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# Bath & North East Somerset Council

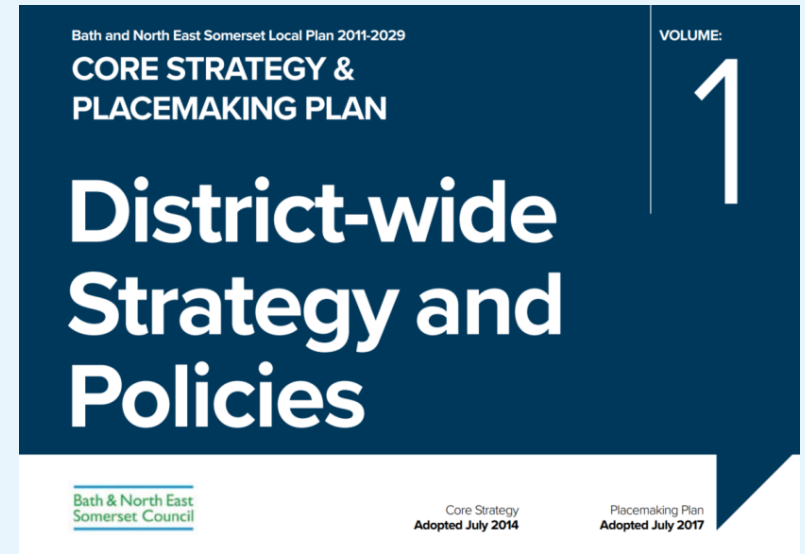
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**Improving People's Lives**

## Local Plan Partial Update

# Background

- The role of the Local Plan
- Why the Council is doing a partial update to the existing plan, and not a new Local Plan?
- Constrained scope of the partial update
- A full review of all planning policies will be undertaken via the new Local Plan (launch scheduled for Autumn 2022)



## Progress so far

- Options consultation (Feb 2021)
- Draft Local Plan consultation (Sept 2021)
- Draft Plan submitted for Examination (Dec 2021)
- Examination hearings (June/July 2022)

# Key changes 1

- **Climate emergency** – updating and amending policies so that they facilitate addressing the climate emergency (pushing the boundaries) e.g. zero carbon construction, renewable energy
- **Housing supply** – replenishing housing supply, including through the allocation of new sites, in order to meet the District's housing requirement and maintain a 5 year land supply
- **Nature emergency** – revising / updating policies on ecological enhancement (biodiversity net gain) and green infrastructure
- Reviewing **parking standards**
- Better enabling delivery of **affordable housing & meeting other specific housing needs** e.g. older persons **through accessibility standards**



## Key changes 2

- **Student accommodation** – Revisiting the policy approach in addressing the future development of both Universities and the impact of student accommodation within the city
- Removing the **Park & Ride** sites from the Green Belt to provide **Multi-modal Transport Interchanges**
- Clarifying the policy on **housing infill in Green Belt Villages**
- **Other place-based issues** e.g. reviewing existing allocations; the approach to hotel provision; and employment supply



# Accompanying Supplementary Planning Documents

(both new and updated)

- Energy Efficiency, Retrofitting and Sustainable Construction SPD
- Houses in Multiple Occupation SPD
- Draft Sustainable Construction Checklist SPD
- Draft Transport & Development SPD
- Draft Biodiversity Net Gain SPD
- Draft Planning Obligations SPD



# Key Issues arising at the Examination in week 1

- **Positive response overall to key policies.**
- **Strategic policies** - Council to identify whether LPPU policy changes are strategic or non-strategic, and provide justification for approach.
- **Housing land supply** – Positive discussion overall. Council to provide some additional details relating to student numbers and housing supply surplus. Liaison required with participants relating to areas of agreement / disagreement of the housing trajectory and delivery proformas.
- **Site allocations in Bath, Keynsham and the Somer Valley** – Overall capacities and majority of site requirements broadly agreed. Various main modifications required for some allocations relating to effectiveness and clarity. Liaison required with participants prior to submitting main modifications to the inspector for consideration.

# Key Issues arising at the Examination in week 2

**Positive responses overall for policies relating to key corporate issues**, with some main modifications required for effectiveness and clarity:

- **Sustainable Construction**
- **Renewable Energy**
- **Biodiversity Net Gain**
- **Sustainable Transport**

**Inspector to review and recommend approach relating to:**

- **Purpose Built Student Accommodation** – Overall demand-based approach agreed. Some additional flexibility in evidencing need to be considered.
- **Accessible Housing** – Inspector to reflect on percentage requirement for accessible housing.
- **Overheating** - Inspector to reflect on overheating policy wording.
- **Green Belt Village Infill** - Inspector to reflect on relationship of policy GB2 with national policy.

# Next Steps

Task	Timeframe
Council to draft relevant main modifications in liaison with key participants	Ongoing
Main modifications submitted to the Inspector	August 2022
Inspector to formally issue recommended main modifications	Late Summer 2022
Public consultation on main modifications	Autumn 2022
LPPU adopted (Full Council)	Winter 2022