

# PLACEMAKING PLAN



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

# Placemaking Plan

Presentation to cover:

- » Overview of scope/programme
- » Options document content
- » Public consultation
- » Next steps – working towards Draft Plan

## Placemaking Plan: Scope & Purpose

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

## Key Issues: Scope

### » Site Allocations:

- Bath Enterprise Area
- Bath other
- Keynsham
- Somer Valley
- Rural

### » DM Policy Areas e.g.

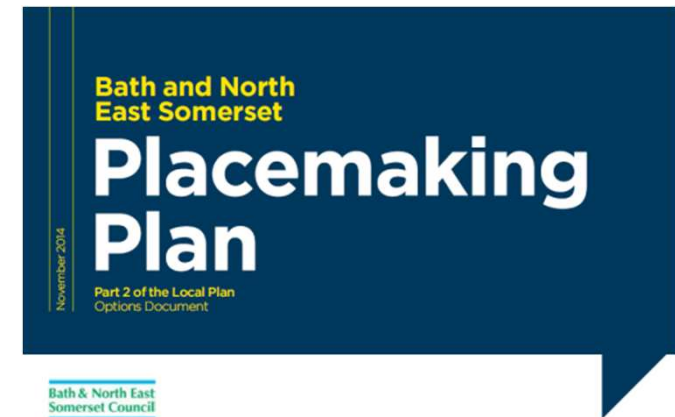
- Housing
- Retail
- Employment
- Transport
- Green Infrastructure
- Lighting
- Energy Minerals
- SUDS
- Local Food
- Renewable Energy

# 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

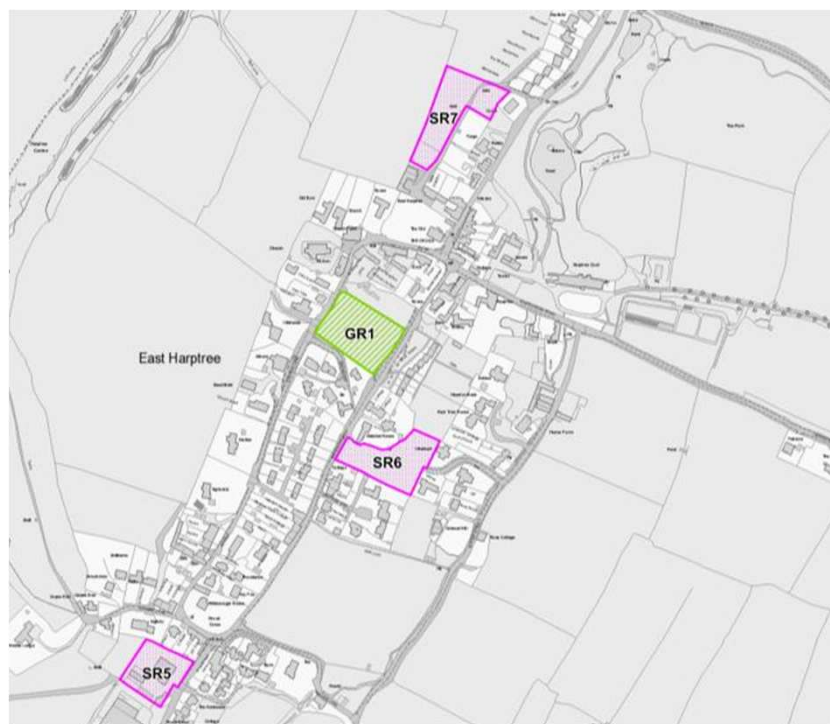
- » Main site allocation options – test reasonable alternatives
- » Local Green Space options – suggested spaces for comment
- » Development Management policies – proposed approach/options
- » Feedback/consult on results of work with town & parish councils
- » Stakeholder involvement in preparing Draft Plan



## Options Document: Sites/Local Green Spaces

- » Successful working with town & parish councils – options document reflects input
- » Site allocation and local green space designation options included for RA1 and RA2 villages
- » Site allocation options – context, vision and emerging development & design principles

# Options Document: Sites/Local Green Spaces



## SR6: Context

- The site is within the HDB and is surrounded by housing.
- The site is an undeveloped area left over from a planning permission for residential development granted in 1969.
- The site is covered by improved grassland and has a number of trees on the site which will need to be investigated.
- The site is close to the village amenities including the school and the shop.
- The site is enclosed by hedgerows and housing however some of the existing hedgerows will need restoring.
- There site is not in or adjacent to the East Harptree conservation area and it would not affect the setting of any historical assets.
- There are no landscape issues with potential development of this site.
- There is an existing access into the site from Water Street.
- East Harptree Primary School has a capacity issue and there is no scope to expand the school. There is a small area of land adjoining the primary school which is safeguarded by the Council's Local Plan for educational purposes. Any development will need to provide a solution to the educational issue.

## Vision

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

## EMERGING POLICY APPROACH: SR6 DEVELOPMENT AND DESIGN PRINCIPLES

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



## Options Document: HDB Review

- » Town & Parish Councils given opportunity to inform exercise of reviewing HDBs
- » Two elements to review – reflect new development/commitments & review against principles
- » Options document outlines principles
- » Reviewed HDBs to be set out in Draft Plan (see next steps)

# Options Consultation

- » Consultation period: 27.11.14 – 30.01.15 (9 weeks)
- » Mail outs/publicity
- » Exhibitions/drop-in events
- » On-line consultation system
- » Comments submit by 30.01.15
- » Longer period of stakeholder engagement on Draft Plan

## Placemaking Plan options consultation

**What type of development?**

**Ensuring excellence in new  
development proposals?**

**Safeguarding our natural and  
historic assets?**

An opportunity to influence the emerging  
vision and design principles for  
development sites in Bath, Keynsham, the  
Somer Valley and the Rural Areas and to  
help shape new planning policies.

**Consultation ends on 30th January 2015**

Find out more about the consultation and to respond  
online at [www.bathnes.gov.uk/placemakingplan](http://www.bathnes.gov.uk/placemakingplan)

# Options Consultation

Town & Parish Council role:

- » Helping to publicise consultation/drop in events
- » Opportunity to hold your own events – linked to neighbourhood planning (B&NES support available)
- » Commenting directly on the document

# Placemaking Plan: Next Steps

- » Continue collaborative working in preparing Draft Plan
- » Close relationship with neighbourhood planning work
- » 3 main areas of work:
  - » Progressing site allocations
  - » Local Green Space
  - » HDB review

# Placemaking Plan: Next Steps

- » Site allocations:
  - » Parishes at various stages – further work ranges from refinement through to site suggestions (e.g. for limited affordable housing in Green Belt villages)
- » HDB review:
  - » Opportunity to input into review – revised boundary to be set out in Draft Plan
  - » Need to undertake in context of national policy e.g. Green Belt
- » Local Green Space:
  - » Must come from local community
  - » Consider in context of other designations e.g. Green Belt, AONB, SSSI etc

# Placemaking Plan: Next Steps

- » Council will be in touch later this year to:
  - » Outline opportunities to continue to be involved
  - » Circulate guidance/resources to support work
  - » Set out programme for work