

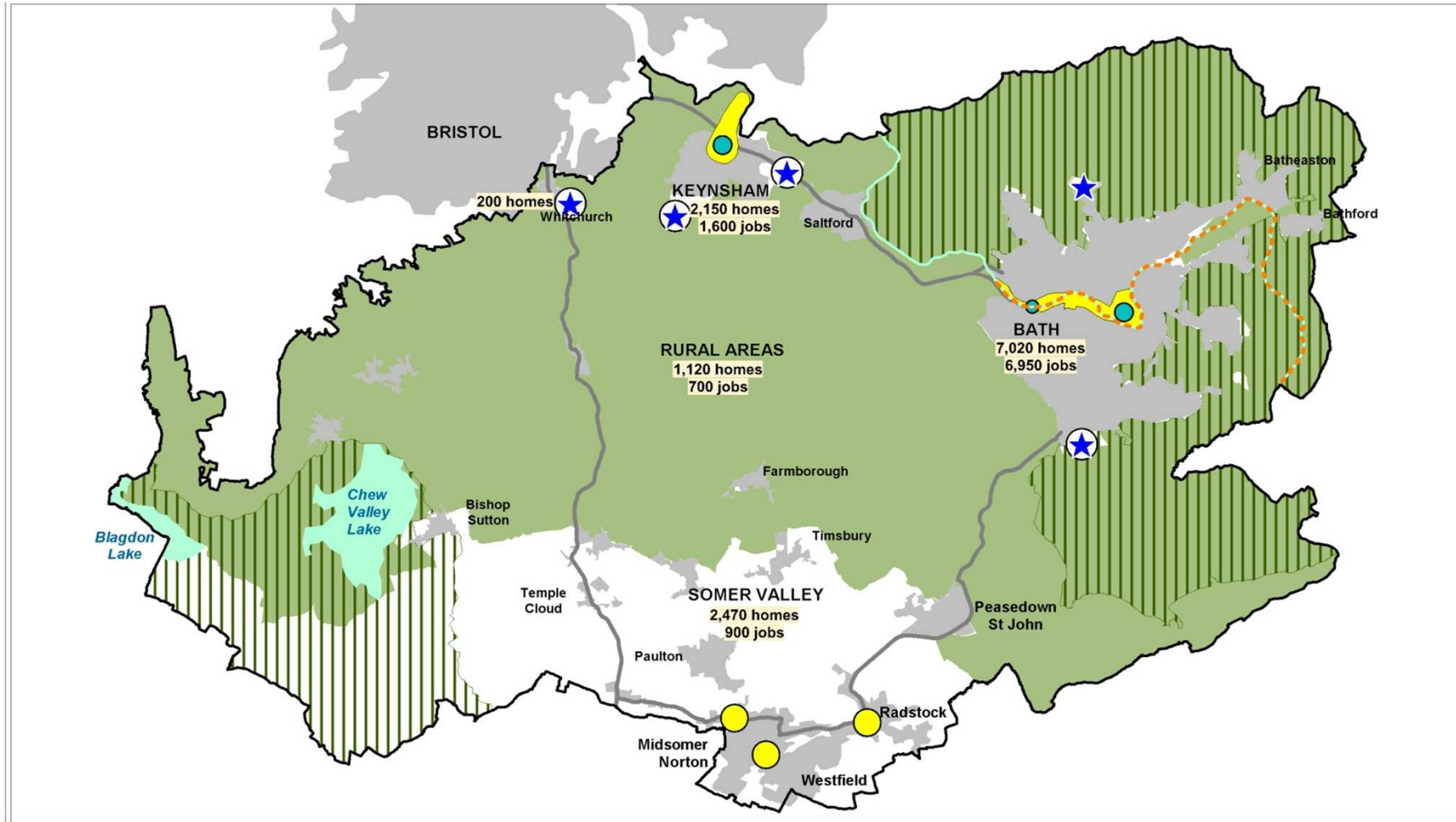
CORE STRATEGY & PLACEMAKING PLAN

Bath and North East Somerset – *The place to live, work and visit*

Core Strategy

- » Adopted 10th July 2014
- » Legal challenge period expired – no legal challenge
- » Statutory Development Plan comprises:
 - » Core Strategy
 - » Saved Policies from B&NES Local Plan
 - » Joint Waste Core Strategy

The spatial strategy

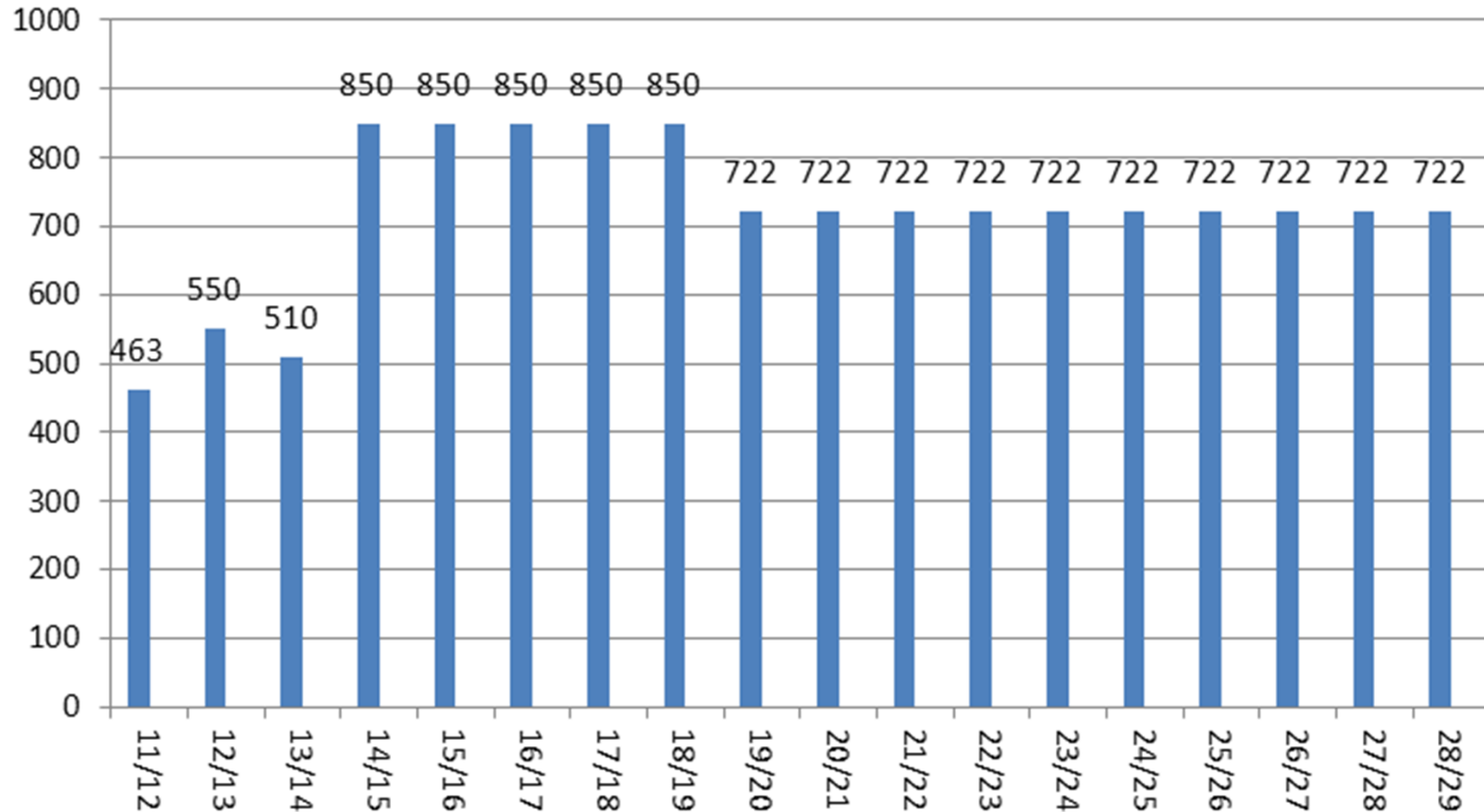


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Place Based Policies/Green Belt Allocations

- » Policy KE1 – 2,150 new homes and 1,600 new jobs in Keynsham
- » Policies KE3A&B and KE4 – Green Belt site allocations and safeguarded land at Keynsham
- » Policy RA5 – Whitchurch Green Belt site allocation
- » Policy RA1: villages meeting facilities/public transport access criteria (around 50 homes)
- » Policy RA2: other villages (with HDB) outside Green Belt (around 10-15 homes)
- » Villages washed over by Green Belt – Policy HG.6 and NPPF

Core Strategy Housing Trajectory as at adoption

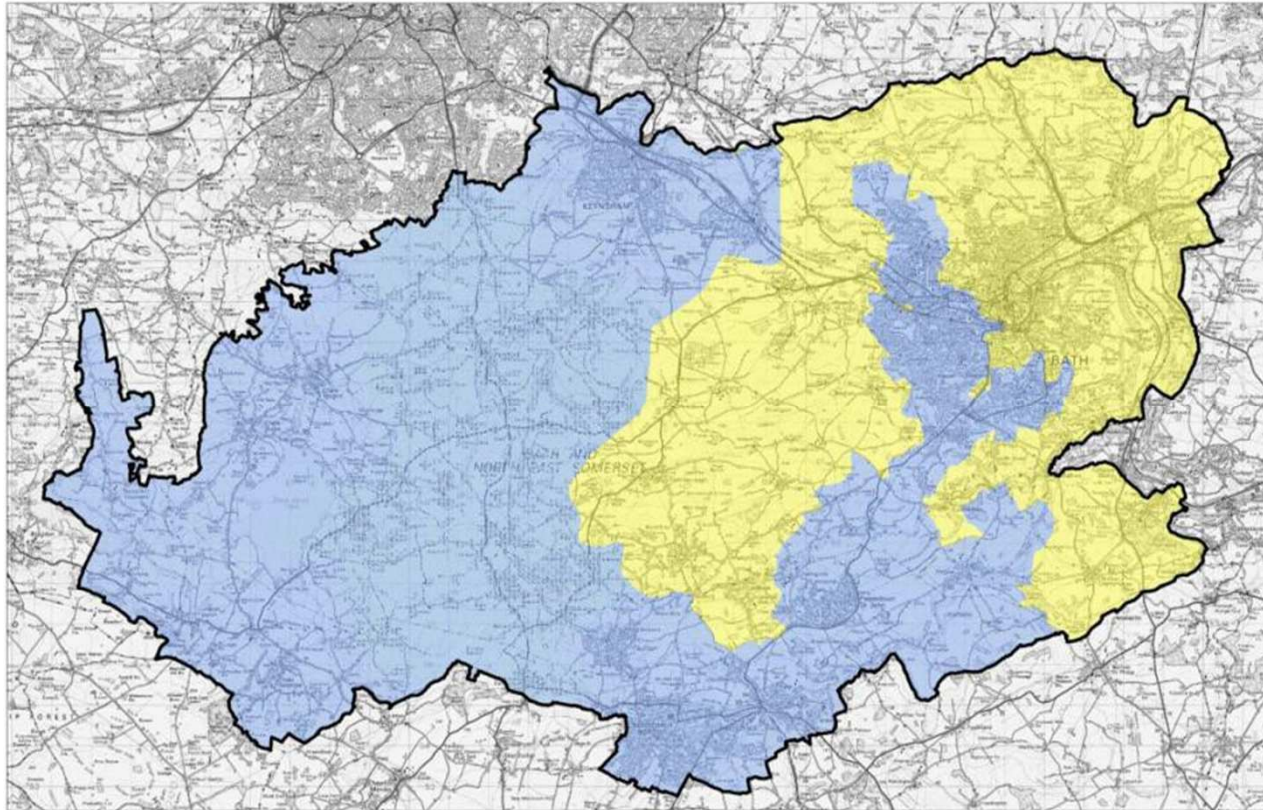


Housing applications

- » More control over housing applications - now have 5 Year Land Supply
- » 13,000 housing requirement not a cap - site not needed to meet District-wide requirement cannot be sole reason for refusal (e.g. brownfield windfalls)
- » RA1 villages:
 - » where 50 homes are committed – greenfield development outside HDB not needed
 - » Where sites still needed – allocate via Placemaking Plan but no prematurity argument (NPPG)
 - » Other than Whitchurch at villages excluded from Green Belt e.g. Saltford – no exceptional circumstances to remove land from Green Belt
- » RA2 villages: sites outside HDB may need to be identified in Placemaking Plan – no prematurity argument
- » Villages washed over by Green Belt e.g. Marksbury, Corston – infill only or sites solely for limited affordable housing

Affordable Housing (Policy CP9)

- » Policy reflects geographic variations in viability
- » Now seek AH on sites of 5-9 dwellings



Replaced LP Policies (Appendix 1)

B&NES Local Plan Policy	Topic	Replaced by Core Strategy Policy
ET.1	Employment Plan Overview	DW1 District Wide Spatial Strategy B1 Bath Spatial Strategy KE1 Keynsham Spatial Strategy SV1 Somer Valley Spatial Strategy
ET.4	Employment development at rural settlements	RA1 Development in the Villages Meeting the Listed Criteria RA2 Development in Villages Outside the Green Belt not Meeting Policy RA1 Criteria
ES.1	Renewable energy proposals	CP3 Renewable Energy
HG.1	Overall housing requirement and mix	DW1 District Wide Spatial Strategy CP10 Housing Mix
HG.4	Residential development in Bath, Keynsham, Norton Radstock and R.1 and R.2 settlements	B1 Bath Spatial Strategy KE1 Keynsham Spatial Strategy SV1 Somer Valley Spatial Strategy RA1 Development in the Villages Meeting the Listed Criteria RA2 Development in Villages Outside the Green Belt not Meeting Policy RA1 Criteria
HG.8	Affordable housing on allocated and large windfall sites	CP9 Affordable Housing
HG.9	Affordable housing on rural exception sites	RA4 Rural Exceptions Sites
HG.16	Gypsy and traveller sites	CP11 Gypsies, Travellers & Travelling Showpeople
HG.17	Purpose built student accommodation	B5 Strategic Policy for Bath's Universities
GB.1	Control of development in the Green Belt	CP8 Green Belt
BH.1	Impact of development on World Heritage Site of Bath or its setting	B4 The World Heritage Site and its Setting
S.1	Hierarchy of shopping centres	CP12 Centres and Retailing
S.2	Retail development within shopping centres	CP12 Centres and Retailing

Placemaking Plan: Scope & Purpose

- » Complement Core Strategy - Part 2 of Local Plan
- » Allocating sites for development – land use mix/development & design principles
- » Update infrastructure requirements - align provision
- » Detailed Development Management policies (review remaining B&NES LP Policies)

Programme

- » Options document/consultation – Nov 2014
- » Draft Plan – September 2015
- » Submitted for Examination – January 2016
- » Examination – March 2016
- » Inspector's Report – July 2016
- » Adopted – September 2016

Options Document

- » Main site allocation options – test reasonable alternatives
- » Development Management policies – proposed approach/options
- » Feedback/consult on results of work with town & parish councils (& links with Neighbourhood Plans)
- » Public consultation
- » Stakeholder involvement in preparing Draft Plan

- » Charging Schedule submitted
- » Seeking to meet adoption deadline of April 2015
- » Next steps are to consider spend arrangements