

Bath & North East Somerset Council

MEETING	Housing & Major Projects Policy Development & Scrutiny Panel	
MEETING DATE:	Tuesday 20th January	EXECUTIVE FORWARD PLAN REFERENCE:
TITLE:	Development Update for Paulton	
WARD:	Paulton	
AN OPEN PUBLIC ITEM		
List of attachments to this report: None		

1 THE ISSUE

- 1.1 This report provides an update on planning and development matters in relation to the planning strategy for Paulton.

2 RECOMMENDATION

- 2.1 That the Panel note the report

3 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 3.1 None directly arising from this report.

4 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL

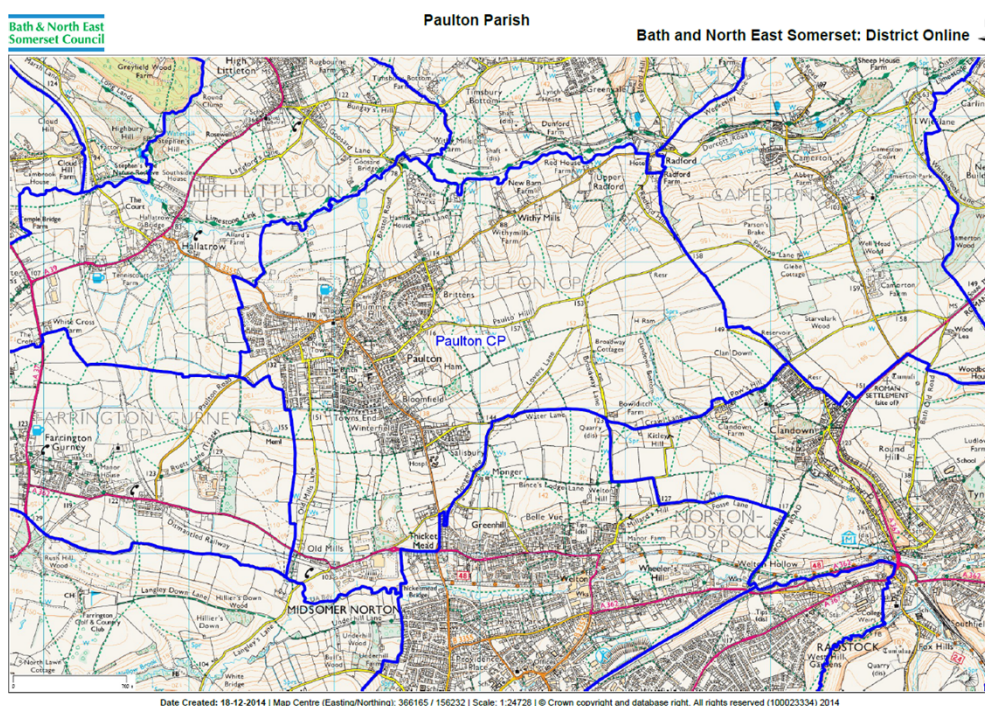
- 4.1 Planning Applications on development proposals must be determined in accordance with the adopted Plan unless there are other material considerations (ie the Plan-led system). It is necessary therefore for the Council to ensure it has an up-to-date planning framework through the preparation of local Plans and supplementary Planning Documents. Local Authorities are required to monitor the implementations of their adopted Plans.

5 THE REPORT

The Strategy

- 5.1 The adopted Core Strategy sets out the spatial strategy for Paulton, which is part of the wider Somer Valley area, for the period 2011-2029. It recognises that over the last 20 years a number of local employers, such as Polestar, have closed, resulting in reduced local employment opportunities, increased out-commuting, but also a number of redevelopment opportunities.
- 5.2 The vision for the Somer Valley is that it becomes more self-reliant, facilitated by economic-led revitalisation, with improved transport links within the Somer Valley and to other centres of the District. Villages such as Paulton will continue to provide for the needs of their local communities.

Map of Paulton Parish



- 5.3 Core Strategy Policy SV1 covers the Somer Valley as a whole, and is therefore relevant to Paulton. The policy makes provision of around 2,470 new homes and 900 net additional jobs until 2029 at Midsomer Norton, Radstock, Westfield, Paulton and Peasedown St John.
- 5.4 The majority of the 2,470 homes within the Somer Valley are already committed (that is, they have already been built since the Plan period started in 2011; they have planning permission; or they are already allocated for development in the Local Plan).
- 5.5 Policy SV1 also covers other strategic issues, such as prioritising development on brownfield sites, protecting and enhancing the distinctive character of the area, strengthening the town and local centres and delivering the necessary transport infrastructure to deliver growth.
- 5.6 The Placemaking Plan Options Document goes on to explain that because Paulton is already accommodating a large number of new homes, no new site allocations will be sought in the village. Additional greenfield sites adjoining any of the Somer Valley settlements are not needed to meet the Core Strategy housing requirement due to the

aforementioned commitments. New small scale development could still occur within the Housing Development Boundary.

Implementation

5.7 Since April 2011 (the start of the Plan period), 137 new homes have been built within the Parish of Paulton. In addition to this, there are 467 dwellings that have planning permission but have not yet been built (this data is accurate up to March 2014). These are discussed in more detail below.

(1) Polestar / Purnell Printing Factory

- Barratt Homes Site: Outline permission was granted in 2003 (99/02662/OUT) for redevelopment of the site for residential purposes. Reserved matters (07/00174/RES) were granted in September 2007 for 161 houses. The development was completed in 2013, with 41 dwellings completed during the Plan period.
- Bovis Homes Site: Outline permission (07/02424/OUT) was granted in July 2010 for 420 homes, 2,414sqm of office floorspace, 3,158sqm of industrial floorspace, a continuing care retirement community, a pub/restaurant and a community building. The site has since been brought forward in phases, each with its own reserved matters application. So far, 77 new homes have been completed, at an average of around 26 per year. None of the other permitted uses have thus far been developed. The continuing care retirement community has been marketed since 2009, but an operator has yet to come forward. The Purnell Property Partnership is understood to be considering an alternative use for this part of the scheme, which would require a new planning application. The Council's Strategic Housing Land Availability Assessment (SHLAA) considers that this element of the scheme could come forward for up to 100 additional regular homes.

(2) Paulton House (Old Mills)

- Application 13/05026/ODCOU was approved for a change of use from the current office use to 58 one bedroom apartments in January 2014. Despite being occupied by a number of local businesses, the landowner sought prior approval for a change of use to residential use. The Council no longer has control of the principle of such changes because it is now permitted development under the recently amended national General Permitted Development Order. The conversion has not yet taken place.

(3) Old Mills Local Plan employment allocation

- Land at Old Mills is currently allocated within the Local Plan (Policy GDS.1 V4) for business uses (class B1, B2 and B8). No development has so far taken place on this site. Core Strategy Policy SV1 continues to identify this location for new employment floorspace. The Placemaking Plan is currently consulting on the retention of this allocation. The NPPF requires that such allocations are reviewed from time to time.

(4) Smaller sites

- Smaller windfall sites continue to play a role within Paulton. 19 homes have been built on small sites since 2011, with an additional 57 homes having planning permission, but not yet built. This includes sites at Paulton Builders Merchants (12/02181/FUL – 11 dwellings still to be completed), Heal House (09/01173/FUL – conversion of building with 7 dwellings under construction but not yet complete), Plumptre Farmhouse, High Street (12/03510/FUL – 8 dwellings under

construction) and Springhill House, Hallatrow Road (13/05454/FUL) – conversion of a dwelling and undertakers to provide 11 new dwellings.

(5) Housing Development Boundary review

- As part of the Placemaking Plan the Council will be reviewing the current Housing Development Boundary (HDB) of Paulton. These boundaries are delineated to enable appropriate housing to come forward and help resist development in inappropriate locations. The Parish Council have been working alongside the District Council to review the existing HDB and where necessary suggest amendments. The revised HDB will be included in the draft Placemaking Plan.

(6) Large sites currently at appeal

- Two large sites within Paulton Parish are currently at appeal, having been previously refused planning permission, These are Boxbury Hill (13/04880/OUT) – up to 124 dwellings) and Abbots Farm Close, Farrington Road (13/03547/OUT) – for up to 47 dwellings. Both will be heard at a conjoined appeal starting on the 27th January 2015, which also includes a third site in Bishop Sutton. All three sites are being proposed by Edward Ware Homes.

5.8 The primary vehicle for setting out the Council's planning policy is the Placemaking Plan which will include site allocations as well as generic planning policies. Work on this plan will progress through the first part of 2015 with a draft Plan scheduled for Autumn 2015. The Council will work in partnership with Paulton Parish and the preparation of the Placemaking Plan will be steered by the LDF Steering Group. However it is not envisaged that any new greenfield sites will be allocated for housing at Paulton in the Placemaking Plan.

6 RATIONALE

6.1 The report provides an update on development issues relating to Paulton

7 OTHER OPTIONS CONSIDERED

7.1 None. Whilst the Preparation of the Placemaking Plan requires comparison of spatial options in order to select the most appropriate development sites, the Core Strategy curtails the need to allocate any additional housing sites.

8 CONSULTATION

8.1 Extensive consultation was undertaken on the Core Strategy and is now being undertaken on the Placemaking Plan.

9 RISK MANAGEMENT

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

Contact person	<i>Simon de Beer 01225 477616</i>
Background papers	<i>Adopted B&NES Core Strategy 2014</i> <i>B&NES Placemaking Plan Options Document 2014</i> <i>National Planning Policy Framework 2012</i>
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