ha of land at Locksbrook Road, Brassmill Lane and the Maltings for a range of activities including advanced manufacturing. There is therefore a presumption in favour of retaining land and premises in the B1, B2 and B8 use class where this remains a viable use of land and is supported by market signals that there is demand for continued occupation that cannot reasonably be accommodated elsewhere.</u> •<u>Twerton Riverside has contracted as an industrial location in recent decades. This area is suitable for a broader range of uses and there is scope to redevelop the area to provide new business (B1a, b and c) premises and housing. The area presents an opportunity to host business that is displaced as a consequence of the residential led development of Western Riverside and the growth of the intensification of the Central Area into BWR East. Whilst Newbridge Riverside will remain the core industrial location, Twerton Riverside can provide additional flexibility. It will therefore necessary to maintain an appropriate level of land in this area for B1c uses alongside office uses and housing.</u> <p>2. Placemaking Principles</p> <p>Assets of Newbridge and Twerton Riverside Development proposals must be informed and shaped by the following characteristics</p> <p>a. Newbridge Riverside functions as Bath's primary location for industrial enterprise, providing about 12 hectares of land at Locksbrook Road, Brassmill Lane and the Maltings for a range of activities including advanced manufacturing.</p> <p>b. There is a strong relationship between the industries and occupations at Newbridge Riverside and the skills and labour prevalent in surrounding neighbourhoods.</p> <p>c. a. The eastern part of Twerton Riverside lies in close proximity to the Western Riverside Policy Area which will experience a significant uplift in its environmental quality and will act as a catalyst for investment in the wider area. Western Riverside will experience a significant uplift in its environmental quality during the lifetime of the Core Strategy and will act as a catalyst for investment in the wider area.</p>
	Amendment made		
	Amendment		

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. <u>This can be achieved through 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 on large sites and will account for the majority of the 1,000 units forecast to come forward on small sites throughout the city. Outer Bath will therefore making make a significant contribution to the overall target of 6,000 7,000 new homes for the city 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</u> <u>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>

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			<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><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><u>Particular attention is to be given to ensure satisfactory mitigation and or compensation as appropriate</u></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>

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			<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	<p><i>Land adjoining Odd Down - Concept Diagram</i></p> <p>(see Annex to Schedule, p7)</p>
MM41	CSA24	Policies Map	<p><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></p> <p>(see Annex to Schedule, p19)</p>
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><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>

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	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> <p><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></p>
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
	Amendment made		<ul style="list-style-type: none"> • Safe routes for pedestrians and cyclists • Other essential transport links and improvements <p>2011-16 £50.1m <u>£31.85m</u> Discussions are underway with DfT in the light of the Comprehensive Spending Review 2010 regarding how this essential infrastructure can be brought forward at the earliest opportunity.</p> <p>IDP Ref: BI.2 Key Infrastructure: Improvements to Flood Defences of Bath City Centre and Riverside Phasing: 2010-26-29 Cost: £7.6m <u>Not quantified</u> Funding and Delivery: Flood Risk Management Strategy — on-going work between B&NES and Environment Agency. Options for on-site compensatory flood mitigation measures within the river corridor or introduction of a more strategic flood storage area.</p> <p>BI.3 Public Investment into Bath Western Riverside 2010-15 £27.6m Homes and Communities Agency Funding through the West of England Single Conversation: West of England Delivery and Infrastructure Plan.</p> <p>BI.4 Improvements to Bath Train Station and Enhanced Service Frequency from Bath and Oldfield Park to Bristol 2017-2020 £19.7m for Greater Bristol Metro Rail Project Network Rail with Bath & North East Somerset Council. Evidence included in the Great Western Mainline</p>
	SPC107		

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 maintain 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>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>

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 20<u>13,000m2</u> in 2006 <u>2011</u> to about 30,000<u>20,200m2</u> in 2026<u>2029</u> Industrial/Warehouse floorspace: no net change by 2026 from level of <u>from</u> about 50,000 <u>52,000m2</u> in 2006 <u>2011</u> to 75,000—80,000 <u>60,300m2</u> in 2029 to address future requirements arising in Keynsham and Bath <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>

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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><u>Land adjoining East Keynsham</u></p> <p><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><u>1. 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><u>12.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><u>13.Direct highway access from the employment site to be formed to Pixash Lane.</u></p> <p><u>14.The layout of the employment site should be designed to enable a future vehicular bridge over the railway line.</u></p> <p><u>15.Off-site highway capacity improvements required, including the A4 and Broadmead roundabout, and Wellsway / Bath Road / Bath Hill junction.</u></p> <p><u>16.Improve crossing facilities on the A4.</u></p> <p><u>17.Improve pedestrian and cycle access to Wellsway School.</u></p> <p><u>18.Development should be designed to allow future highway, pedestrian and cycle connections to the safeguarded land.</u></p> <p><u>19.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><u>20.Downstream sewer improvements.</u></p>
MM67	CSA34 Amendment made	Policy KE3B	<p><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>

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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> <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"> <u>1. 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> <u>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 development is well integrated with neighbouring areas.</u> <u>3. 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> <u>4. 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> <u>5. 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	<p><i>Land adjoining South West Keynsham - Concept Diagram</i></p> <p>(see Annex to Schedule, p12)</p>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change				
MM73	CSA39	Policies Map	Amend the Policies Map to shown 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)	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 <u>KI.1</u>	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 <u>KI.2</u>	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>

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>£106 capital; potential for CIL capital</u>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
			<div>secondary education capacity in Keynsham</div> <div>strategy and phasing</div>
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)	<p><i>Remove notation for all Policy RA1 villages</i></p> <p>(see Annex to Schedule)</p>
MM79	SPC128	Para 4.14 (page 81)	<p>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 4,000 <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.</p>
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 440,000 <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</u> small scale 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 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.
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.</u> 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.
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).</u> This <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> 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.
MM91	SPC141	Para 5.22 (page 96)	To complement this approach, some limited residential development <u>of around 10 -15 dwellings</u> 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-the NPPF. In addition the rural exceptions site Policy RA4 will provide the opportunity for affordable housing based on local needs.

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MM92	CSA43 (SPC143 RC35)	Policy RA1 (page 96)	<p>POLICY RA1 Development in the villages meeting the listed criteria</p> <p><u>At the villages located outside the Green Belt or excluded from the Green Belt</u>, proposals for residential and employment development of a scale, character and appearance appropriate to the village and its setting will be acceptable <u>within and adjoining</u> 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>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</u> residential <u>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		<ul style="list-style-type: none"> ○<u>Queen Charlton Conservation Area and its setting</u> ○<u>Maes Knoll Scheduled Monument and its setting</u> ○<u>the character of the open plateau landscape leading towards the Chew Valley</u> <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</i> (see Annex to Schedule, p15)
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.</i> (see Annex to Schedule, p24)
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>

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			<ul style="list-style-type: none"> 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 Specific policies in that Framework indicate that development should be restricted.
MM100	PC80 as amended SPC152 (RC38)	Policy CP1 (page 106)	<p>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>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
MM101	PC81 as amended	Policy CP2 (page 107)	<p>Policy CP2 Sustainable construction</p> <p>Sustainable design and construction will be integral to new development in Bath & North East Somerset. All planning applications should include evidence that the standards below will be addressed:</p> <ul style="list-style-type: none"> • Maximising energy efficiency and integrating the use of renewable and low-carbon energy <u>(i.e. in the form of an energy strategy with reference to policy CP4 as necessary)</u>; • Minimisation of waste <u>and maximising of recycling of any waste generated</u> during construction and in operation' • Conserving water resources and minimising vulnerability to flooding; • Efficiency in materials use, including the type, life cycle and source of materials to be used; • Flexibility and adaptability, allowing future modification of use or layout, facilitating future refurbishment and retrofitting; • Consideration of climate change adaptation. <p>Applications for all development will need to be accompanied by a B&NES Sustainable Construction Checklist</p> <p><i>Delete remainder of policy including table.</i></p> <p><i>Delete all of paragraph numbered 3 in Delivery.</i></p>
	Amendments made		

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
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>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)	<p>Para 6.28a (page 112)</p> <p>Amendment made</p>	<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, which reinforces and contributes to its specific local context, creating attractive, inspiring and safe place.</u> b: <u>assessing all major development schemes with a residential component should be assessed using the Building for Life 12 design assessment tool (or equivalent methodology). As a guide development should meet its "good" standard 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>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
	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: 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</u> existing networks of priority habitat <u>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 <u>prepared and</u> 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</u> proactive strategies will be encouraged <u>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
			<u>Wansdyke and Cleveland Pool in Bath)</u> - <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>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
	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>

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><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>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change		
			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)	<p>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.</p>		
MM120	SPC180	Para 6.77 (page 122)	<p><i>Delete para 6.77 and replace with:</i></p> <p><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></p>		
MM121	SPC182	Para 6.79 (page 122)	<p>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.</p>		
MM122	SPC183	New Table 8a	<u>Targets</u>	<u>Sub-markets</u>	<u>Postcode</u>
			<u>AH Area 1</u>	<u>Prime Bath</u>	<u>BA1 2, BA1 1, BA2 4</u>
			<u>40 %</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>Bath North and West</u>	<u>BA1 4 and BA1 3</u>
			<u>30 %</u>	<u>Bath South</u>	<u>BA2 3, BA2 2, BA2 1, BA2 5</u>

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change						
			<table><tr><td><u>Keynsham and Saltford</u></td><td><u>BS31 1, BS31 2, BS31 3, BS15 3, BS4 4 and BS14 8</u></td></tr><tr><td><u>Midsomer Norton, Westfield, Radstock, Peasedown St John, Paulton</u></td><td><u>BS39 7, BA3 2, BA3 3, BA2 8, BA3 4 and BA3 5</u></td></tr><tr><td><u>Chew Valley</u></td><td><u>BS40 6, BS40 8, BS39 4, BS39 5, BS39 6 and BS14 0</u></td></tr></table>	<u>Keynsham and Saltford</u>	<u>BS31 1, BS31 2, BS31 3, BS15 3, BS4 4 and BS14 8</u>	<u>Midsomer Norton, Westfield, Radstock, Peasedown St John, Paulton</u>	<u>BS39 7, BA3 2, BA3 3, BA2 8, BA3 4 and BA3 5</u>	<u>Chew Valley</u>	<u>BS40 6, BS40 8, BS39 4, BS39 5, BS39 6 and BS14 0</u>
<u>Keynsham and Saltford</u>	<u>BS31 1, BS31 2, BS31 3, BS15 3, BS4 4 and BS14 8</u>								
<u>Midsomer Norton, Westfield, Radstock, Peasedown St John, Paulton</u>	<u>BS39 7, BA3 2, BA3 3, BA2 8, BA3 4 and BA3 5</u>								
<u>Chew Valley</u>	<u>BS40 6, BS40 8, BS39 4, BS39 5, BS39 6 and BS14 0</u>								
MM123	SPC184 (RC49, PC91 as amended) <								

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
	as amended)		<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>
	Amendment made		
	SPC187 (PC91 as amended)		
	SPC188 (RC51, PC91 as amended)		

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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. 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 respond to 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.</u>
MM131	SPC198 (FPC22) Amendment made	Policy CP11 (page 124)	POLICY CP11 Gypsies, Travellers & Travelling Showpeople <u>The following criteria will be used to guide the identification and allocation of suitable, available and deliverable or developable sites in a Development Plan Document 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. 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> 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</u> should be accessible by foot, cycle and public transport . b: satisfactory means of access can be provided and the existing highway network is adequate to service the site 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> 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

Main Mod	Origin of the change	Plan Ref/ Page in Draft Core Strategy	Proposed Change
	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: use of the site must have there is no harmful unacceptable impact on the amenities, <u>health and well-being of occupiers of the site or on of 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 up to 2011 and beyond once assessed for the Plan period.</p>
MM132			<i>Not required for soundness.</i>
MM133	CSA53 (SPC203, RC53)	Paras 7.05 – 7.05f (page 134)	<p>7.05 The Core Strategy is anticipated to <u>is programmed to</u> be reviewed about every 5 years <u>to enable flexibility in response to changing circumstances.</u> 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.</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> <tr> <th>Strategic Objective</th><th>Policy</th><th>Indicator</th><th>Quantification of Objective Target</th></tr> <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> </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 m² <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</u> <u>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"> • Net additional dwelling completions for B&NES annually and total since 2006 	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 typehousing permissions granted by tenure and typehousing permissions developed by tenure and typehousing 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</u> (Bath, Keynsham, Somer Valley &rural areas)	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 <u>2011</u> and 2026 <u>2029</u> 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 		
			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>	
			6. Plan for development that promotes health and well being	CP13 Infrastructure Provision. Place based strategies (AQMA's)	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>
	Amendment made					

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 11 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>
		<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 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>
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 20262031</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>
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 Land 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 Somer 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



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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>	
		<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>	2
		<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>	3
		<i>Amend notation Central Area – City Centre (<u>indicative boundary only - detailed boundary is shown on the Proposals Map</u>)</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

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Diagram	Change Ref	Proposed Change	Annex Page
Diagram 8 The Central Area of 2026	MM30	<p><i>Amend the heading for Diagram 8 as follows: The Central Area of 20262031</i></p> <hr/> <p><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></p>	5
Diagram 10 Bath's Neighbourhoods	MM35	<i>Not used</i>	-
Policy B3A Concept Diagram Land adjoining Odd Down	MM40	<i>Include Concept Diagram to accompany Policy B3A Land adjoining Odd Down</i>	6
Policy B3B Concept Diagram 1 Land adjoining Weston	MM43	<i>Not used</i>	-
Policy B3B Concept Diagram 2 Land adjoining Weston	MM44	<i>Not used</i>	-
Diagram 12 Keynsham Spatial Strategy	MM62	<i>Indicate the strategic site locations at the East and South West of Keynsham</i>	7
Policy KE3 Concept Diagram Land adjoining East Keynsham	MM68	<i>Include Concept Diagram to accompany Policy KE3 Land adjoining East Keynsham</i>	8
Policy KE4 Concept Diagram Land adjoining South West Keynsham	MM72	<i>Include Concept Diagram to accompany Policy KE4 Land adjoining South West Keynsham</i>	9
Diagram 15 Somer Valley Strategy	MM78	<i>Remove all Policy RA1 notation and amend the key</i>	10
Diagram 18 Policy RA1 Villages	MM84	<p><i>Remove all Policy RA1 notation and amend the key</i></p> <p><i>Amend title to key on Diagram 18: Indicative Policy RA1 Villages <u>Rural Villages</u></i></p>	11
Policy RA5 Concept Diagram Land at Whitchurch	MM96	<i>Include Concept Diagram to accompany Policy RA5 Land at Whitchurch</i>	12
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</i>	13

Main Modifications - Diagrams and Maps (updated May 2014)

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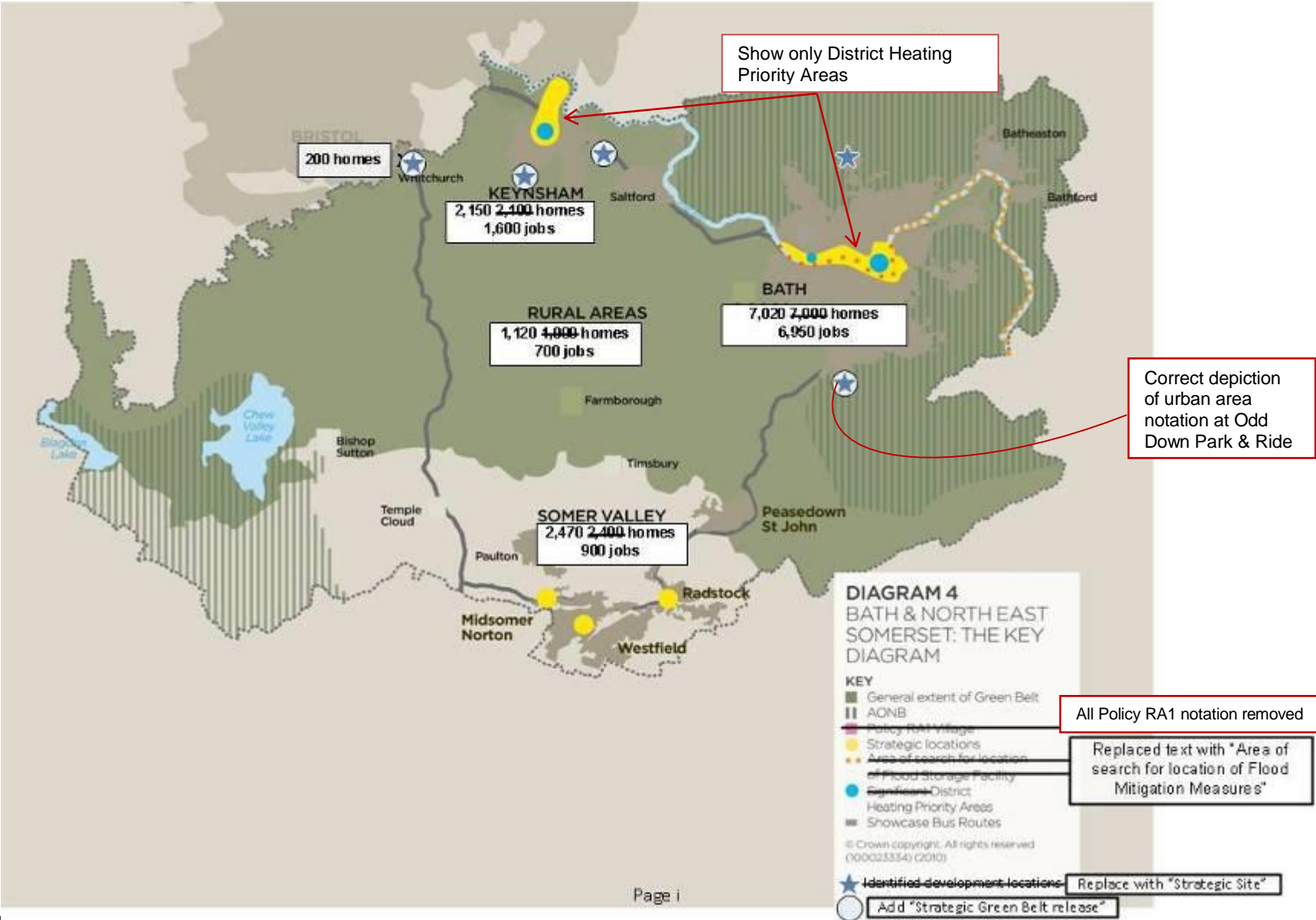
Diagram	Change Ref	Proposed Change	Annex Page
<i>Areas' and amend Key accordingly.</i>			
Diagram 20a General extent of the surface coal Mineral Safeguarding Area	MM116	<i>Include new Diagram 20a showing general extent of the surface coal Mineral Safeguarding Area.</i>	14
Diagram 20b Geographic two-way 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

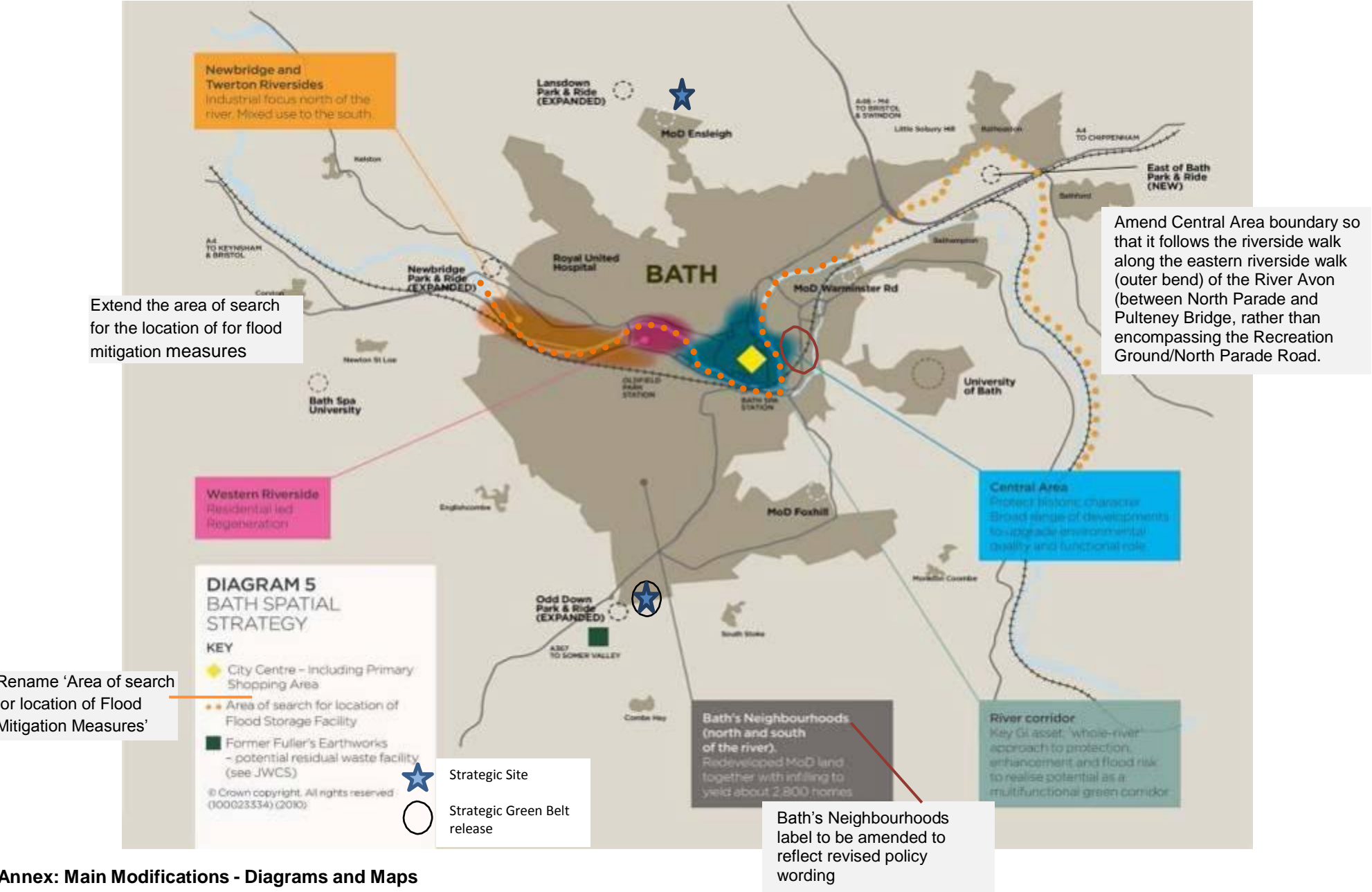
Amendments to the Core Strategy Diagrams

MM19 Diagram 4 (Key Diagram amendments)



Amendments to the Core Strategy Diagrams

MM22 Diagram 5 amendments



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.

Amendments to the Core Strategy Diagrams

MM30 Diagram 8 amendments

DIAGRAM 8 ►

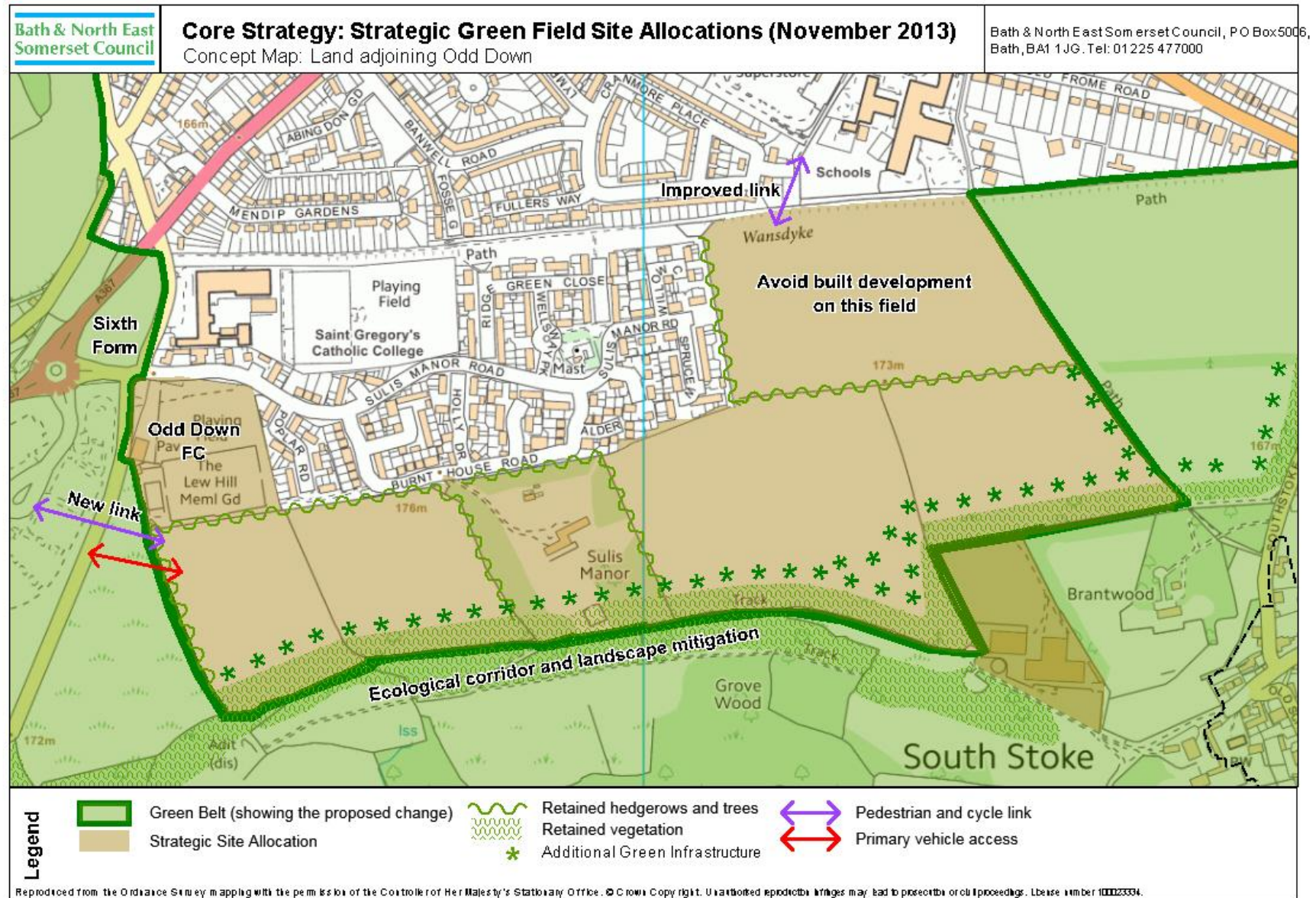
THE CENTRAL AREA OF 2026

(ADAPTED FROM THE
PUBLIC REALM AND
MOVEMENT STRATEGY)

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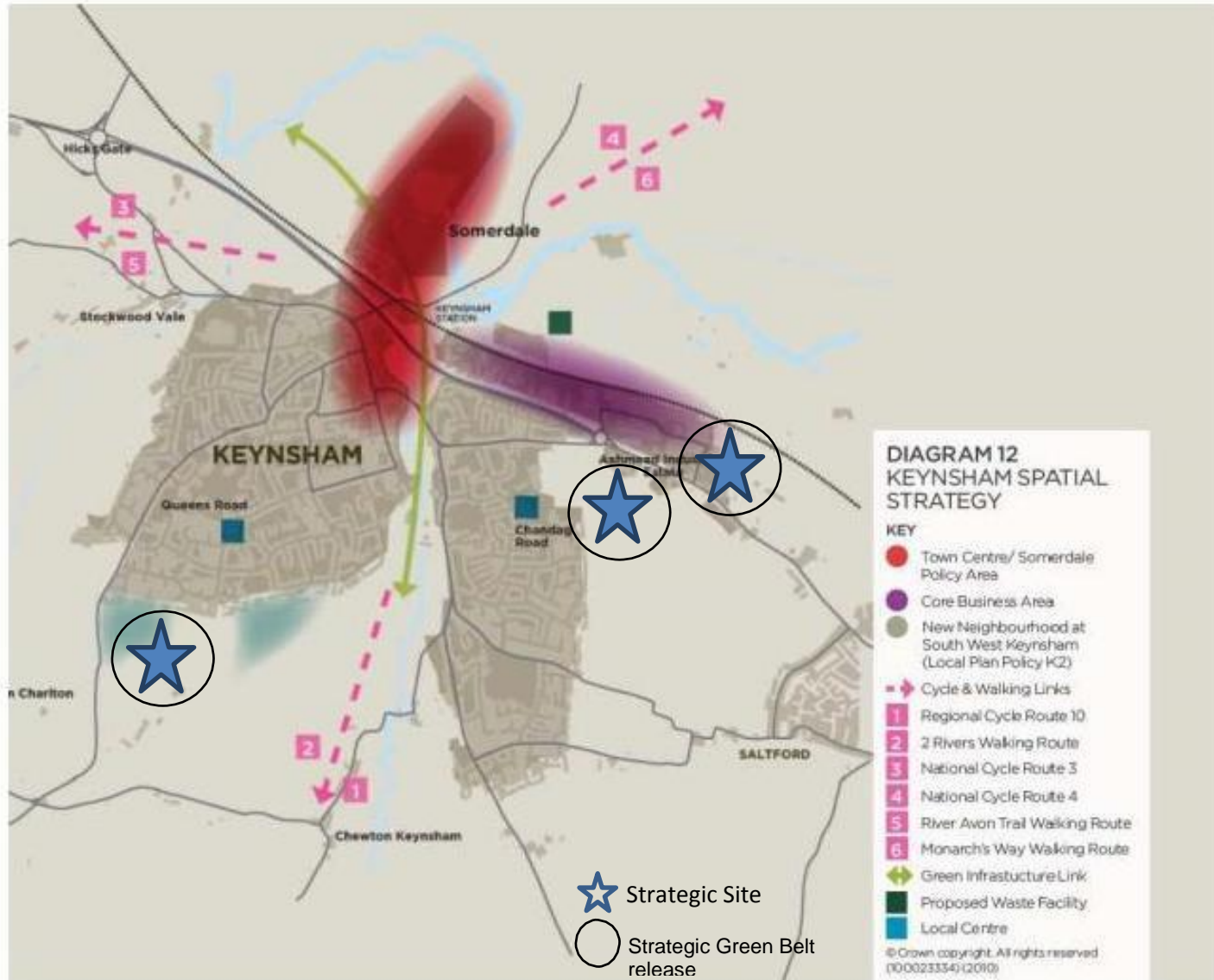
Amend Central Area boundary so that it follows the riverside walk along the eastern riverside walk (outer bend) of the River Avon (between North Parade and Pulteney Bridge, rather than encompassing the Recreation Ground/North Parade Road.





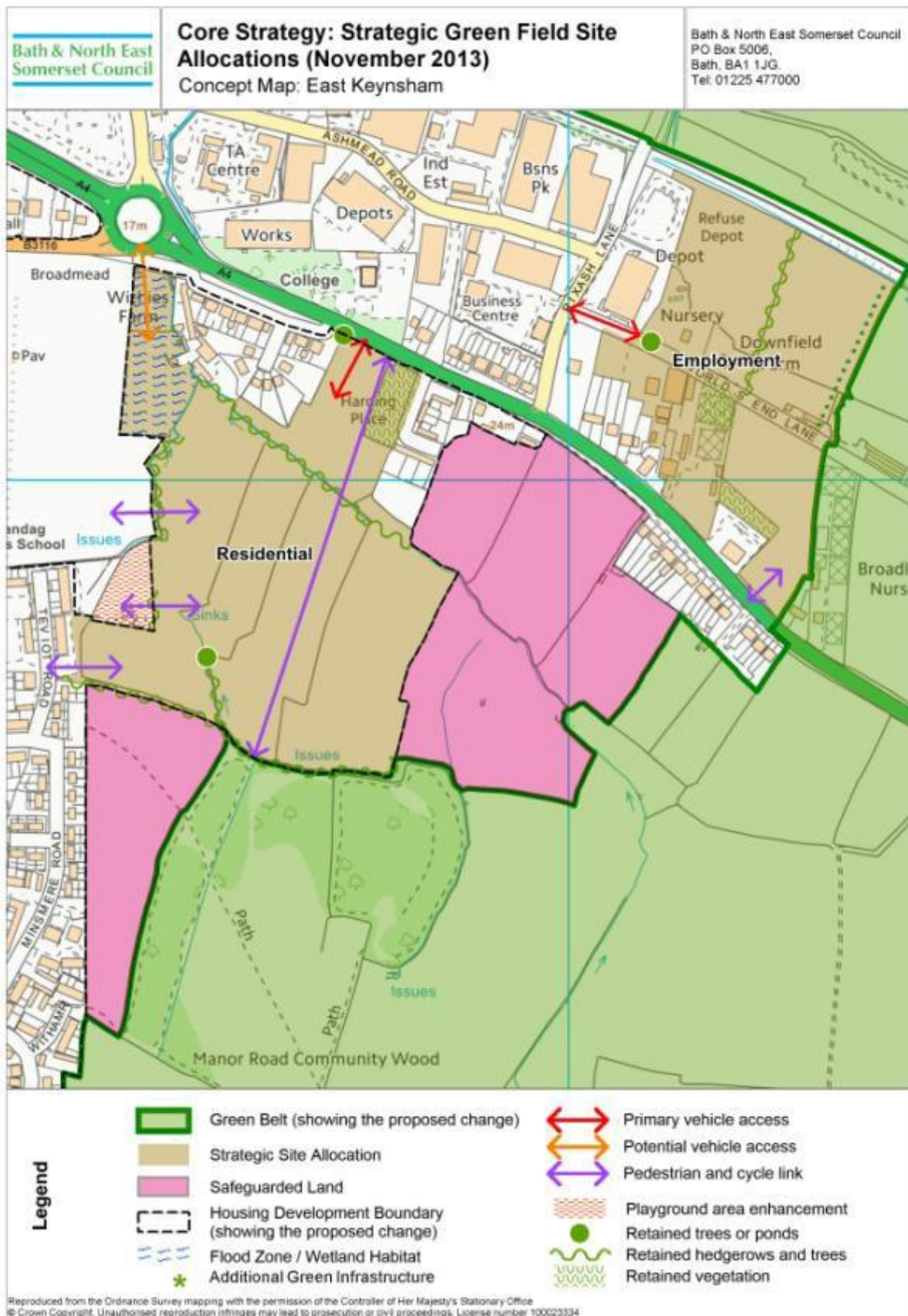
Amendments to the Core Strategy Diagrams

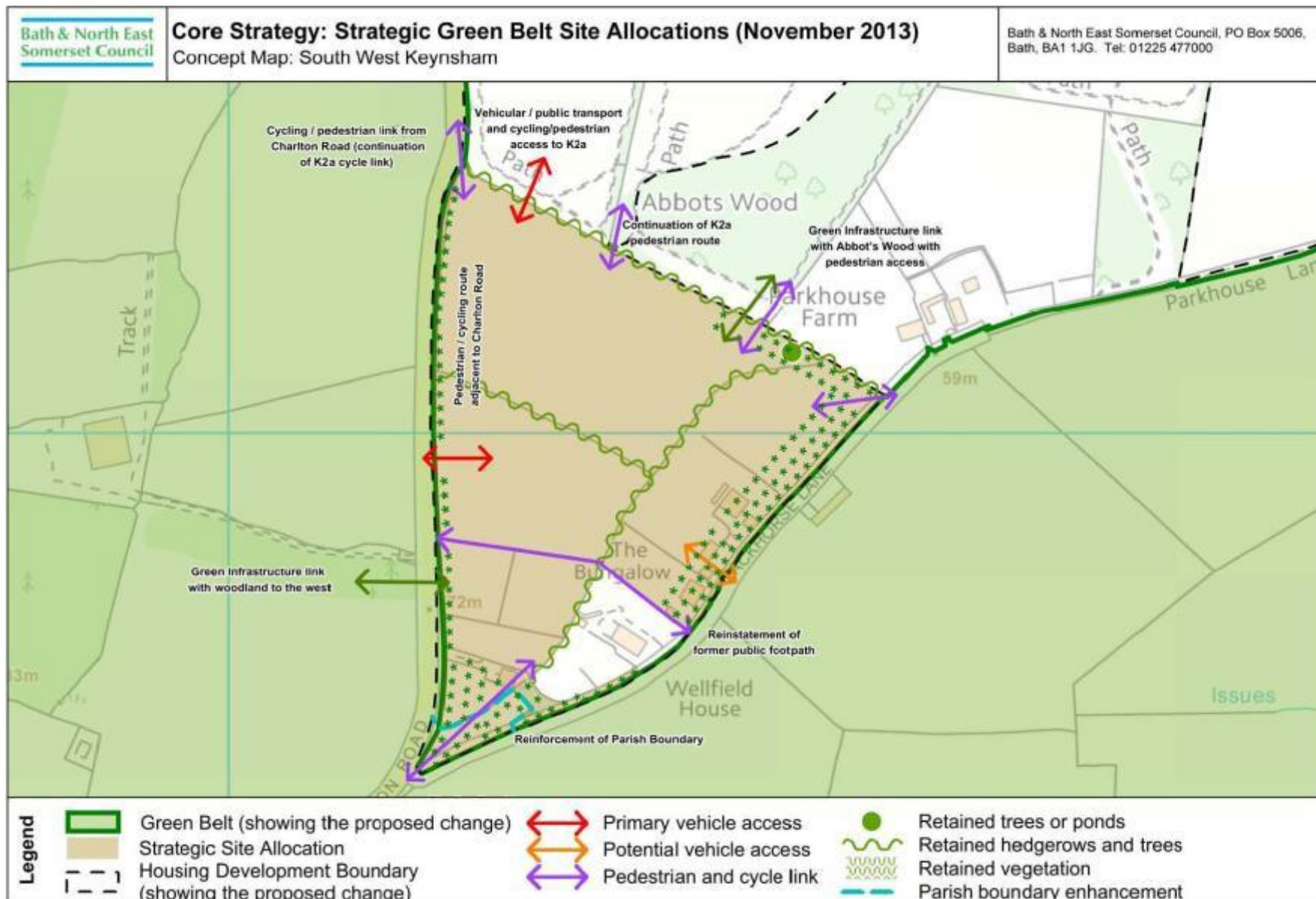
MM62 Diagram 12 amendments



Amendments to the Core Strategy Diagrams

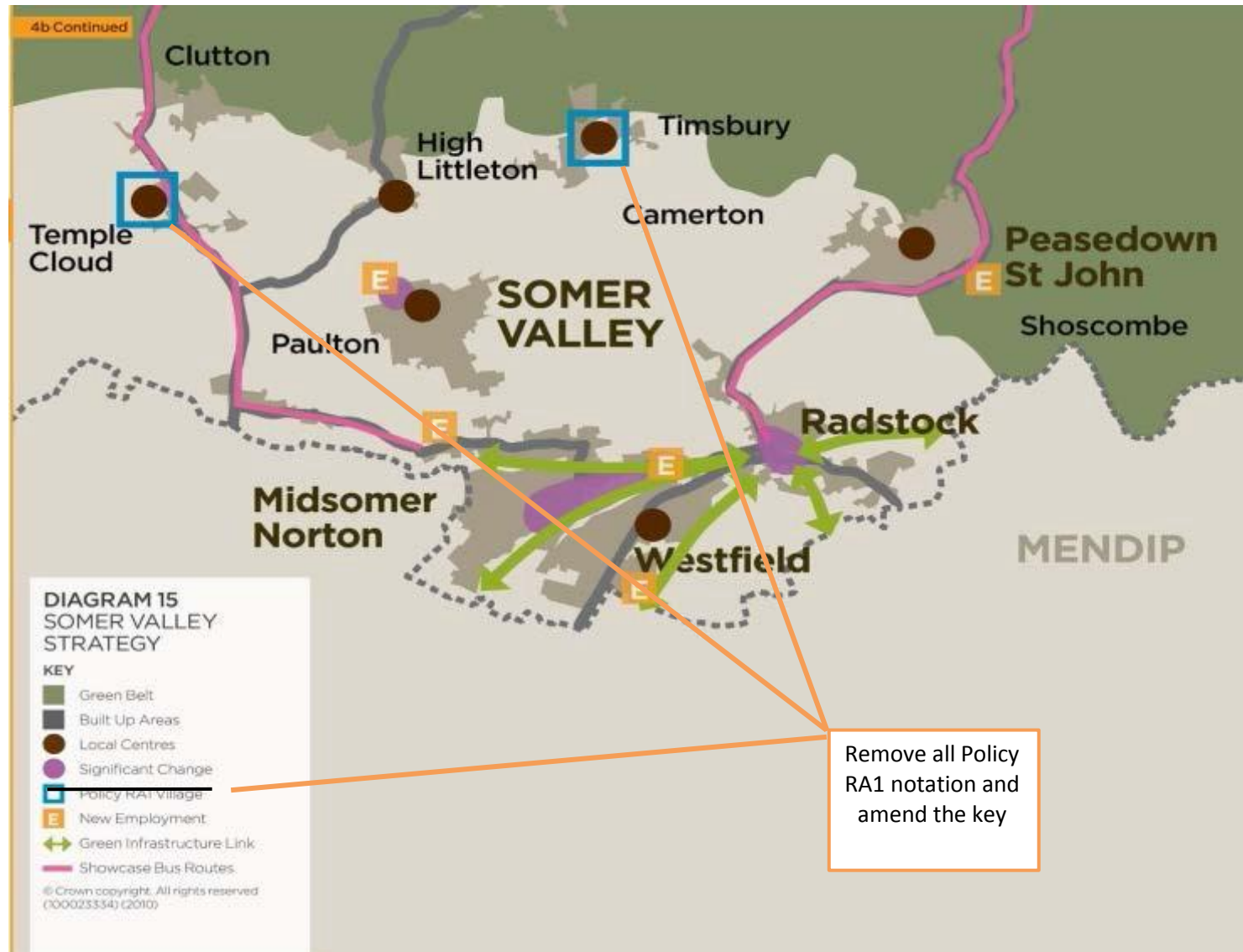
MM68





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MM78 Diagram 15 amendments



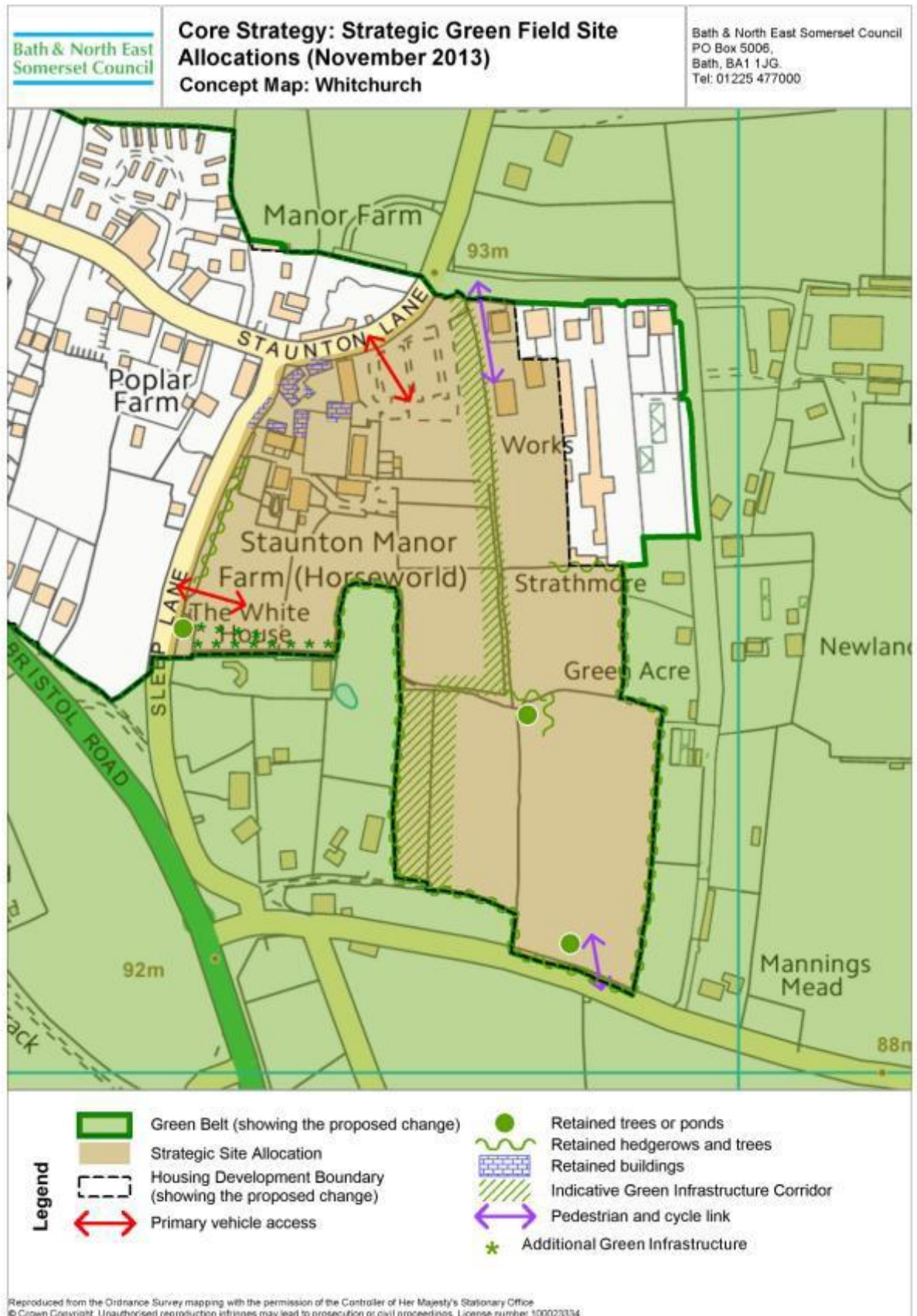
Amendments to the Core Strategy Diagrams

MM84 Diagram 18 amendments

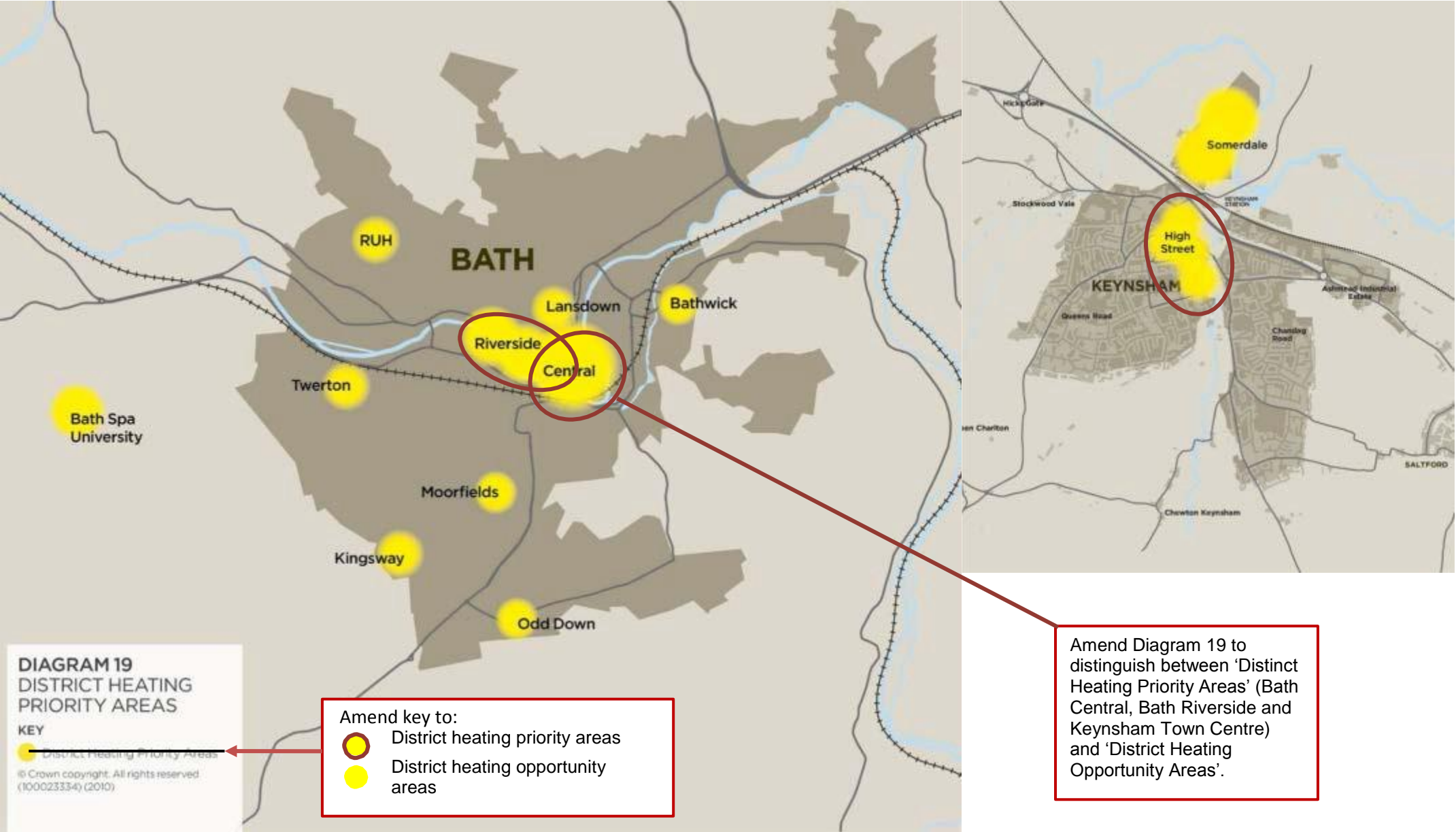


Amendments to the Core Strategy Diagrams

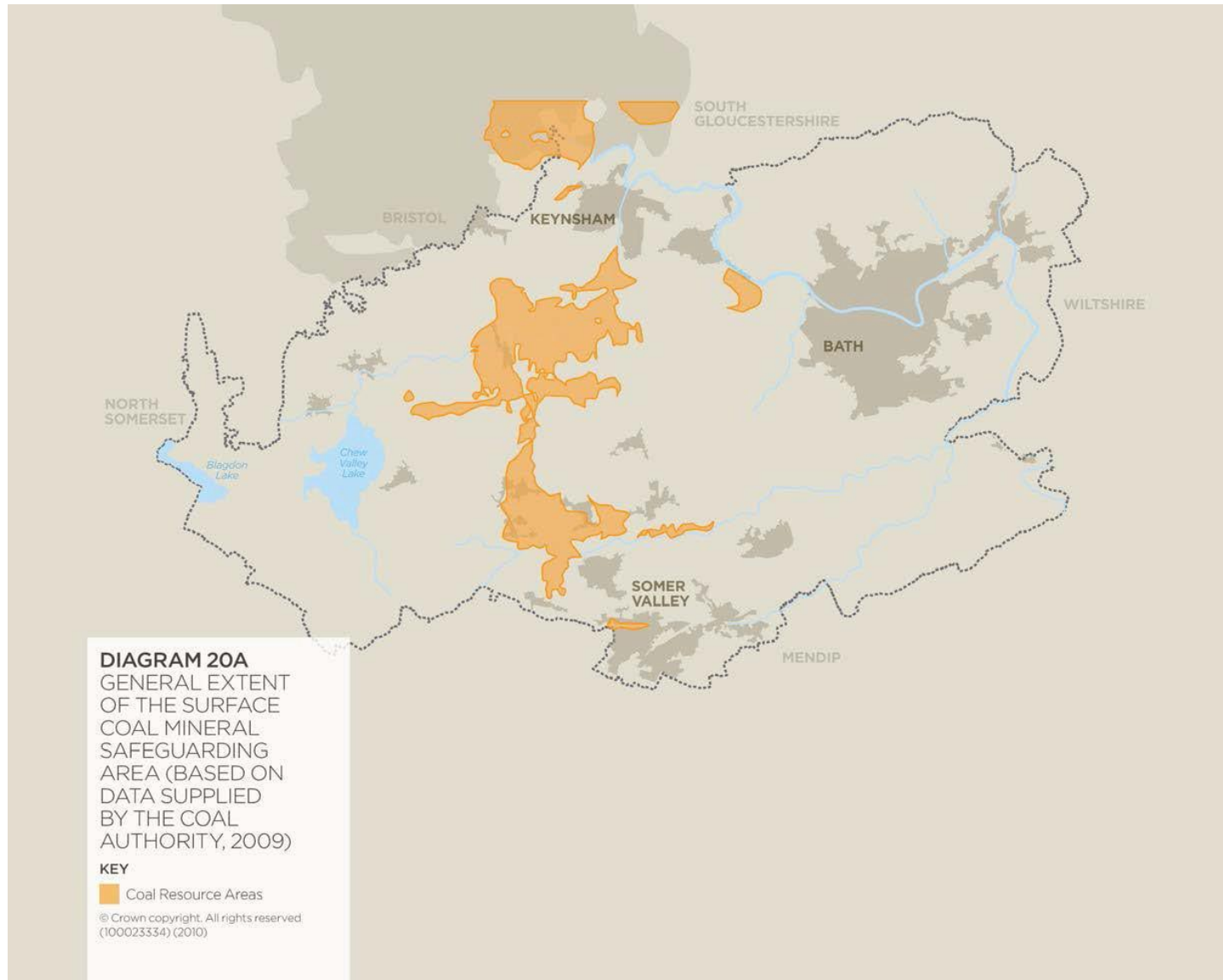
MM96



MM104 Diagram 19 amendments

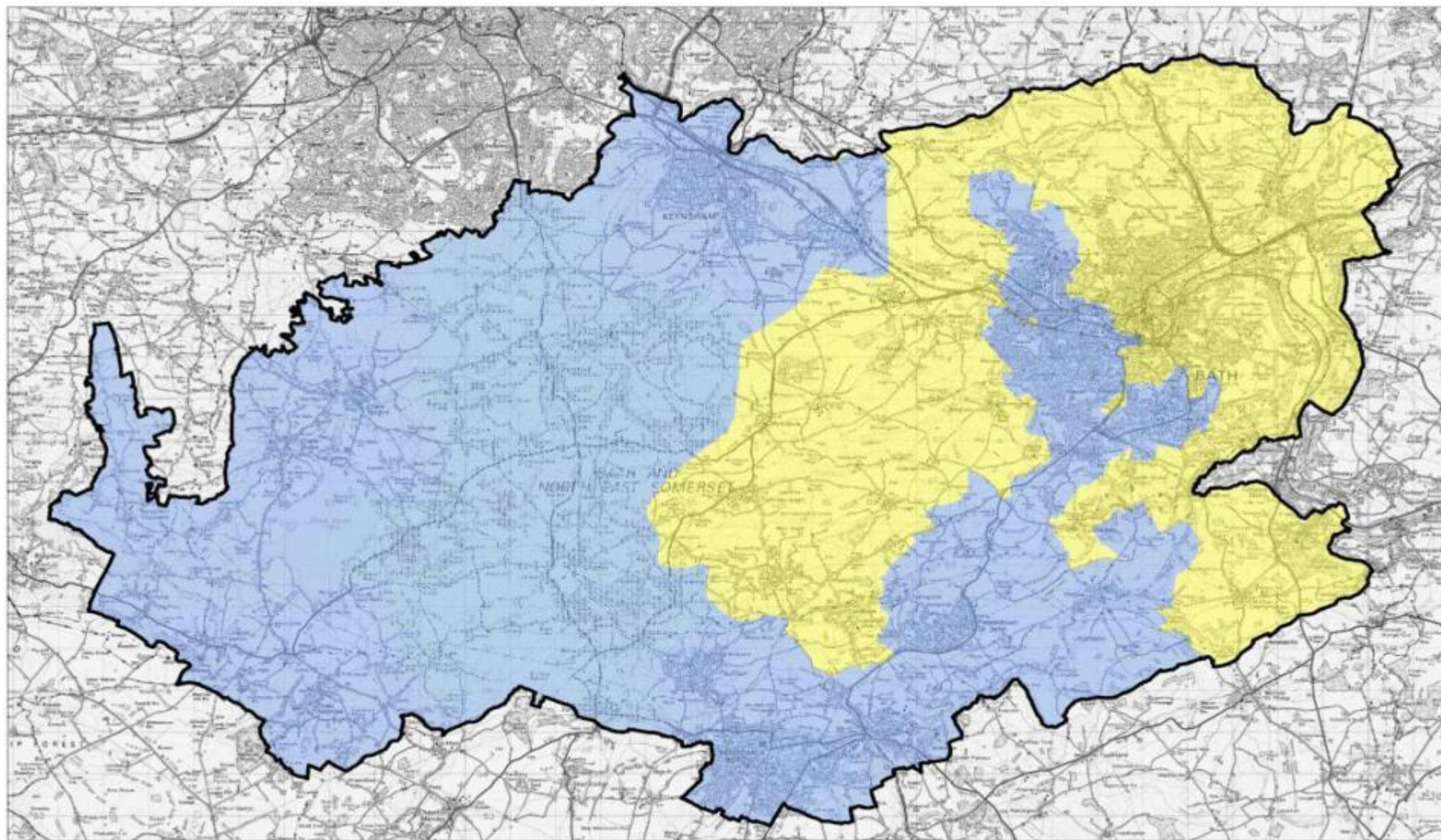


MM116 New Diagram 20a



Amendments to the Core Strategy Diagrams

MM125 New Diagram 20b



■ Bath & North East Somerset boundary

40%

30%

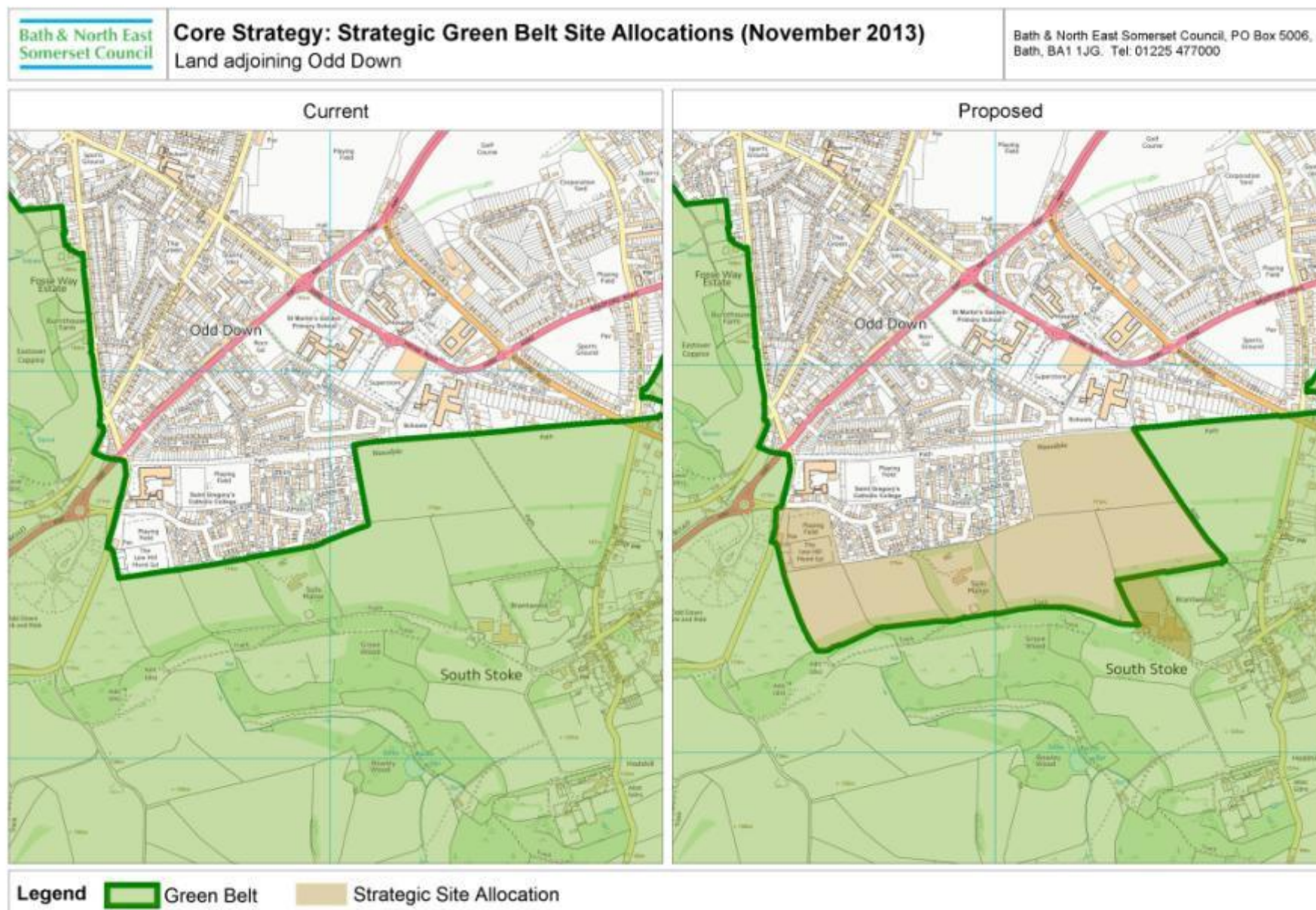
See Proposals Map for detailed boundaries

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

Annex: Main Modifications - Diagrams and Maps

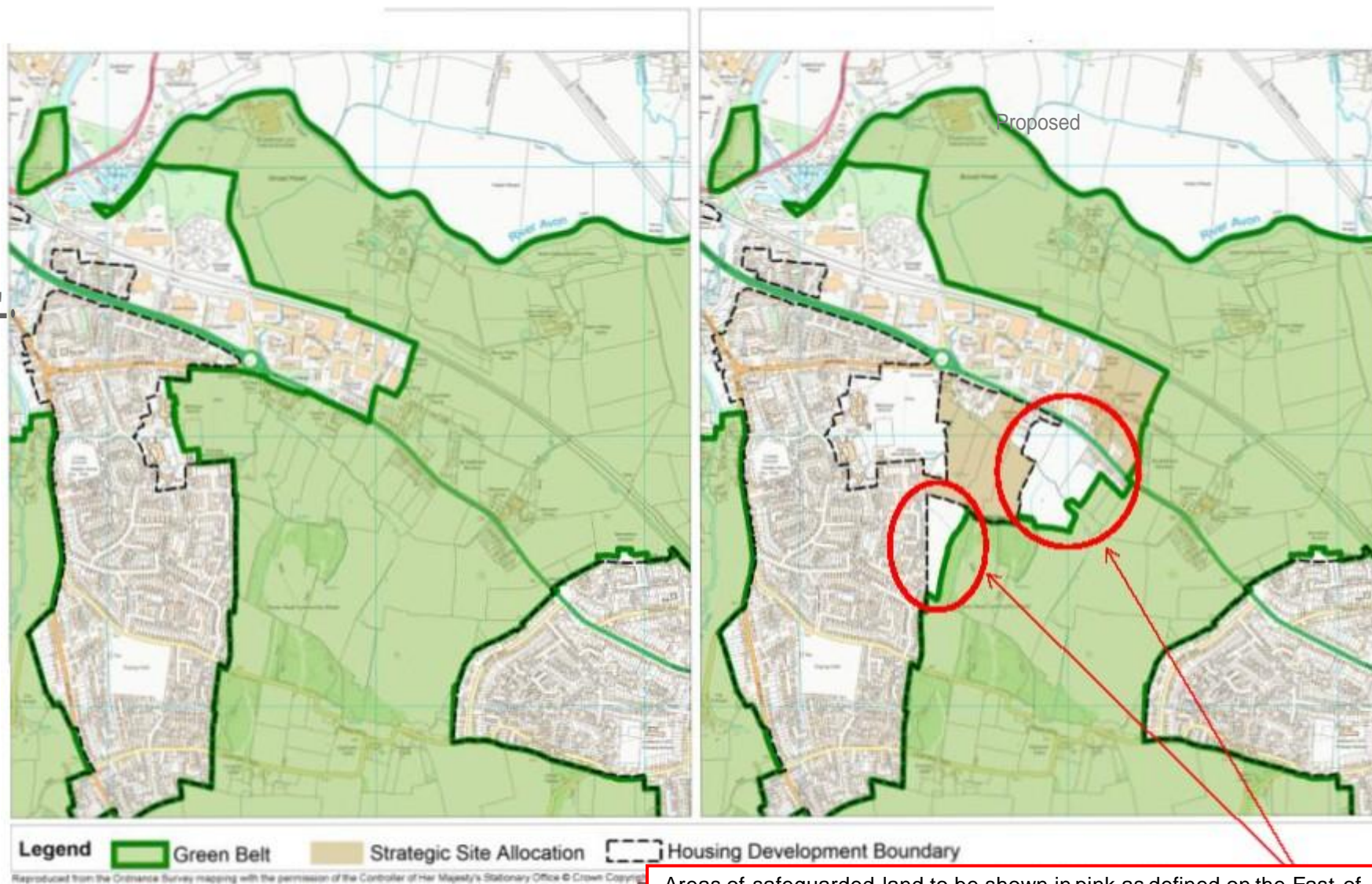
Proposed amendments to the Policies Map

MM41



Proposed amendments to the Policies Map

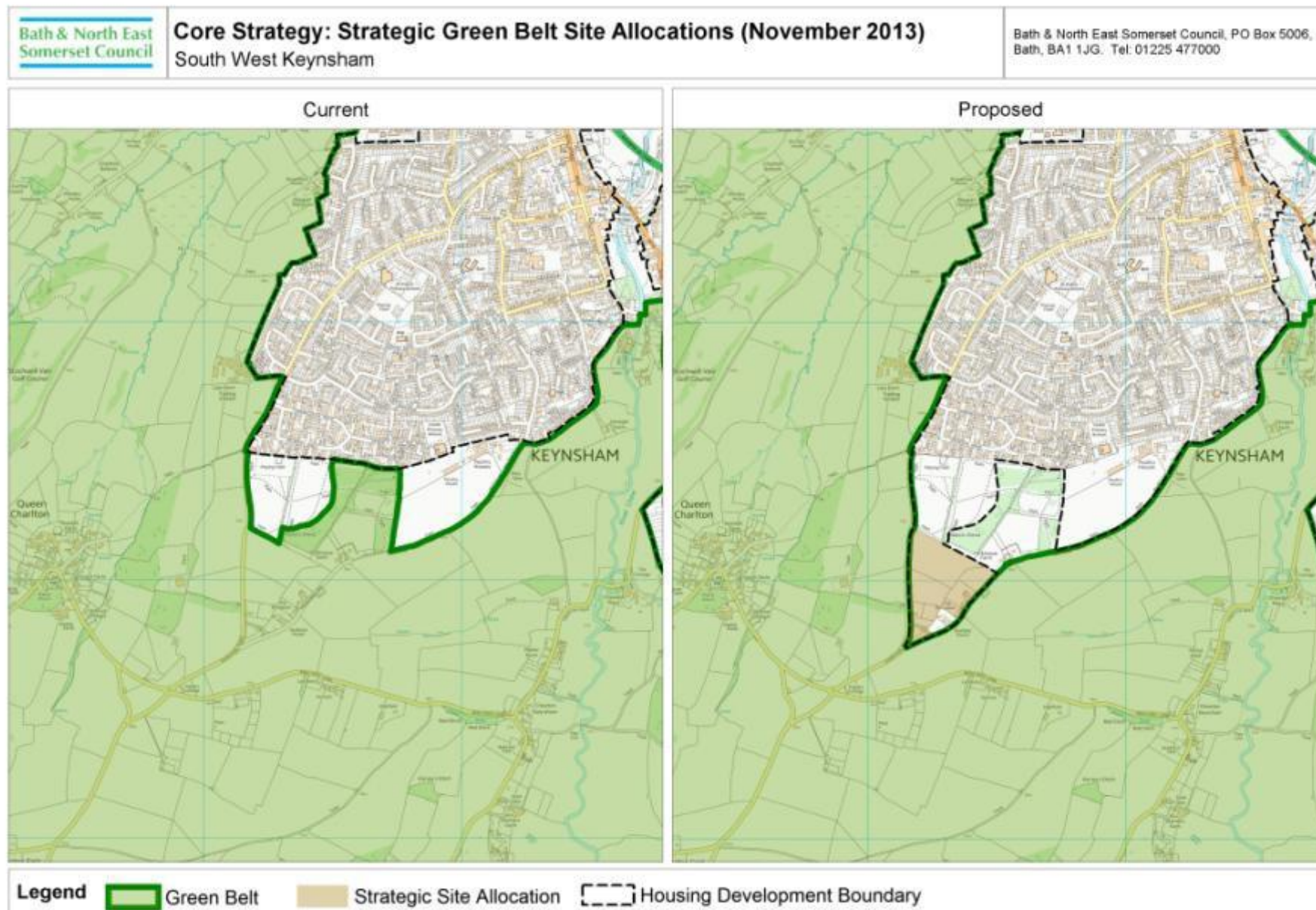
MM69



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

Proposed amendments to the Policies Map

MM73



Annex: Main Modifications - Diagrams and maps

