

BATH AND NORTH EAST SOMERSET COUNCIL

Planning Committee

2nd July 2025

**UPDATE REPORT AND OBSERVATIONS RECEIVED SINCE THE
PREPARATION OF THE MAIN AGENDA**

ITEMS FOR PLANNING PERMISSION

Item No.	Application No.	Address
01	25/01643/FUL	2 Mayfields, Keynsham

Update:

p.18 Replace Keynsham Parish Council Objection with “Keynsham Town Council objection”:

p.20 amend The National Planning Policy Framework (NPPF) was published in July 2021 to “was published on 12 December 2024 and amended 7 February 2025.”

p.20 Insert following below National Policy section:

NPPF Presumption is favour of sustainable development:

Changes to the standard method for calculating housing need following publication of the National Planning Policy Framework (NPPF) December 2024 has, based on latest housing completion and deliverability survey results, resulted in a 5-year housing land supply of 2.5 years. As such, the Council no longer has a 5-year housing land supply, resulting in the housing and strategic locational policies of the local plan being out-of-date with the requisite NPPF policies required to be following in their place (known as the tilted balance). However, as the site is in a sustainable location, close to Keynsham Town Centre, the superseded policies, being entirely aligned with the NPPF, are of limited relevance to the application. The most important policies (relating to transport and amenity) for deciding the application are not out-of-date so continue to apply.