

Democratic Services

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Date: 29 April 2013
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To: All Members of the Cabinet

Councillor Paul Crossley	Leader of the Council
Councillor David Dixon	Deputy Leader and Cabinet Member for Neighbourhoods
Councillor Simon Allen	Cabinet Member for Wellbeing
Councillor Tim Ball	Cabinet Member for Homes and Planning
Councillor Cherry Beath	Cabinet Member for Sustainable Development
Councillor David Bellotti	Cabinet Member for Community Resources
Councillor Dine Romero	Cabinet Member for Early Years, Children and Youth
Councillor Roger Symonds	Cabinet Member for Transport

Chief Executive and other appropriate officers
Press and Public

Dear Member

Cabinet: Wednesday, 8th May, 2013

You are invited to attend a meeting of the **Cabinet**, to be held on **Wednesday, 8th May, 2013** at **6.30 pm** in the **Council Chamber - Guildhall, Bath.**

The agenda is set out overleaf.

Yours sincerely

Col Spring
for Chief Executive

The decisions taken at this meeting of the Cabinet are subject to the Council's call-in procedures. Within 5 clear working days of publication of decisions, at least 10 Councillors may signify in writing to the Chief Executive their wish for a decision to be called-in for review. If a decision is not called-in, it will be implemented after the expiry of the 5 clear working day period.

If you need to access this agenda or any of the supporting reports in an alternative accessible format please contact Democratic Services or the relevant report author whose details are listed at the end of each report.

This Agenda and all accompanying reports are printed on recycled paper

NOTES:

- 1. Inspection of Papers:** Any person wishing to inspect minutes, reports, or a list of the background papers relating to any item on this Agenda should contact Col Spring who is available by telephoning Bath 01225 394942 or by calling at the Riverside Offices Keynsham (during normal office hours).
- 2. Public Speaking at Meetings:** The Council has a scheme to encourage the public to make their views known at meetings. They may make a statement relevant to what the meeting has power to do. They may also present a petition or a deputation on behalf of a group. Advance notice is required not less than two full working days before the meeting (this means that for meetings held on Wednesdays, notice must normally be received in Democratic Services by 4.30pm the previous Friday but Bank Holidays will cause this to be brought forward).

The public may also ask a question to which a written answer will be given. Questions must be submitted in writing to Democratic Services at least two full working days in advance of the meeting (this means that for meetings held on Wednesdays, notice must normally be received in Democratic Services by 4.30pm the previous Friday but Bank Holidays will cause this to be brought forward). If an answer cannot be prepared in time for the meeting it will be sent out within five days afterwards. Further details of the scheme can be obtained by contacting Col Spring as above.

- 3. Details of Decisions taken at this meeting** can be found in the minutes which will be published as soon as possible after the meeting, and also circulated with the agenda for the next meeting. In the meantime details can be obtained by contacting Col Spring as above.

Appendices to reports are available for inspection as follows:-

Public Access points - Riverside - Keynsham, Guildhall - Bath, Hollies - Midsomer Norton, and Bath Central, Keynsham and Midsomer Norton public libraries.

For Councillors and Officers papers may be inspected via Political Group Research Assistants and Group Rooms/Members' Rooms.

- 4. Attendance Register:** Members should sign the Register which will be circulated at the meeting.
- 5. THE APPENDED SUPPORTING DOCUMENTS ARE IDENTIFIED BY AGENDA ITEM NUMBER.**
- 6. Emergency Evacuation Procedure**

When the continuous alarm sounds, you must evacuate the building by one of the designated exits and proceed to the named assembly point. The designated exits are sign-posted.

Arrangements are in place for the safe evacuation of disabled people.

- 7. Officer Support to the Cabinet**
Cabinet meetings will be supported by the Senior Management Team.
- 8. Recorded votes**
A recorded vote will be taken only when requested by a member of Cabinet.

Cabinet - Wednesday, 8th May, 2013

in the Council Chamber - Guildhall, Bath

A G E N D A

1. WELCOME AND INTRODUCTIONS

2. EMERGENCY EVACUATION PROCEDURE

The Chair will draw attention to the emergency evacuation procedure as set out under Note 6

3. APOLOGIES FOR ABSENCE

4. DECLARATIONS OF INTEREST

At this point in the meeting declarations of interest are received from Members in any of the agenda items under consideration at the meeting. Members are asked to indicate:

(a) The agenda item number in which they have an interest to declare.

(b) The nature of their interest.

*(c) Whether their interest is **a disclosable pecuniary interest** or an **other interest**, (as defined in Part 2, A and B of the Code of Conduct and Rules for Registration of Interests)*

Any Member who needs to clarify any matters relating to the declaration of interests is recommended to seek advice from the Council's Monitoring Officer before the meeting to expedite dealing with the item during the meeting.

5. TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR

6. QUESTIONS FROM PUBLIC AND COUNCILLORS

Questions submitted before the deadline will receive a reply from an appropriate Cabinet member or a promise to respond within 5 days of the meeting. Councillors may ask one supplementary question for each question they submitted, up to a maximum of two per Councillor.

7. STATEMENTS, DEPUTATIONS OR PETITIONS FROM PUBLIC OR COUNCILLORS

Councillors and members of the public may register their intention to make a statement if they notify the subject matter of their statement before the deadline. Statements are limited to 3 minutes each. The speaker may then be asked by Cabinet members to answer factual questions arising out of their statement.

8. MINUTES OF PREVIOUS CABINET MEETING (Pages 7 - 24)

To be confirmed as a correct record and signed by the Chair

9. CONSIDERATION OF SINGLE MEMBER ITEMS REQUISITIONED TO CABINET

This is a standard agenda item, to cover any reports originally placed on the Weekly list for single Member decision making, which have subsequently been the subject of a Cabinet Member requisition to the full Cabinet, under the Council's procedural rules

10. MATTERS REFERRED BY POLICY DEVELOPMENT AND SCRUTINY BODIES

This is a standing agenda item (Constitution rule 14, part 4D – Executive Procedure Rules) for matters referred by Policy Development and Scrutiny bodies. The Chair of the relevant PDS Panel will have the right to attend and to introduce the Panel's recommendations to Cabinet.

11. SINGLE MEMBER CABINET DECISIONS TAKEN SINCE PREVIOUS CABINET MEETING (Pages 25 - 26)

This report lists the Cabinet Single Member decisions taken and published since the last Cabinet meeting.

12. THE COMMUNITY INFRASTRUCTURE LEVY FOR BATH & NORTH EAST SOMERSET (Pages 27 - 36)

This report outlines the next steps required in the preparation of a Community Infrastructure Levy for Bath & North East Somerset.

13. GRAND PARADE & UNDERCROFT - VIABILITY STUDY (Pages 37 - 64)

In October 2012, the Cabinet agreed for the Chief Property Officer to produce a full viability appraisal and options report for the unique opportunity to develop the Grand Parade & Undercroft in the World Heritage City of Bath. This Cabinet Report demonstrates the viability and sets out recommendations for phased delivery of the project.

14. CONNECTING COMMUNITIES: A LOCAL ENGAGEMENT FRAMEWORK FOR BATH & NORTH EAST SOMERSET (Pages 65 - 90)

This report sets out a new approach to working with local communities in Bath and North East Somerset called "Connecting Communities". It identifies the overall Framework jointly adopted by local public services as well as identifying a "Toolkit" of good practice which will be built upon at locality level. The report also outlines the key changes and actions for delivery of Connecting Communities and the benefits expected from this new way of working.

15. PLACEMAKING PLAN LAUNCH DOCUMENT (Pages 91 - 174)

This Plan will facilitate the delivery of key development sites so as to meet community aspirations. It complements the strategic framework in the Core Strategy by setting out detailed proposals for identified development sites including the new urban extensions proposed in the Core Strategy. It will be produced in a collaborative way, by working closely with local communities and other key stakeholders to identify valued assets for protection, opportunities for development and necessary infrastructure requirements.

16. TRANSPORT IMPROVEMENT CAPITAL PROGRAMME 2013/14 (Pages 175 - 180)

This report sets out the Integrated Transport Improvement Capital Programme following consultation. The programme of expenditure aims to develop the policies of the Joint Local Transport Plan in accordance with Government guidelines.

The Committee Administrator for this meeting is Col Spring who can be contacted on 01225 394942.

BATH AND NORTH EAST SOMERSET

CABINET

These minutes are draft until confirmed as a correct record at the next meeting.

Wednesday, 10th April, 2013

Present:

Councillor Paul Crossley	Leader of the Council
Councillor David Dixon	Deputy Leader and Cabinet Member for Neighbourhoods
Councillor Simon Allen	Cabinet Member for Wellbeing
Councillor Tim Ball	Cabinet Member for Homes and Planning
Councillor Cherry Beath	Cabinet Member for Sustainable Development
Councillor David Bellotti	Cabinet Member for Community Resources
Councillor Dine Romero	Cabinet Member for Early Years, Children and Youth
Councillor Roger Symonds	Cabinet Member for Transport

165 WELCOME AND INTRODUCTIONS

The Chair was taken by Councillor Paul Crossley, Leader of the Council.

The Chair welcomed everyone to the meeting.

The Chair announced his intention to hear the following items early in the agenda:

- Agenda Item 22: Radstock Capital Funding
- Agenda Item 26: Expansion of 6 schools
- Agenda Item 23: Home To School Transport Review
- Agenda Item 14: Bus Priority Measures

166 EMERGENCY EVACUATION PROCEDURE

The Chair drew attention to the evacuation procedure as set out in the Agenda.

167 APOLOGIES FOR ABSENCE

There were no apologies for absence.

168 DECLARATIONS OF INTEREST

There were none.

169 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR

There was none.

170 QUESTIONS FROM PUBLIC AND COUNCILLORS

There were 24 questions from the following Councillors: Anthony Clarke (2), Nigel Roberts, Eleanor Jackson, Brian Webber (4), Vic Pritchard (2), Tim Warren (5), Francine Haerberling, Geoff Ward (4), Charles Gerrish (2), Patrick Anketell-Jones (2).

There were 2 questions from the following members of the public: Alderman Terry Reakes, Anne Robbins.

[Copies of the questions and response, including supplementary questions and responses if any, have been placed on the Minute book as Appendix 1 and are available on the Council's website.]

171 STATEMENTS, DEPUTATIONS OR PETITIONS FROM PUBLIC OR COUNCILLORS

Councillor John Bull in a statement *[a copy of which is attached to the Minutes as Appendix 2 and on the Council's website]* appealed to the Cabinet to adopt the Living Wage as a minimum salary for Council employees in the Council budget for 2014/15. He observed that the estimated cost to the Council would be about £160,000.

The Chair referred the statement to Councillor David Bellotti for a response in due course.

Gerald Chown in a statement *[a copy of which is attached to the Minutes as Appendix 3 and on the Council's website]* challenged the decision to exclude the top half of Widcombe Hill, from the consultation process on 20mph speed limits.

The Chair referred the statement to Councillor Roger Symonds for a response in due course.

Rosie McKeown, Laura Harrison and Katie Purchase (student members of the Envision Project, Chew Valley School) together made a statement *[a copy of which is attached to the Minutes as Appendix 4 and on the Council's website]* in which they asked the Cabinet to take action on the high price of bus tickets for young people and the lack of regular routes from Chew Valley into the surrounding town areas.

The Chair said that he and Councillor Roger Symonds would make arrangements to meet with the students and the project manager of the envision Project, to explore ways in which the Council could help.

Dan Farr (Make Fares Fair) in a statement *[a copy of which is attached to the Minutes as Appendix 5 and on the Council's website]* asked the Cabinet to support his e-petition about the reliability and cost of buses in the area, which had already attracted 4000 signatures. He asked Cabinet to work with bus operators to reduce bus fares.

Karen Abolkheir (Stanton Wick Action Group) in a statement *[a copy of which is attached to the Minutes as Appendix 6 and on the Council's website]* asked the Cabinet to provide an update on the progress of the DPD and a definitive timetable for resolution of site provision so as to avoid a situation in which a possible planning appeal might rely on the lack of progress with the DPD.

Clarke Osborne (Stanton Wick Action Group) in a statement *[a copy of which is attached to the Minutes as Appendix 7 and on the Council's website]* explained that he was not satisfied with the procurement process and the brief to the consultants engaged to produce the update of the needs assessment for pitches for gypsy and travellers. He asked Cabinet to investigate the process of commissioning the report.

Paul Baxter in a statement reminded the Cabinet that the case for provision of pitches on the former colliery in Stanton Wick had never been made and asked why the application had been resubmitted.

172 MINUTES OF PREVIOUS CABINET MEETING

On a motion from Councillor Paul Crossley, seconded by Councillor David Dixon, it was

RESOLVED that the minutes of the meeting held on Wednesday 13th February 2013 be confirmed as a correct record and signed by the Chair.

173 CONSIDERATION OF SINGLE MEMBER ITEMS REQUISITIONED TO CABINET

There were none.

174 MATTERS REFERRED BY POLICY DEVELOPMENT AND SCRUTINY BODIES

The Chair welcomed Councillor Sally Davis (Chair of the Early Years, Children and Youth PDS Panel) to the meeting.

Councillor Davis in a statement [*a copy of which is attached to these minutes as appendix 8 and on the Council's website*] endorsed the findings of the Home to School Transport Review conducted by the Panel.

She noted that in their response the Cabinet members had accepted the Panel's recommendations.

The Chair observed that this issue would be considered in an item later in the agenda.

175 SINGLE MEMBER CABINET DECISIONS TAKEN SINCE PREVIOUS CABINET MEETING AND SPECIAL URGENCY DECISIONS TAKEN IN THE PREVIOUS YEAR

The Chair referred to the two reports. He observed that in addition to the Single Member Decisions listed, Councillor Cherry Beath had recently responded to the River Corridor Report of the Economic and Community Development PDS Panel and the response had been published in the Weekly List on 5th April.

The Chair welcomed Councillor Robin Moss (Chair of the Panel) to the meeting and invited him to speak. Councillor Moss asked the Cabinet to give serious consideration to how it would administer replacing cash payments with a voucher scheme.

The Cabinet agreed to note the two reports.

176 RADSTOCK CAPITAL FUNDING

Councillor Eleanor Jackson in a statement expressed some concerns about the delays and uncertainty about deciding and announcing how the £500K would be

used. She was unhappy that the Economic Forum had many members who were not from the area and who might not have the best interests of the area in mind.

Amanda Leon (Radstock Action Group) in a statement [*a copy of which is attached to the Minutes as Appendix 9 and on the Council's website*] congratulated the Council on identifying key works which required urgent attention in Radstock. She emphasised the importance of the proposed public realm improvements and stressed the need for ongoing maintenance of the fabric of the town. She expressed reservations about the unaccountable nature of the Economic Forum.

George Bailey (Radstock Action Group) in a statement [*a copy of which is attached to the Minutes as Appendix 10 and on the Council's website*] asked for an explanation for the decrease in the published allocation for Frome Road improvements; and the increase in the published allocation for the Economic Forum. He said that the Forum was undemocratic and that no list of members existed. He observed that the widening of Morley Terrace and the Haydon 20mph speed limit both appeared to have been forgotten.

Lesley Mansell (Chair, Radstock Town Council) in a statement [*a copy of which is attached to the Minutes as Appendix 11 and on the Council's website*] welcomed the Capital Funding and asked for more partnership working between B&NES and the town Council to ensure that local people would have a real say in the changes.

Councillor Peter Edwards in an *ad hoc* statement said that he was intrigued by the order in which the matter had been progressed; he felt that the needs should be identified first, then the funds should be allocated later to meet those needs.

Councillor Robin Moss in an *ad hoc* statement said that he was dissatisfied that local traders, manufacturers and local people had not been adequately consulted.

Councillor Cherry Beath in proposing the item, said that the funds had been allocated in the previous year's budget, including funding for Victoria Hall. The consultation feedback from the community had been given full consideration. One suggestion from the community had been additional heritage signage, which had been included in the plans. The Economic Forum had held some lively debates and it was anticipated that the Forum would help in the administration of the funding. Councillor Beath was delighted that the plans would bring regeneration to Radstock and one of the first indications of that would be the public realm improvements.

Councillor Paul Crossley seconded the proposal. He was pleased to see the plans for regeneration of the town and refurbishment of Victoria Hall. He thanked the local community for their contribution to the debate. In response to George Bailey he explained that the earlier figures had been estimates which had been firmed up by later thinking. He emphasised that local people could apply for funding and he welcomed the engagement of the community in the regeneration of their own town.

Councillor Simon Allen welcomed this good news for Radstock. He acknowledged that people had questions about the working of the Economic Forum, but the emphasis was on ensuring that the plans were workable and had the support of local people.

On a motion from Councillor Cherry Beath, seconded by Councillor Paul Crossley, it was

RESOLVED (unanimously)

(1) To APPROVE the allocation of the remaining £340,000 of capital funds as follows:

(a) Economic Development

- £135,000 to support the work of the Radstock and Westfield Economic Development Forum.
- £15,000 towards the provision of Heritage signage in Radstock.

(b) Community Facilities

- £50,000 for investment into additional community facilities. The recipients of this investment are to be identified through a competitive bidding process.

(c) Streets, Highways and Public realm

- £140,000 for investment into streets, highways and public realm initiatives to enable projects identified by Highways/Traffic Management and facilitate initiatives suggested through the community consultation process.

(d) The Radstock & Westfield Economic Development Forum oversees and manages the delivery of an economic development action plan of interventions, aimed at increasing economic and social/ community growth in Radstock and Westfield. The forum is made up of local and B&NES Councillors, business representatives, Radstock Town Team, Writhlington School and Norton Radstock College

(e) In order to ensure a fair and equitable distribution of the funds, Officers recommend that a clear set of criteria, terms & conditions and an appropriate scoring matrix are developed with the Radstock and Westfield Economic Development Forum, and a competitive, open bidding process is administered by officers to distribute the Economic Development allocation over the next year.

(f) Officers also recommend that the £50,000 towards additional community facilities should also be awarded through a competitive bidding process. A clear set of criteria, terms & conditions and an appropriate scoring matrix will also need to be developed to support this process.

177 DETERMINATION OF STATUTORY NOTICES TO EXPAND SIX PRIMARY SCHOOLS IN KEYNSHAM, BATH, PEASEDOWN ST JOHN AND PAULTON

Councillor Liz Hardman in a statement [*a copy of which is attached to the Minutes as Appendix 12 and on the Council's website*] asked the Cabinet to ensure that full consideration would be given to the 34 respondents, 93 e-petitioners and 102 leaflets delivered to Council officers about this issue. She acknowledged that additional places would be needed for the new school year and supported the principle that all Paulton children should have the choice of attending a primary school in the town if they wish. She agreed with the majority of respondents who were very concerned about the road safety and increased traffic problems if the expansion of the infant school. She felt that only if new school travel plans were in place could any expansion take place. She noted that the Governing Bodies of the two Paulton schools were supportive of the proposals, subject to a robust solution to the highways issue, and she supported their position.

Councillor John Bull in a statement welcomed the acceptance of the Governors of both Paulton schools for the proposals but he asked for more thought to be given to finding a solution of the traffic problems. He asked the Cabinet to agree to take over the funding of the 20mph scheme for the town, so that the Town Council could then

reallocate the funds to resolve the road safety issues arising if the schools were expanded.

Kirsty Withyman in a statement made on behalf of Paulton Schools Expansion Action Group [*a copy of which is attached to the Minutes as Appendix 13 and on the Council's website*] made a number of points about the proposals, particularly about play area space, accessibility, road safety, school ethos and school resources. She urged the Cabinet to consider more progressive solutions and asked them not to shoe horn more pupils into the existing space.

The Chair welcomed to the meeting Gary Yoxall (Chair of Governors, Paulton Infants) and Jim Crouch (Chair of Governors, Paulton Junior).

Gary Yoxall said that the school recognised the increased local demand for places at the school and that the Governors were in principle supportive of expansion, subject to planning and with detailed consideration of the road safety issues and if updated travel plans were in place. He agreed with the points made by Councillor John Bull.

Jim Crouch emphasised that the road safety issues were the major concern and that a holistic approach was required to ensure these problems were dealt with before the schools were expanded.

Lisa Loverage, a parent of a child at Weston All Saints School, reminded Cabinet that without an updated Travel Plan the expansion of the school should not be considered.

Eliza Grey reminded Cabinet that Paulton was almost as big as Radstock, and should be given the same consideration.

Councillor Dine Romero moved the proposals which she said were to accommodate existing growth, not hypothetical growth. All the Governing Bodies have indicated support. She fully acknowledged that the road safety issues must be resolved so that the planned expansions would be feasible. These would be dealt with through the planning process in the proper way. She assured parents, governors and teachers that all the expansion plans would be subject to acceptable and workable travel plans.

Councillor Paul Crossley seconded the proposal which he said were necessary to enable the Council to meet its statutory responsibilities. Parents would be enabled to access good and outstanding education at their local school. He acknowledged that in Paulton there were real traffic issues to be resolved but he emphasised that the priority was the provision of education for local children.

In response to the statement made by Lisa Loverage, Councillor Crossley referred to paragraph 5.13 of the report which showed that her point had already been fully considered and that the traffic concerns about expansion at Weston All Saints would be considered as part of the planning process. Parents would have opportunities to comment on the plans prior to this.

Councillor Roger Symonds responded to the request made by Councillor John Bull by saying that it was not possible to divert monies allocated in a s.106 agreement. He explained that in any case a zone outside the school would be costly for the Parish Council to undertake. He was pleased that the Governors at the Paulton schools wanted Travel Plans.

On a motion from Councillor Dine Romero, seconded by Councillor Paul Crossley, it was

RESOLVED (unanimously)

- (1) To APPROVE the proposal to expand Bathampton Primary school;
- (2) To APPROVE the proposal to expand Castle Primary school;
- (3) To APPROVE the proposal to expand Peasedown St. John Primary school;
- (4) To APPROVE the proposal to expand Weston All Saints C of E Primary school;
and
- (5) To APPROVE the proposal to expand Paulton Infant school and Paulton Junior school.

178 HOME TO SCHOOL TRANSPORT REVIEW 2012

Raymond Friel (Executive Headteacher, St Gregory's and St Marks) in a statement [*a copy of which is attached to the Minutes as Appendix 14 and on the Council's website*] said that the proposals before Cabinet would save very little and might prove costly in other ways. He urged the Cabinet to follow the recommendation of the PDS Panel which was that the subsidy should be retained.

Councillor Sarah Bevan in a statement declared that she was a parent of a child at a faith school, but that her interest was not pecuniary. She felt that the impact of the proposals would be critical for some families and reminded Cabinet that faith based schools were a central hub for many minority families.

Councillor Liz Hardman in a statement [*a copy of which is attached to the Minutes as Appendix 15 and on the Council's website*] said that she was a member of the PDS Panel whose recommendations had been to retain the subsidy but to find some ways of reducing the cost to the Council budget. She observed that some of the advertised savings would not be realised because some children would still qualify for subsidised travel to the schools to which they moved. Many of the affected families lived outside the city of Bath and the proposals could be represented as Bath centred. She asked Cabinet to adopt the recommendation of the Panel.

Brendon Rouse (Chair of pastoral council, St Mary's) in a statement [*a copy of which is attached to the Minutes as Appendix 16 and on the Council's website*] asked the Cabinet to continue the subsidy for home to school transport and explained some of the consequences he believed would follow if the subsidy were removed.

Councillor Gabriel Batt in a statement [*a copy of which is attached to the Minutes as Appendix 17 and on the Council's website*] explained that the catchment area for St Gregory's School was very wide, extending way outside the authority's boundaries. It was never intended to be a local school. He felt that if the subsidy were removed, then Catholic families who live more than 3 miles away would struggle to get their child to the first school of their choice.

Cindy Stocking (Acting Head, St Benedict's Catholic School, Midsomer Norton) in an *ad hoc* statement reminded Cabinet that for her pupils, it was a natural progression to go on to St Gregory's School but that if the subsidy were removed that would become too difficult for many parents to afford.

Councillor Tony Clarke in an *ad hoc* statement said that for many people, denominational school transport was a front-line service. He felt that savings could be made by looking carefully at the providers of the service and by making it more efficient.

Councillor Eleanor Jackson in an *ad hoc* statement was concerned that if the number of Christian children at these schools was reduced, the ethos of the schools would be lost. The Ofsted ratings of the schools spoke for themselves.

Councillor Dine Romero introduced the item by thanking the PDS Panel for the hard work which had gone into their report. Her response to the recommendations had been published separately. She noted that both Councillor John Bull and to Raymond Friel had both suggested that if the proposals went ahead, the faith schools would attract more pupils from within Bath to compensate for their reduced numbers from further afield, and that this in turn would put pressure on the other Bath schools; but she did not agree with their analysis because the other schools in Bath were all already full and the demographics showed increasing numbers of secondary pupils in future years. She said that in an ideal world, all children would travel to school free, but she was determined to protect the authority's other statutory responsibilities. She reminded the Cabinet that in her response she had accepted all but one of the Panel's recommendations.

Councillor Romero explained the implications of the various options available to Cabinet. She announced that it was her intention to propose to Cabinet that they adopt option 3(d) but with an additional protection for families with children currently in receipt of home to school transport subsidy, so that those families would continue to receive the subsidy for their additional children. But families whose first child arrives at school from September 2014 would not receive the subsidy. The wording of her proposal was displayed on the screen for clarity.

She confirmed that the burden of administration would fall on the Council, not on the schools, and that her proposals did not take away parental choice.

Councillor Paul Crossley seconded the proposal and said that Councillor Romero's proposal to protect the future siblings of existing pupils was very fair. He did not feel that the proposals would impact the take-up of places at the schools.

Councillor David Bellotti said that the issue had been a hard one to consider. All of the surrounding Councils had begun to take steps to resolve the difficulties and this Council must also deal with it. He did not share the view expressed by some that the proposals would negatively impact on pupil numbers in other schools in Bath, because there were new developments at Bath Western Riverside and on the MOD sites which would increase student numbers. He reminded Cabinet that the government had reduced funding to the authority by 40%, which had to be saved by facing some very difficult issues. It had been possible to limit the cuts to front-line services to £3M and to avoid raising Council Tax.

Councillor Bellotti did however acknowledge the dilemma of some large families with an existing child at a faith school; so he welcomed the proposal to protect those families by continuing the subsidy for subsequent siblings.

Councillor Roger Symonds referred to paragraph 2.2 in the report. He committed to ensure that the two safe routes to school mentioned there would be pursued as a priority.

On a motion from Councillor Dine Romero, seconded by Councillor Paul Crossley, it was

RESOLVED

(1) To AGREE that the Council should continue to seek to encourage more sustainable methods of home to school transport, particularly an increase in cycling;

(2) To AGREE that the Council should encourage the promotion of safe cycling routes to school as an alternative to using the car where there is a safe route to do so and that the feasibility of establishing the following two routes should be investigated.:-

a) Between Bishop Sutton and Chew Valley School.

b) Between Compton Dando and Marksbury.

(3) To AGREE with effect from September 2014 a phased withdrawal of subsidised home to school transport services for new starters attending denominational schools from September 2014 who would not qualify under other home to school policy subsets, (e.g. as a low income family) save in the case of children with siblings currently at the school. This option would not affect students who currently attend the school, only new pupils joining in September 2014. The anticipated savings from this withdrawal would be seen over a number of years can be found in the table in 3.2.5.

(4) To AGREE to maintain the budget to provide transport for Children in Care [circa £70,000] for the foreseeable future; and

(5) To ASK Passenger Transport Services to review home to school transport routes on a termly basis to ensure best value for money and that home to school transport bus routes are as efficient and effective as possible. This should also include liaising with parents/carers of students who have Special Educational Needs to consider whether it is appropriate for them to receive independent travel training and a personalised transport budget to arrange their own transport which may be more suitable for their needs, similar to the system used at Coventry City Council.

179 BUS PRIORITY MEASURES IN DORCHESTER ST, MANVERS ST AND PIERREPOINT ST., BATH

Councillor Brian Webber in a statement [*a copy of which is attached to the Minutes as Appendix 18 and on the Council's website*] said that the rationale for the partial closure of Dorchester Street was baffling. He observed that the proposal would leave the road fully open to traffic during the morning and evening rush hours. He appealed to Cabinet to take no action until proper figures were obtained to bear out the assumptions in the report.

David Redgewell (South West Transport Network) in a statement [*a copy of which is attached to the Minutes as Appendix 19 and on the Council's website*] fully supported the proposed closure. He pointed out however that the existing bus shelter was in the wrong place and must be moved if serious accidents involving pedestrians were to be avoided.

Councillor Brook Whelan in an *ad hoc* statement warned the Cabinet that if the proposals went ahead hundreds more cars would be forced into Widcombe and the A36. He urged Cabinet to take no action until a prediction of traffic impacts had been conducted.

Councillor Ben Stevens in an *ad hoc* statement said he was pleased that the Cabinet was about to take this brave step but he was very concerned about the possible impact on traffic volumes in Widcombe and was disappointed that this was being tackled before the Rochester Road scheme was in place.

Councillor Tim Warren in an *ad hoc* statement observed that the proposals would not affect peak time traffic but it would affect tourist traffic. He felt that it would not make a good pedestrian scheme.

Councillor Roger Symonds introduced the item. He emphasised that the proposals would improve bus punctuality and congestion. He reminded Cabinet of their priorities for transport: foot, bike, bus, car. The proposals were fully in line with these priorities. He referred to the statement made by Councillor Ben Stevens by saying that he was unable to give absolute assurances about the impact on traffic flows in Widcombe and elsewhere in the city, but he promised that the proposals would be reversed if the impact proved to be unacceptable. He assured Councillor Stevens that he was determined that the Rochester Road scheme would be completed. He agreed with David Redgewell and confirmed that the bus shelter was in the process of being moved to a safer location.

Councillor Symonds explained that the proposal he would move would be different from the recommendations as printed in the report; in recommendation (1) the prohibition would be in place from 10am to 6pm, not 4pm as printed. He moved the amended recommendations.

Councillor Paul Crossley seconded the proposal which he said would bring great benefit to the city and to the transport interchange. The bus interchange in particular would become one of the best in the country. He explained that it was not yet possible to include the West Way traffic in the proposals because that would be vulnerable to criticism that it was entrapment.

Councillor Tim Ball observed from personal experience how difficult it was to cross the road near the bus station.

On a motion from Councillor Roger Symonds, seconded by Councillor Paul Crossley, it was

RESOLVED (unanimously)

(1) To AGREE that an Experimental Traffic Regulation Order be implemented under the Road Traffic Regulation Act 1984 for a maximum period of 18 months to evaluate the impact of prohibiting the driving of vehicles except buses and taxis in an eastbound direction on Dorchester Street between 10am and 6pm and allowing right turn only out of Manvers St car park;

(2) To AGREE that the eastbound carriageway of Dorchester Street be designated as a bus lane for the purposes of civil enforcement using CCTV cameras under the Transport Act 2000; and

(3) To DELEGATE authority to the Divisional Director for Environmental Services to make changes to the Experimental Order in consultation with the Cabinet Member for Transport and also delegated authority to use the Council's bus lane enforcement powers.

**180 BATH & NORTH EAST SOMERSET PLACEMAKING PLAN ISSUES & OPTIONS
- UPDATE REPORT**

Peter Duppa-Miller (Secretary of the Town and Parish Councils Association and Clerk to Combe Hay Parish Council) in an *ad hoc* statement assured Cabinet that the Parish Councils were extremely eager to support the proposals in a practical way.

Councillor Tim Ball in proposing the item explained that this paper was a progress report and would lead up to the launch of the Plan at the May Cabinet. The Council was working closely with Town and Parish Councils and with local communities. He thanked Peter Duppa-Miller for his warm endorsement of the proposals.

Councillor Paul Crossley seconded the proposals which he felt would facilitate development of key areas and would safeguard the ethos of the area.

Councillor Cherry Beath welcomed the proposals which she said would draw on the progress made by the Council under the Localism Act, and would involve communities and Parish Councils. There had been a real need for the proposals.

On a motion from Councillor Tim Ball, seconded by Councillor Paul Crossley, it was

RESOLVED (unanimously)

(1) To NOTE that the preparation of the Placemaking Plan will be formally launched in May 2013 with the publication of the Launch Document.

181 COMMENTS ON SOMERSET MINERALS PREFERRED PLANNING OPTIONS CONSULTATION

Councillor David Martin in a statement [*a copy of which is attached to the Minutes as Appendix 20 and on the Council's website*] welcomed the Cabinet's response to the Somerset consultation. He expressed unease about unproven and potentially high risk processes, and the potential for damage to the deep water sources supplying the hot springs in Bath.

George Bailey had registered to speak but had not been able to stay for the item. He had however submitted his statement. The Chair instructed that the submission be treated as having been tabled at the meeting [*a copy of which is attached to the Minutes as Appendix 24 and on the Council's website*].

Councillor Charles Gerrish in an *ad hoc* statement said that he too was concerned about the impact of the Somerset proposals. He felt that the onus should be on the applicant to prove that there would be no impact on the hot springs before being allowed to proceed. He agreed wholeheartedly with the proposed response.

Councillor Tim Ball thanked the previous contributors for their support. He confirmed that Cabinet would strongly resist the Somerset proposals. The hot springs were the economic life blood of the city and must be protected. He moved the recommendations as published.

Councillor Paul Crossley seconded the proposal. He welcomed the cautious approach being taken and shared the continuing concern expressed by many.

Councillor Cherry Beath agreed with the points made by the previous contributors and emphasised the protecting the hot springs was critical for the economic wellbeing of the whole area.

On a motion from Councillor Tim Ball, seconded by Councillor Paul Crossley, it was

RESOLVED (unanimously)

(1) To AGREE that the assessment forms the basis of the response to the consultation on the Minerals Plan Preferred Options Paper to be forwarded to Somerset County Council to inform the preparation of Somerset County Council's Pre-submission Minerals Plan.

182 HIGHWAY STRUCTURAL MAINTENANCE CAPITAL PROGRAMME FOR 2013/2014

Peter Duppa-Miller (Secretary of the Town and Parish Councils Association) in an *ad hoc* statement welcomed the list of 72 proposed works. He asked the Cabinet to agree the proposals.

Councillor Roger Symonds gave credit to the highways officers who were the key players in maintaining this key asset over the years. He moved the proposals.

Councillor Paul Crossley seconded the proposal. He observed that the proactive approach avoids having to make reactive repairs which would cost more in the long run. It also protected riders from injury and damage to their bikes and cars. He was delighted to note that pothole complaints had reduced by 90%.

On a motion from Councillor Roger Symonds, seconded by Councillor Paul Crossley, it was

RESOLVED (unanimously)

- (1) To AGREE the Highway Structural Maintenance Programme for 2013/14; and
- (2) To DELEGATE authority to the Divisional Director, Environmental Services and the Service Manager, Highways to alter the programme, in consultation with the Cabinet Member for Transport, as may prove necessary during 2013/14 within the overall budget allocation.

183 GREATER BRISTOL METRO PROJECT

Duncan Hounsell (Saltford Station Campaign) in a statement [*a copy of which is attached to the Minutes as Appendix 21 and on the Council's website*] said that the Campaign group was delighted to hear that the Council was imminently about to commission the High Level Output Assessment funded by Cabinet at its June 2012 meeting. He asked for his group to be kept informed of progress. The group was also delighted that Cabinet was about to agree funding of £124K towards the Metro West project, which would include half-hourly services for Keynsham, Oldfield Park and Bath Spa and which would be a pre-cursor for these same services for Saltford.

David Redgewell in a statement [*a copy of which is attached to the Minutes as Appendix 19 and on the Council's website*] expressed concern. He felt that the legal mechanisms and the timescales were out of synchronisation. The report should therefore be updated.

Councillor Roger Symonds in proposing the item, observed that the proposals were specifically about Metro West and did not refer to specific stations. However, the intention was to build or improve stations all along the line.

Councillor Paul Crossley seconded the proposal by observing that the proposals were an opportunity to improve services from Bristol. He acknowledged that there were risks involved, but felt that they were worth taking in order to achieve the partnership working which was essential to the project.

Councillor David Dixon welcomed the potential impact on Keynsham and Oldfield Park. It was essential to provide alternatives to the car. He had himself been occasionally frustrated by the long wait for trains between Keynsham and Bath.

On a motion from Councillor Roger Symonds, seconded by Councillor Paul Crossley, it was

RESOLVED (unanimously)

(1) To APPROVE the capital expenditure of £124,000 in 2013/14 as this authority's contribution to the preparation costs for this financial year for the rail improvements promoted by the West of England Metro West Rail Project (subsequent contributions will be subject to further approvals);

(2) To DELEGATE authority to the Divisional Director for Planning & Transport Development in consultation with the Cabinet Member for Transport to finalise the Joint Working Agreement to cover this project; and

(3) To DELEGATE authority to the Divisional Director for Legal and Democratic Services to enter into the Joint Working Agreement on behalf of the Council.

184 BATH TRANSPORT STRATEGY

David Redgewell in a statement [*a copy of which is attached to the Minutes as Appendix 19 and on the Council's website*] asked the Cabinet to ensure adequate consultation about the proposals. Although he supported the proposals, he reminded Cabinet that bus usage was increasing and that more passengers were disabled. He also wished to highlight the issue of high fares.

Councillor Roger Symonds observed that the thinking for this item had begun with a conference the previous September. Although there had been limited stakeholder presence, the debate had been started. The strategy was not about a few isolated streets, but was an integrated approach. In moving the proposals, he observed that he was happy to support the commitment to approximately £140K of work in due course.

Councillor Paul Crossley seconded the proposal. He welcomed the clear, deliverable strategy.

On a motion from Councillor Roger Symonds, seconded by Councillor Paul Crossley, it was

RESOLVED (unanimously)

(1) To SUPPORT the need for a Bath Transport Strategy as set out in the report; and

(2) To APPROVE funds of approximately £140,000 to complete this work in due course.

185 B&NES PROCUREMENT STRATEGY - 2013 TO 2018

Councillor David Bellotti introduced the item by pointing out to Cabinet that the proposals were hugely different from the existing strategy. He was determined to ensure that the community received best value. He quoted as an example the Keynsham Regeneration project, for which the Cabinet had insisted on selecting a company with green credentials, which would engage with local businesses when sourcing its own purchases. This had brought money into the local economy. The basic principle he was proposing was that for any purchase over £25K, local businesses must be given the first opportunity to quote. The principles were explained in paragraph 5 of the report. He moved the proposals.

Councillor Paul Crossley in seconding the proposal welcomed the exciting change to procurement principles which he felt would set an example to authorities all over the country. He congratulated Jeff Wring (Divisional Director, Risk & Assurance) for devising the new approach.

Other Cabinet members expressed their keen support for the new strategy because of its benefits to the local economy and the example it would set to other businesses.

On a motion from Councillor David Bellotti, seconded by Councillor Paul Crossley, it was

RESOLVED (unanimously)

- (1) To ADOPT the Procurement Strategy for the period 2013 – 2017;
- (2) To AGREE that the five key principles laid out in the strategy should guide all procurement activities over this timeframe; and
- (3) To AGREE that the actions outlined in the strategy are to be implemented with effect from April 2013 and updates on progress will form part of the corporate performance management arrangements and also be subject to Cabinet review.

186 REVIEW AND EVALUATION OF OLYMPICS AND CULTURAL OLYMPIAD EVENTS AND PROJECTS 2012

Councillor David Dixon introduced the item by showing part of a 10-minute DVD [*a copy of which can be seen on the Council's website as a link from the minutes*] to which he provided a brief commentary. He explained that all the activities which took place over the whole period had cost only £1 per participant. The events had been a great source of pride for the whole area. He moved the recommendations.

Councillor Paul Crossley seconded the proposal. He thanked the teams all across the Council who had worked together with communities to celebrate the Olympics, Paralympics and Jubilee.

Councillor Cherry Beath said that the celebrations had been a tremendous occasion. She was pleased that during that 2-week period, the drop in tourism had been relatively small.

On a motion from Councillor David Dixon, seconded by Councillor Paul Crossley, it was

RESOLVED (unanimously)

- (1) To AGREE that the achievements of the Council and its partners and communities should be acknowledged and celebrated; and
- (2) To ENCOURAGE Officers to build on the achievements of 2012, improving cross-departmental working on events and using the success of 2012 projects to strengthen work with local communities.

187 HERITAGE SERVICES BUSINESS PLAN 2013-2018

Councillor Cherry Beath introduced the report which showed how the service would generate more income with reduced costs. It was a cohesive strategy for improvement. She drew attention to the plans for the Roman Baths Learning Centre; a Visitor Management System; and the Assembly Rooms dilapidation project. She

moved the proposals to note the report and to approve the capital budgets for the 3 projects.

Councillor Paul Crossley seconded the proposal. He fully supported protecting the heritage assets of the area.

On a motion from Councillor Cherry Beath, seconded by Councillor Paul Crossley, it was

RESOLVED (unanimously)

(1) To APPROVE the Heritage Services Business Plan 2013-2018; and

(2) To APPROVE the capital budgets for the Visitor Management System, Roman Baths infrastructure and Assembly Rooms dilapidations projects in the Council's Capital Programme for 2013/14 and 2014/15.

188 WEST OF ENGLAND LEP - REVOLVING INFRASTRUCTURE FUNDING

Councillor Charles Gerrish in an *ad hoc* statement welcomed the opportunity for the Council to maximise its income. He observed however that only £5.1M had been identified for flood mitigation, and this did not include any consideration of the effects down-stream in places such as Keynsham, where the flood plain there could be very adversely affected if the water flow was speeded up by the Bath flood mitigation.

David Redgewell in a statement welcomed the proposals which he said had been 10 years in preparation. He felt the proposals would enable another key part of the river regeneration. He was however disappointed that transport, equalities, housing and employment issues had not been mentioned at all in the report.

Councillor Cherry Beath thanked the previous speakers for their contributions. She observed that the flood mitigation measures would support local jobs, encourage the economy and provide affordable housing. She reassured Councillor Gerrish that measures for flood mitigation in Keynsham were being considered. She moved the proposals which would enable the first phase of the regeneration of the sites.

Councillor Paul Crossley seconded the proposal. He said that the points raised by Councillor Gerrish would receive a response and assured him that the present proposals would not impact negatively on Keynsham. The use of this funding would enable the Council to bring forward its regeneration of the river corridor and the public walkways would totally revolutionise the area.

Councillor David Bellotti said that the visual improvement of the area would be evident very quickly and welcomed the use of the fund to achieve this.

Councillor Tim Ball said in response to Councillor Gerrish's concerns that the Environment Agency had been involved in the plans from the very start and would ensure that there were no negative impacts down river. He was delighted by the prospect that the gas tower would at last be removed.

On a motion from Councillor Cherry Beath, seconded by Councillor Paul Crossley, it was

RESOLVED (unanimously)

(1) To AUTHORISE the Strategic Director for Place in consultation with the Cabinet Member for Sustainable Development and Strategic Director for Resources to enter into contracts with the LEP for RIF funding agreements (including drawdown and

repayment schedules subject to the Council's Capital Governance approval process for the first 3 priority scheme bids):

(a) Decommissioning and decontamination of the Windsor Gas Station: to enable removal of the HSE restriction on development at Bath Western Riverside and other sites in the Windsor Bridge area.

(b) The construction of a new road and pedestrian bridge to replace the Destructor Bridge at BWR: to provide access to the BWR western site.

(c) The provision of flood mitigation works for the enterprise area, comprising river and landscape works between Churchill Bridge and Midland Bridge.

(2) To AUTHORISE the Strategic Director for Place in consultation with the Cabinet Member for Sustainable Development and Strategic Director for Resources to enter into Contract with Crest (by extending the current Corporate Agreement) to use RIF for decommissioning of the Gas Holder on the basis of a policy based loan at an appropriate market rate for a maximum of five years on the grounds of economic development; and

(3) To APPROVE the schemes set out above as Capital Projects in the 2013/14 Capital Programme to covert from in-principle to fully approved now the business case for the investment has been completed.

189 SCHOOL TERM AND HOLIDAY DATES 2014-15 ACADEMIC YEAR

Councillor Dine Romero explained that it was a statutory responsibility for the Council to decide and publish its term dates. There would be 190 school days plus 5 inset days, in terms of more equal lengths.

Councillor Paul Crossley seconded the proposal.

On a motion from Councillor Dine Romero, seconded by Councillor Paul Crossley, it was

RESOLVED (unanimously)

(1) To ADOPT the School Term and Holiday dates for the 2014-15 academic year;

(2) To ACKNOWLEDGE that good school attendance and the link with good outcomes for children and young people; and

(3) To SUPPORT schools in encouraging parents to take holidays out of term time.

190 PRIMARY SCHOOL ADMISSIONS CRITERIA 2014-15 ACADEMIC YEAR

Councillor Dine Romero explained that it was a statutory responsibility for the authority to publish the criteria and operate them consistently across the authority. She explained the principles involved and moved the adoption of the criteria.

Councillor Paul Crossley seconded the proposal.

On a motion from Councillor Dine Romero, seconded by Councillor Paul Crossley, it was

RESOLVED (unanimously)

(1) To ADOPT the primary admission criteria for the 2014-15 academic year.

191 CAPITAL PROJECT APPROVALS AND UPDATES - SCHOOLS SCHEMES

Councillor Dine Romero explained the 3 projects which it was intended to support with capital funding. She moved the recommendations as printed in the report.

Councillor David Bellotti seconded the proposal.

Councillor Paul Crossley welcomed the range of schools into which the capital funds would be invested.

Councillor Tim Ball was particularly pleased to note the funding for St Michael's School special needs facility and appealed to Cabinet to bear in mind that children with special needs must not be excluded from the benefits enjoyed by other children.

On a motion from Councillor Dine Romero, seconded by Councillor David Bellotti, it was

RESOLVED (unanimously)

(1) To AGREE that the projects put forward for approval are in line with Children's Services capital programme priorities; and

(2) To APPROVE Capital allocations for inclusion in the Capital Programme 2013/14 for projects at the following schools:

- Chew Magna Primary School
£208,000 – Replacement of temporary classrooms
- Bathampton Primary School
£30,000 – Land purchase
- St Michaels C of E Junior School
£143,000 – Remodelling of special needs facility

The meeting ended at 10.28 pm

Chair _____

Date Confirmed and Signed _____

Prepared by Democratic Services

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Cabinet Single-Member Decisions and Responses to Recommendations from PDS Panels

published 5-Apr-13 to 26-Apr-13

Further details of each decision can be seen on the Council's Single-member Decision Register at <http://democracy.bathnes.gov.uk/mgDelegatedDecisions.aspx?&dm=3>

Date	Decision Maker
Reference	Title

28-Mar-13 Cllr Cherry Beath

E2492 Response to PDS Review - River Corridor Scrutiny Inquiry Day

The Cabinet member responded to the Panel's recommendations

09-Apr-13 Cllrs Paul Crossley, Simon Allen

E2547 Fairer Contributions Policy 2013/14 - Policy Updates

The Cabinet Members agreed the changes relating to the minimum income threshold buffer and the Disability Related Expenditure

17-Apr-13 Cllr Roger Symonds

E2536 Newbridge/Weston/Lansdown(part), Kingsmead(part) 20mph TRO

The Cabinet Member agreed, subject to scheme delivery proposals being approved through the PID process, (1) to approve the scheme as advertised; (2) to inform the objectors accordingly.

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Bath & North East Somerset Council		
MEETING:	Cabinet	
MEETING DATE:	8th May 2013	EXECUTIVE FORWARD PLAN REFERENCE:
		E 2411
TITLE:	B&NES Community Infrastructure Levy	
WARD:	All	
AN OPEN PUBLIC ITEM		
List of attachments to this report:		
Annex 1 - Preliminary Draft Charging Schedule in April 2012		
Annex 2 - Key issues arising from the public consultation on the PDCS		

1 THE ISSUE

1.1 This report outlines the next steps required in the preparation of a Community Infrastructure Levy (CIL) for Bath & North East Somerset.

2 RECOMMENDATION

That the Cabinet:

2.1 notes the work required on preparing a draft CIL Charging Schedule as set out in para 5.7 of this report, and

2.2 agrees the revised programme for the preparation of the Bath & North East Somerset Community Infrastructure Levy and the consequential amendment to the Local Development Scheme.

3 FINANCIAL IMPLICATIONS

3.1 CIL has the potential to make an important contribution to the funding of infrastructure needed to support the District's growth aspirations as set out in the Core Strategy. It is estimated that CIL could yield around £ 21 million up to 2029. This is the total estimated figure and a proportion of this will be passed to local communities to spend on improvements in their area. The latest Regulations state that the neighbourhood areas (or Parishes) with an adopted Neighbourhood Plan will receive 25% of the CIL collected and the neighbourhood areas (or Parishes) with no adopted Neighbourhood Plan will receive 15% (but capped at £100 / dwelling) (see also para 5.5 in the Report below). This is based on the housing projections by the Strategic Housing Land Availability Assessment (SHLAA), CIL Rate £100 /m² (Rate from the Preliminary Draft Charging Schedule) and 70m² per dwelling. Therefore it is only an indicative figure.

- 3.2 CIL can only be levied if there is a funding gap for infrastructure provision. The Infrastructure Delivery Plan (IDP) identifies the infrastructure required from a broad range of Service Providers and statutory undertakers to deliver the District's plans for growth in the Core Strategy. This has been updated to reflect the changes to the Core Strategy agreed by Council on 4th March 2013. The IDP is continually being updated and refined and is not a formal investment programme. It will be subject to prioritisation, influenced by the sequence of development and availability of funds.
- 3.3 The IDP confirms that there is a funding gap to which CIL will need to make a contribution. However CIL will not be the sole funding source. It will supplement other revenue streams such as New Homes Bonus, the Revolving Infrastructure Fund and HCA funding. New Homes Bonus is currently being used to help support frontline services. It will be vital to consider these issues in more detail as part of the next round of financial planning.
- 3.4 The preparation of CIL was funded by New Growth Point Funding up to 2012/13. From 2013/14, the on-going CIL work will be funded by the Local Development Framework budget.
- 3.5 Alongside setting the CIL charging schedule, work is underway to establish the Local Authority as a CIL Charging Authority. Charging Authorities will be able to use funds from the levy to recover the cost for setting up and administering the levy using up to 5% of their total receipts on administrative expenses.
- 3.6 The Council has secured nearly £20 million through s.106 agreements in the last 10 years. However, the current Planning Obligation SPD will need to be reviewed during 2012/13 to align it with CIL. This work will also need to be funded by the Local Development Framework budget during 2013/14.

4 CORPORATE OBJECTIVES

- *Promoting independence and positive lives for everyone*
- *Creating neighbourhoods where people are proud to live*
- *Building a stronger economy*

5 THE REPORT

Background

- 5.1 The Community Infrastructure Levy was introduced by Government to assist in providing infrastructure arising from new development. This was in part a response to the inadequacies in the way that s.106 planning obligations were being used to fund new infrastructure. The Planning Act 2008 confers the power to charge the CIL on certain bodies known as charging authorities. A local planning authority is the charging authority for its area. The CIL is in effect a tax on new development but it must not be set at a level which causes development to become unviable. The CIL is closely aligned with the Core Strategy which sets out the level of growth being planned for and the associated infrastructure requirement. The B&NES Core Strategy is underpinned by an Infrastructure Development Plan (IDP).

5.2 Planning obligations (s. 106 Agreements and unilateral undertakings) will continue to be required on individual developments to provide site specific mitigation. Whilst there is some scope for pooling S.106 contributions, they cannot overlap with CIL payments. It is therefore necessary to revise the B&NES Planning Obligations Supplementary Planning Document (SPD) and publish it alongside the CIL. To avoid overlap with s.106, a charging authority must prepare a list of infrastructure projects or types of infrastructure that it intends will be, or may be, wholly or partly funded by the CIL. This list is described as '**Regulation 123 Statement**' and covers the provision of new infrastructure rather than remedying existing deficiencies. The scope of what can be provided through s.106 obligations will be reigned back in April 2014 to avoid overlap with CIL as set out in the CIL regulations.

5.3 CIL applies to net increases in floorspace and is charged at a rate per m². Charging authorities must produce a **charging schedule** that sets out the rate or rates they will charge. They are required to consult their residents and other interested parties in setting their rate(s) and those rate(s) must be supported by evidence. Draft Charging Schedules must undergo consultation and be examined by an independent examiner who will assess whether the legislation has been complied with and that the rates that are proposed will support rather than harm the delivery of new development. The CIL is a tax on new development and must not be used as a policy tool such as to encourage or discourage certain forms of development

B&NES CIL

5.4 B&NES published and consulted on a Preliminary Draft Charging Schedule (PDCS) in April last year. The PDCS was underpinned by a development viability assessment. The PDCS is reproduced in Annex 1 for information. Key issues arising from the public consultation are set out in Annex 2.

5.5 Local authorities are required to pass a meaningful proportion of CIL receipts to local neighbourhoods where development takes place. This requires the Council to establish a formal process. According to the latest amendment to the Regulations, the neighbourhood areas (or Parishes) with an adopted Neighbourhood Plan will receive 25% of the CIL collected and the neighbourhood areas (or Parishes) with no adopted Neighbourhood Plan will receive 15% (but capped at £100 / dwelling). However, the Council is encouraging local communities to work in partnership on the Placemaking Plan as a more effective and efficient approach to Neighbourhood Planning. The Council will need to consider this issue in the proportion of CIL funds devolved to local communities.

5.6 The CIL rate also has implications for a number of Council functions and these implications will need to be carefully considered in the preparation of the DCS.

5.7 In light of the above, the key elements of work required in order to prepare a Draft Charging Schedule are;

- **Update the development viability assessment:** The original assessment of development viability was undertaken in Feb. 2012. This needs to be updated taking into account the latest information such as build costs, house sales, and revised affordable housing requirements. The NPPF states that development delivery should not be threatened by the CIL level.
- **Prepare a 'Regulation 123 list':** This will be based on the Infrastructure Delivery Plan (IDP) which underpins the Core Strategy and sets out the

infrastructure requirements that CIL will be spent on. The Regulation 123 list is now required to be examined alongside the CIL. Examination of the Infrastructure spend is a significant change in that the council now has to agree which projects will be funded or partly funded by CIL before the Draft Charging Schedule consultation (although the Reg 123 list can subsequently be revised and updated). Whilst preparatory work can progress, it is unwise to agree the Reg 123 list and DCS prior to receiving the Inspector's report since the scale and location of new development are still subject to examination. The Inspector's report is likely to be received in September/October 2013.

- **Consider charging options**, taking account of the comments received on the PDCS and the updated viability assessment and the implications in particular for office, retail development and the variation in viability across the District.
- **Update the Planning Obligations Supplementary Planning Document (SPD)**: This will need to be done alongside the preparation of the CIL Draft Charging Schedule. The Council will need to demonstrate at examination how CIL and s.106 will operate together.
- **Targeted early Stakeholder engagement** – The business sectors and community groups have expressed particular concerns over the PDCS. Since the Core Strategy supports economic growth, and because of the direct relevance of CIL to the business community, it would be essential to involve the business sector at an early stage.
- Consider the **meaningful proportion** to be given to local communities

Programme

5.8 The current programme envisages the publication of DCS in June/July 2013. However, in light of the issues described above, a revised programme for the preparation of CIL is recommended as set out below. This gives time for the necessary work to be undertaken and ensures alignment with the Core Strategy programme.

Proposed revised programme timetable

Key Stage	Date
Preparation of the DCS alongside the Core Strategy hearings and the Placemaking Plan	Up to Nov 2013
Expected receipt of Inspector's Report on the Core Strategy	Oct 2013
Agree Draft Charging Schedule	Dec 2013
Public Consultation on Draft Charging Schedule	Jan- Feb 2014
The Draft Charging Schedule submitted to the Secretary of State.	April 2014
<i>Draft Charging Schedule examined in public by an independent inspector.</i>	June 2014

<i>The independent examiner's makes recommendations.</i>	Aug 2014
<i>The final version of the document adopted by the council</i>	October 2014

5.9 The impact of this delay means that the CIL will not be adopted until autumn 2014, six months after Planning Obligations are scaled back in April 2014. The financial impact depends on when sites are granted planning permission. It is anticipated in the SHLAA that some major development sites will be granted planning permissions in 2014/15. Therefore, there is some risk of revenue loss due to the revised programme if planning permissions are granted for major developments before the adoption of the CIL. Nevertheless, site specific obligations would continue to be covered by s.106 but there would be some uncertainty for off-site contributions such as school provisions.

6 RISK MANAGEMENT

6.1 The report author and Lead Cabinet member have fully reviewed the risk assessment related to the issue and recommendations, in compliance with the Council's decision making risk management guidance.

7 EQUALITIES

7.1 An EqlA has not been completed at this stage but will be required when the Draft Charging Schedule & Reg 123 List are prepared.

8 RATIONALE

8.1 The CIL delivers additional funding for charging authorities to carry out a wide range of infrastructure projects that support growth and benefit the local community. The levy cannot be expected to pay for all of the infrastructure required, but it is expected to make a significant contribution. Establishing a CIL tariff will give developers certainty on what they will have to pay. It will also spread the cost of providing infrastructure across a wider range of developments, including the cumulative impact of small schemes, which may not have previously contributed under s.106 arrangements. CIL is a levy on all eligible development which is different from the site specific nature of s.106 obligations. This is important as from April 2014 it will no longer be possible to pool contributions (limited to 5 schemes) gained through s.106 as set out in the CIL regulations, so the council would no longer be able to fund some educational, open space or transport contributions in the way it currently does if it does not introduce CIL.

9 OTHER OPTIONS CONSIDERED

9.1 Preparation of CIL is not obligatory. However, the funding that the Council can secure from new development under s.106 will be significantly scaled back from 2014. Therefore not producing CIL is not considered appropriate.

10 CONSULTATION

10.1 *Ward Councillor; Cabinet members; Parish Council; Town Council; Policy Development and Scrutiny Panel; Other B&NES Services; Service Users; Local*

Residents; Community Interest Groups; Stakeholders/Partners; Other Public Sector Bodies; Section 151 Finance Officer; Chief Executive; Monitoring Officer

11 ISSUES TO CONSIDER IN REACHING THE DECISION

11.1 Social Inclusion; Customer Focus; Sustainability; Property; Corporate; Other Legal Considerations

12 ADVICE SOUGHT

12.1 The Council's Monitoring Officer (Divisional Director – Legal and Democratic Services) and Section 151 Officer (Divisional Director - Finance) have had the opportunity to input to this report and have cleared it for publication.

Contact person	<i>David Trigwell, 01225 394125 Simon de Beer 01225 477616</i>
Sponsoring Cabinet Member	<i>Councillor Tim Ball</i>
Background papers	<i>Development Viability Assessment 2012 B&NES Core Strategy (as amended March 2013) B&NES Infrastructure Delivery Plan 2013</i>
Please contact the report author if you need to access this report in an alternative format	

ANNEX 1: APRIL 29012 PRELIMINARY DRAFT CHARGING SCHEDULE

DEVELOPMENT TYPE	CIL RATE	
Residential (Class C3) (including sheltered accommodation)	Residential Zone A Bath Bath North and East Chew Valley West Bath North/West/South Chew Valley East Keynsham Norton Radstock	£ 100 m ²
	Residential Zone B Bath Rural/Bathavon	£ 200 m ²
Office	£ 30 m ²	
Hotel	In Bath £100 m ²	
	Outside Bath £ nil m ²	
In-centre/High Street Retail	Bath city centre	£150 m ²
	Other centres	£ nil m ²
Out-of and Edge-of Centre Retail	<280m ²	£ nil m ²
	>280m ²	£150 m ²
Industrial and warehousing	£ nil m ²	
Student accommodation	On Campus £60 m ²	
	Off Campus £100 m ²	
Any other development	£ nil m ²	

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Annex 2 Cabinet Report (May 2013)
Community Infrastructure Levy
Preliminary Draft Charging Schedule Consultation (April – 8th June 2012)

Summary comments

	Key issues
General	
Buffer below maximum rates	The proposed rates are set with a 30% buffer below the maximum viable rates, but it should be set with a 50% buffer offering protection to the affordable housing and taking into account abnormal costs dealing with brownfield developments. (as demonstrated by Bristol CC)
Map	Areas should be shown clearly on OS based map
Core Strategy	The draft Core Strategy is being examined by the Inspector. The plan used for CIL therefore is not an up to date development plan and does not give robust evidence on infrastructure needs and viability.
Development with outline permissions	CIL should not be chargeable on 'reserved matters' planning permissions if outline planning permission was granted prior to CIL coming into force.
Infrastructure requirements	
Funding gap	No sufficient evidence for the funding gap. The infrastructure requirements cited in the PDCS are site specific requirements and don't justify the preparation of the CIL. The gap indicated is smaller than presented. No consideration of other source of funding. No indication of projected income.
Phasing of payments	
	General support on the instalments policy, however it could be improved by allowing the liability for instalments over a longer period of time for larger developments, potentially linking with completion or occupation for the last instalment.
CIL v. s.106	
Combined impact with CIL and s.106	Developers are unable to assess the combined impact of CIL and s.106 in relation to any schemes which they have in the pipeline. Commenting on the rates is therefore fairly academic.
Spending	
Spending	Not clear who will spend the money and how.
A meaningful proportion	What is the meaningful proportion?
Local communities	How is it going to be defined? What will happen if the development affects over two or more community areas?
CIL charging rates	
Residential	
Residential rates	Significant concerns over the proposed rates for residential development - High levy may undermine the delivery of not only affordable housing but also market housing in general.
Two rates	Too simplistic and its consequence detract from the credibility of the entire proposal. The arbitrary grouping of the areas includes major differences of residual land values. There should be no difference in rate for CIL. Any difference will produce obvious irreconcilable issues of fairness, and will effectively manipulate market property values. A single rate is the only logical way forward.
Rural rates	The rate for rural areas should be lower than larger conurbations since very little off-site infrastructure is required.
Residential	Self-build houses should be exempted from CIL as announced by the Housing Minister.
Affordable Housing	
AH	Given that CIL is non-negotiable, if the level is not set appropriately then it could result in failing to achieve the emerging Core Strategy target of 35% affordable

	<p>housing. Further work needed as;</p> <ul style="list-style-type: none"> • Greater analysis of the strategic sites • More viability analysis at a more fine grained level • A separate charge for older person care and accommodation
Student Accommodation	
Student accommodations	<p>Development costs for student residence schemes can vary significantly depending on their nature and context. This is not reflected in the BNP Paribas viability report. (density, heights, development costs.)</p> <p>A general concern that the tariffs for both on campus and off campus student residence developments which the Council are seeking to impose, and the absence of phasing of the payment will potentially discourage investment in this sector.</p>
Student accommodations – differentiated rates	<p>The CIL regulations only allow differential rates where there is a different “intended use of development”. ‘On-campus’ and ‘off-campus’ are not justified because the intended uses for both cases are student accommodation.</p>
University development	<p>The proposed developments planned on the campus within the University’s Masterplan would be exempt from CIL if they are undertaken and managed by the University itself, and requests that the Council confirms that they accept this position.</p> <p>The Council must give notice that the discretionary relief is available, but it is unclear whether the Council has done so.</p>
Retail	
Retail	<p>The CIL regulations only allow differential rates where there is a different “intended use of development”. Retail rates with 280m² are not justified because small or large, the intended use is ‘retail’.</p>
Office	
Office	<p>£30M² for office development not justifiable, not based on robust evidence. Should be nil rates as recommended.</p> <p>On mixed use development scheme, it is often the residential floorspace that subsidises the unviable office development charge. It will undermine the delivery of housing including affordable housing.</p>
Industrial	
Industrial	<p>It is grossly unfair to exempt industrial development which generates road traffic.</p>
Viability Assessments / methodology	
General	<p>Overly simplistic and too optimistic over expected development costs. The extensive studies undertaken by BNP Paribas form the basis of the viability assessment and the subsequent Charging Schedule. The extent of this optimism leads us to conclude that the viability evidence is flawed particularly when taking into account exceptional development costs that exist in and around the City of Bath, being a WHS and the need to provide affordable housing without subsidy.</p>
Residential	<p>Some concerns over assumptions made in the Viability Assessment. eg. Benchmark Land Value, Residential Sales values, building costs, no allowance accounted for abnormal construction cost, etc.</p>

Bath & North East Somerset Council		
MEETING:	Cabinet	
MEETING DATE:	8th May 2013	EXECUTIVE FORWARD PLAN REFERENCE:
		E 2523
TITLE:	Grand Parade & Undercroft	
WARD:	All	
AN OPEN PUBLIC ITEM		
List of attachments to this report:		
1) Report on the viability and options for development of Grand Parade & Undercroft, April 2013		

1 THE ISSUE

- 1.1 In October 2012, the Cabinet agreed for the Chief Property Officer to produce a full viability appraisal and options report for the unique opportunity to develop the Grand Parade & Undercroft in the World Heritage City of Bath.
- 1.2 The viability appraisal shows that the Grand Parade & Undercroft project is a viable development opportunity only if it is delivered in four phases.
- 1.3 This Cabinet Report demonstrates the viability and sets out recommendations for phased delivery of the project.

2 RECOMMENDATION

The Cabinet agrees that:

- 2.1 To note the recommendations to deliver the overall project in phases as described in the attached Viability and Options report.
- 2.2 Phase 1 has full capital approval of £5.29m to be funded by Service Supported Borrowing. The final decision to proceed is delegated to the Chief Property Officer, Leader of the Council, Cabinet Member for Community and Resources and the S151 Officer.

- 2.3 The Chief Property Officer submits planning permission for Phase 1 – developing the Colonnades and Empire Colonnades into restaurant space(s), including re-opening of the access routes from Boatstall Lane, Parade Gardens and Slippery Lane.
- 2.4 A pre-let shall be agreed for the Phase 1 restaurant space(s) before the Council commits to construction works.
- 2.5 A licence shall be granted to a specialist market operator for Phase 2 – enhancing Bath Markets, including extending the market into the area of the Guildhall car park, and the possibility of providing planned street markets in High Street, Orange Grove and Grand Parade.

3 FINANCIAL IMPLICATIONS

- 3.1 As noted in the October 2012 Cabinet Report, the financial aspiration for the Grand Parade & Undercroft project is to help offset the running costs of the Guildhall, which is now being retained as office accommodation in the Workplaces Project.
- 3.2 It is proposed that a budget of £5.29 million be included in the Capital Programme for 2013/14 and 2014/15 to support the design and construction of Phase 1 (i.e. the Colonnades and Empire Colonnades), as well as the associated lease agreements.
- 3.3 It is proposed that Service Supported Borrowing (SSB) be used to fund the £5.29m Capital Programme.
- 3.4 As part of a soft market testing exercise 24 restaurant companies have been approached to determine if they are interested in having a restaurant in the Colonnades or Empire Colonnades. There have been 15 positive responses, plus five additional expressions of interest. The positive responses include several Michelin Star restaurants.
- 3.5 The soft market testing exercise has determined that the rental value of the Phase 1 restaurants will be between £25 and £35 per sqft.
- 3.6 The financial implications of this project within the first five years of operation are presented in the table below.

Rental Value (per sqft)	£25	£35
Annual Borrowing Cost (approx.) ¹	£214,000	£214,000
Annual Rental Income (approx.) ²	£300,000	£420,000
Net Annual Income (approx.)	£86,000	£206,000
Net Yield on Capital (approx.)	1.7%	4.0%
Net Business Rates (approx.) ³	£48,000	£67,000

Note 1: The borrowing costs and capital repayments have been calculated over a 50 year horizon

Note 2: There will be a rent review every 5-years

Note 3: The Council will be entitled to at least 33% of the new business rates, which equates to between £48k and £67k p.a.

- 3.7 For the associated projects, such as the works on Pulteney Bridge and Boat Dock, if they do prove viable, the intention will be to lever in external funding wherever possible.

4 CORPORATE OBJECTIVES

- *Creating neighbourhoods where people are proud to live*
- *Building a stronger economy*

5 THE REPORT

- 5.1 A detailed report on the viability and options for the Grand Parade & Undercroft is attached to this Cabinet Report. The executive summary from this report is reproduced below.

- 5.2 The Grand Parade & Undercroft project is a viable development opportunity only if it is delivered in four phases, namely:

- Phase 1 – the Colonnades and Empire Colonnades, including re-opening access routes via Boatstall Lane, Parade Gardens and Slippery Lane – this is an exciting and well supported development opportunity – a capital investment by the Council of £5.29m is expected to generate new revenue streams of over £300k p.a.
- Phase 2 – enhancing Bath Markets – this is important for creating a destination point, and should be developed in partnership with a Developer that specialises in Markets.
- Phase 3 – redeveloping Newmarket Row, including residential accommodation on the upper storeys – this should be considered further, in consultation with potential development partners, when the existing leases are near to expiry.
- Phase 4 – other associated development opportunities (e.g. Pulteney Bridge, Boat Dock) – subject to external funding.

- 5.3 There is positive support for the project from key stakeholders (including English Heritage, Bath Preservation Trust, Guildhall Market Traders, Empire Hotel Residents and Friends of Victoria Art Gallery).

- 5.4 The Environment Agency has been consulted about flood risks and managing public safety. They have also noted an aspiration to re-develop the Radial Gate (possibly into a Lock).

- 5.5 Design options have been prepared for minimum and maximum development schemes, albeit there are a multitude of options in-between these schemes.
- 5.6 The procurement strategy for Phase 1 and 2 has been agreed with the Council's Audit and Procurement Team.
- 5.7 The key activities for this project are presented in the table below.

Activity	By
Commence detailed design work	June 2013
Submit planning applications	November 2013
Planning permission granted	Spring 2014
Agree pre-let(s) for Phase 1	Spring 2014
Cabinet approval to start construction works	Spring 2014
Start construction works	Spring 2014
Phase 1 and 2 open for business	Christmas 2014

6 RISK MANAGEMENT

- 6.1 The report author and Lead Cabinet member have fully reviewed the risk assessment related to the issue and recommendations, in compliance with the Council's decision making risk management guidance.
- 6.2 A summary of the key risks (and mitigation strategy) is given in the table below.

No.	Risk	Mitigation Strategy
1	Unable to agree a pre-let from restaurant operator(s) for Phase 1.	Continue dialogue with restaurant companies as the design is developed to make sure the final product meets their requirements.
2	Impact of future letting voids on the annual revenue position.	Restaurant spaces form part of the overall commercial estate.
3	Significant objections to the development opportunity from key stakeholders and the general public.	Continue detailed consultation, particularly with planning authority, heritage groups and market traders.
4	Structural integrity of the existing buildings is unknown.	Carry out a condition survey of the buildings.

7 EQUALITIES

- 7.1 The project is expected to have a positive impact on Equalities by improving access to a key heritage site in Bath, including the Undercroft and potentially the Boat Dock river bank.
- 7.2 An EIA has been completed for the project. It is intended that the development will be fully inclusive.

8 RATIONALE

- 8.1 This project will make an extremely positive contribution to the Council's priorities by creating a new fully accessible destination point for the City of Bath.
- 8.2 This new destination point will both contribute to and benefit from its proximity to Bath Abbey, Parade Gardens, Bath Markets, Victoria Art Gallery and Guildhall.
- 8.3 This project will bring redundant and inefficient space back into use for community and commercial benefit.
- 8.4 All professional advice has been / will be procured in accordance with the Council's procurement rules.

9 OTHER OPTIONS CONSIDERED

- 9.1 None.

10 CONSULTATION

- 10.1 *Cabinet members; Other B&NES Services; Local Residents; Community Interest Groups; Stakeholders/Partners; Other Public Sector Bodies; Charter Trustees of Bath; Section 151 Finance Officer; Chief Executive; Monitoring Officer*
- 10.2 As predicted, this project has generated significant interest from stakeholders and the general public. With assistance from Creatrix, a specialist PR Consultancy (based in Bath), there have been positive meetings with the following groups:
- English Heritage (x4)
 - Bath Preservation Trust
 - Guildhall Market Traders (x2)
 - Empire Hotel Residents
 - World Heritage Steering Group

- Bath Tourism+
- Bath Improvement District
- Friends of Victoria Art Gallery

10.3 Subject to approval of this Cabinet Report, further meetings will be held with the key stakeholders to discuss the phased development approach. A further press release will also be issued to the wider community.

11 ISSUES TO CONSIDER IN REACHING THE DECISION

11.1 Social Inclusion; Customer Focus; Sustainability; Human Resources; Property; Corporate; Health & Safety; Other Legal Considerations

12 ADVICE SOUGHT

12.1 The Council's Monitoring Officer (Divisional Director – Legal and Democratic Services) and Section 151 Officer (Divisional Director - Finance) have had the opportunity to input to this report and have cleared it for publication.

Contact person	<i>Tom McBain, Chief Property Officer, t: 01225 477806</i>
Sponsoring Cabinet Member	<i>Councillor David Bellotti</i>
Background papers	<i>None</i>
Please contact the report author if you need to access this report in an alternative format	



Grand Parade & Undercroft
Viability & Options Report
April 2013

Making Bath & North East Somerset an **even** better place to live, work & visit

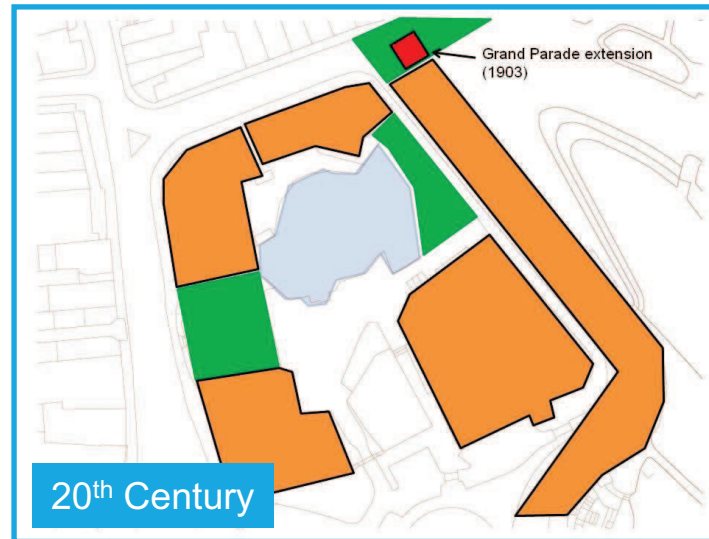
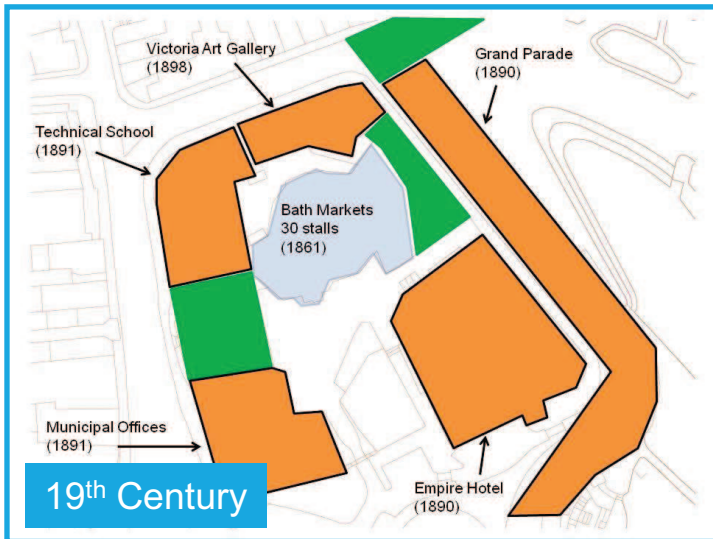
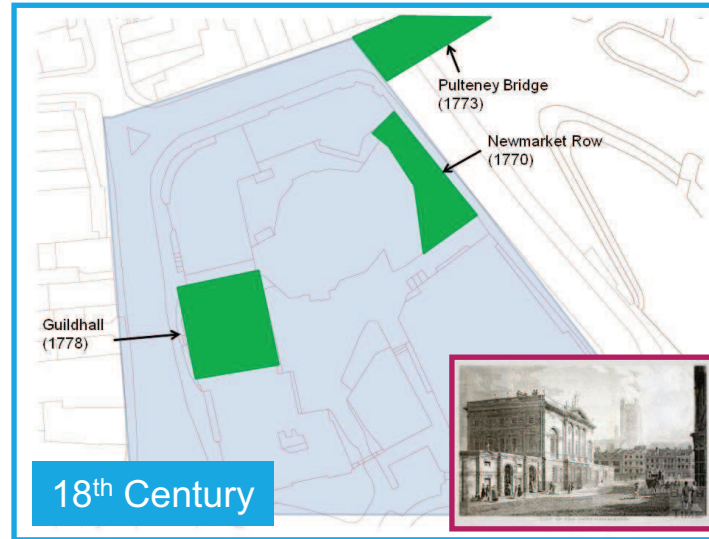
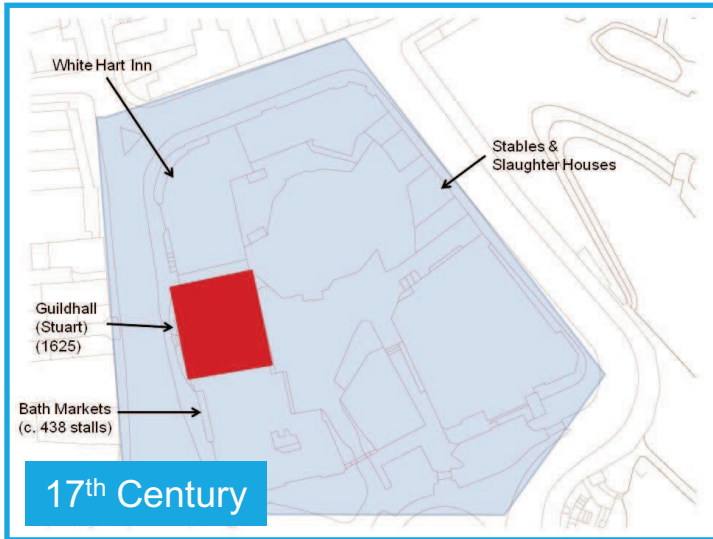
- Executive summary
- Objectives
- History of the site
- Consultation
- Legal title
- Design
- Development appraisal
- Procurement
- Risks
- Timeline



- The Grand Parade & Undercroft project is a viable development opportunity only if it is delivered in four phases, namely:
 - Phase 1 – the Colonnades and Empire Colonnades, including re-opening access routes via Boatstall Lane, Parade Gardens and Slippery Lane – this is an exciting and well supported development opportunity – a capital investment by the Council of £5.29m is expected to generate new revenue streams of over £300k p.a.
 - Phase 2 – enhancing Bath Markets – this is important for creating a destination point, and should be developed in partnership with a Developer that specialises in Markets
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 - Phase 4 – other associated development opportunities (e.g. Pulteney Bridge, Boat Dock) – subject to external funding
- There is positive support for the project from key stakeholders (including English Heritage, Bath Preservation Trust, Guildhall Market Traders, Empire Hotel Residents and Friends of Victoria Art Gallery)
- The Environment Agency has been consulted about flood risks and managing public safety. They have also noted an aspiration to re-develop the Radial Gate (possibly into a Lock)
- Design options have been prepared for minimum and maximum development schemes, albeit there are a multitude of options in-between these schemes
- The procurement strategy for Phase 1 and 2 has been agreed with the Council's Audit and Procurement Team

- Create a new fully accessible destination point for tourism and business within the City
- Retain the Guildhall as the Headquarters of the Council
- Enhance the community function space within the Guildhall
- Bring redundant space back into use for community and commercial benefit
- Enhance the Bath Markets
- Re-provision of up to 20 car parking spaces in an alternative location
- Maximise heritage potential
- Bring the river frontage alive, including the Colonnades and land adjoining the Boat Dock
- Offset the running costs of the Guildhall through the generation of revenue and (possibly) capital receipts

History of the Site



These plans show how the site has been continually developed over the last four centuries; thereby supporting the view that further development of this site is appropriate (as long as it is sympathetic).

It is proposed that an historical record of development for the site is produced as part of the project. This will also document any future development.

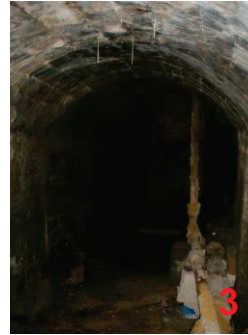
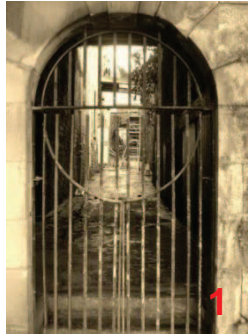
- There has been positive support for the project from key stakeholders
- Meetings have been held with the following stakeholder groups:
 - English Heritage (x4)
 - Bath Preservation Trust
 - Guildhall Market Traders (x2)
 - Empire Hotel Residents
 - World Heritage Steering Group
 - Bath Tourism+
 - Bath Improvement District
 - Friends of the Victoria Art Gallery
- Briefing sessions have also been held with:
 - B&NES Cabinet
 - B&NES Planning Authority
 - B&NES Heritage Services
 - Liberal Democrats Group
 - Conservative Group
 - Ward Councillors
- The Environment Agency has been consulted about flood risks and managing public safety. They have also noted an aspiration to re-develop the Radial Gate (possibly into a Lock).



- B&NES owns all of the freeholds necessary to procure a Development Partner
- Bath Markets are vested in B&NES under the Bath Corporation Act 1963, although there are no positive obligations on B&NES to provide a market in the Act
- The maximum term of a market lease is 7-years
- A developer could develop the market as licensee, the freehold of the Guildhall Markets could be retained by B&NES and the rental income received by B&NES could be assigned to the developer
- There are 32 tenancy agreements; 25 of which are protected by the Landlord and Tenant Act 1954
- A phasing strategy is required for vacant possession (based on B&NES commitment for continuity of business trading)



Design Access Options



Necessary Options

1. Boatstall Lane (re-open)
2. Parade Gardens (re-open)

Future Options

3. Slippery Lane (re-open)
4. Victoria Art Gallery stair (re-modelled)
5. Pulteney Bridge stair (new)
6. Grand Parade Stair (new)

Other Options

- 7) Footbridge
- 8) Park & Glide (Boat Service)

Issues

Security
DDA / Security

Ownership / DDA / Manhole / Security
DDA / Security
EH Concerns / Lottery Funding
DDA

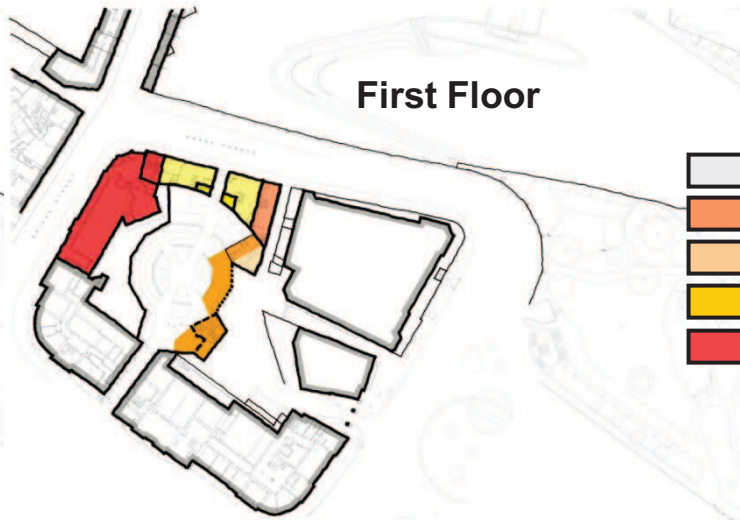
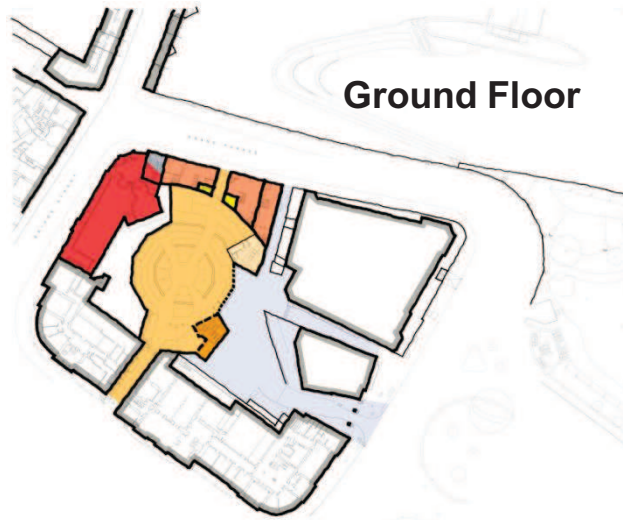
Viable?
To be explored

Design Minimum & Maximum Schemes

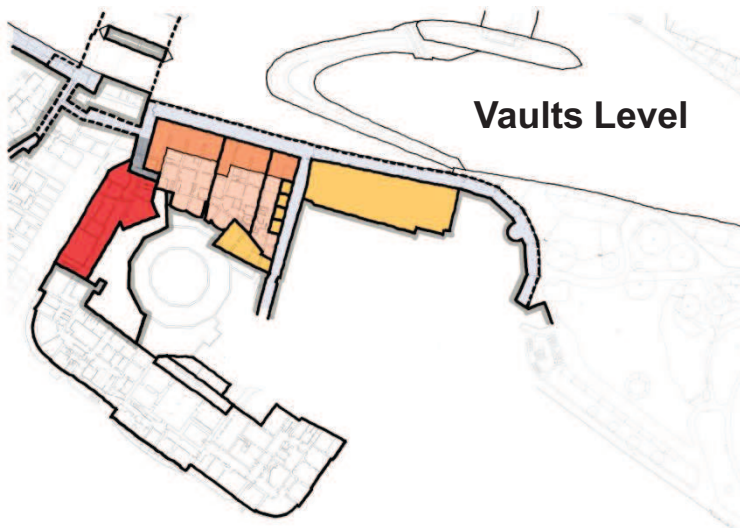
- Viability study has considered the Minimum and Maximum Schemes
- Multiple options between the Minimum and Maximum schemes
- Opportunity to Phase development to suit vacant possession, funding, etc
- Opportunity to Package development to suit Development Partner(s) expertise (i.e. commercial, residential, etc)



Design Minimum Scheme



- circulation / seating
- restaurant
- kitchen / service space
- market stalls
- Victoria Art Gallery



Scope

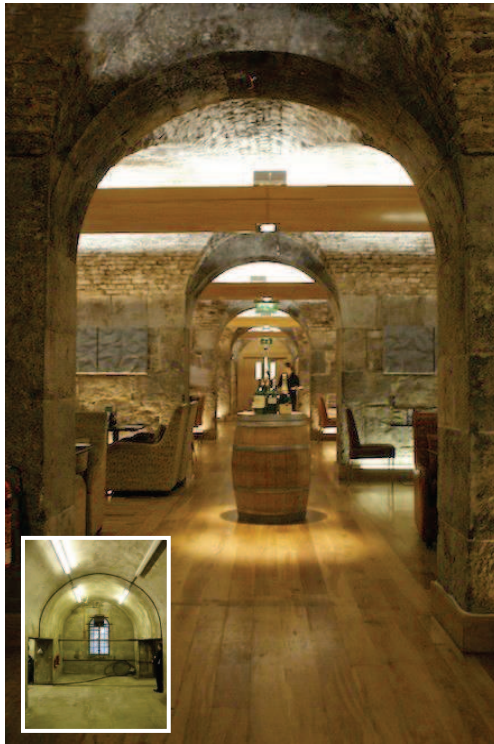
- Bath Markets
- Newmarket Row (lower)
- Newmarket Row (upper)
- Colonnades
- Empire Colonnades
- Victoria Art Gallery

End Use

- Enhanced market
- Retail / restaurant
- 2-storeys residential
- Premium restaurant(s)
- Market
- No change



Bath Markets (Enhanced)

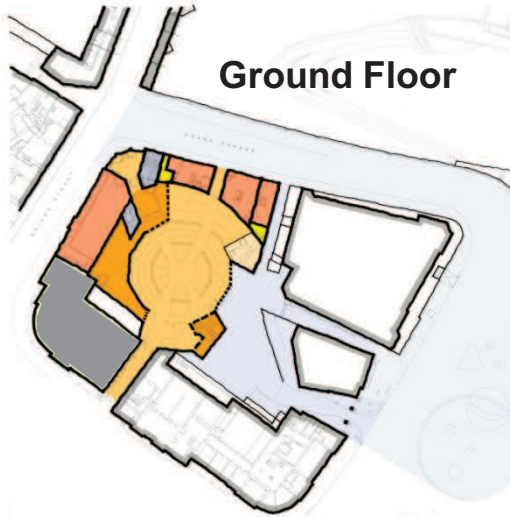


Colonnades Restaurant
(Photo: TBC)

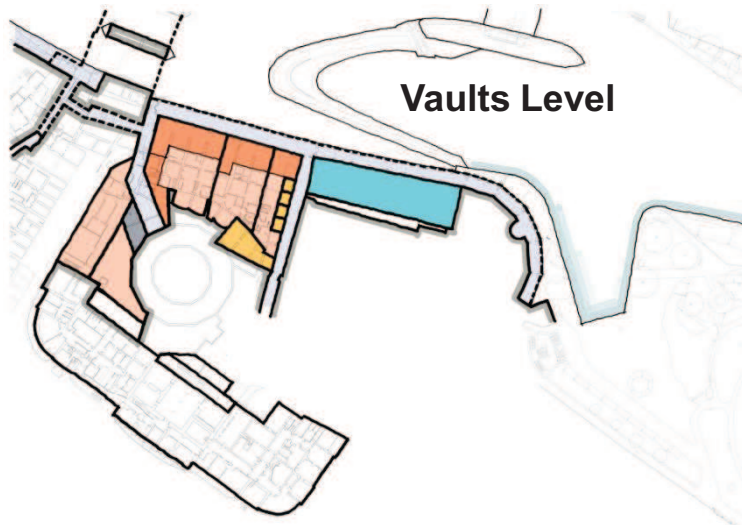


Empire Colonnades Market
(Photo: Borough Market, London)

Design Maximum Scheme



- circulation / seating
- kitchen / service space
- restaurant / retail
- market stalls
- new use
- Victoria Art Gallery
- residential
- Restaurant / leisure
- Co-Working Hub



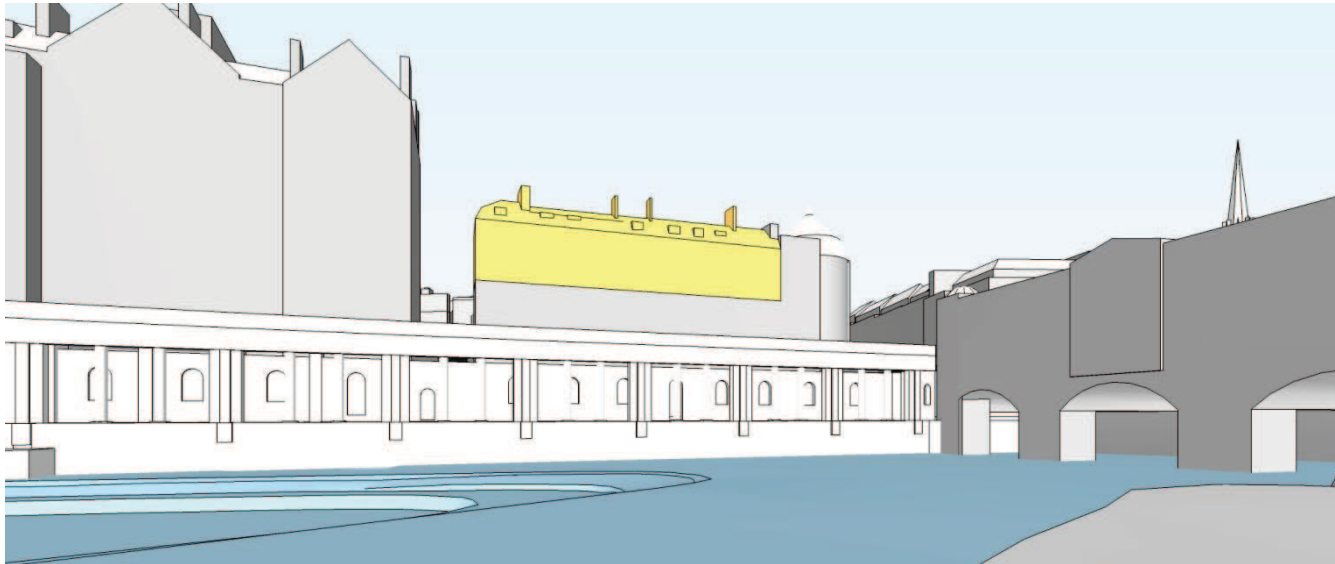
Scope

- Bath Markets
- Newmarket Row (lower)
- Newmarket Row (upper)
- Colonnades
- Empire Colonnades
- Victoria Art Gallery
- Guildhall (Technical School)
- Grand Parade Pavilions

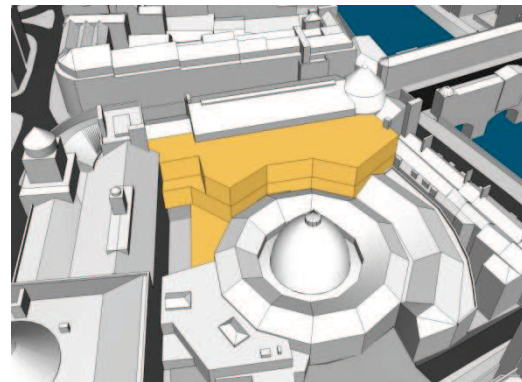
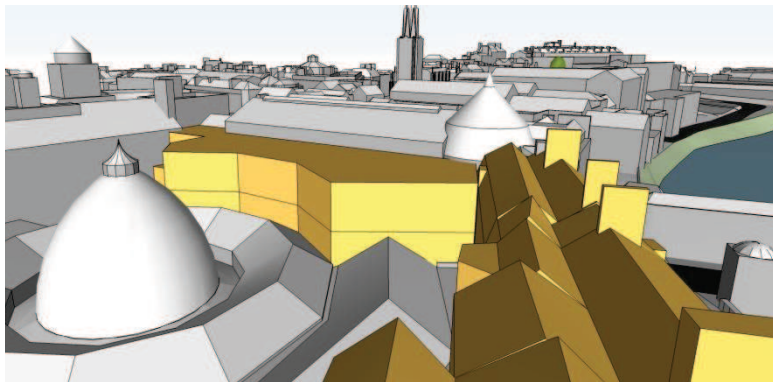
End Use

- Enhanced market
- Retail / restaurant
- 4-storeys residential
- Premium restaurant(s)
- Restaurant / leisure
- Retail / restaurant
- Co-Working Hub
- New idea

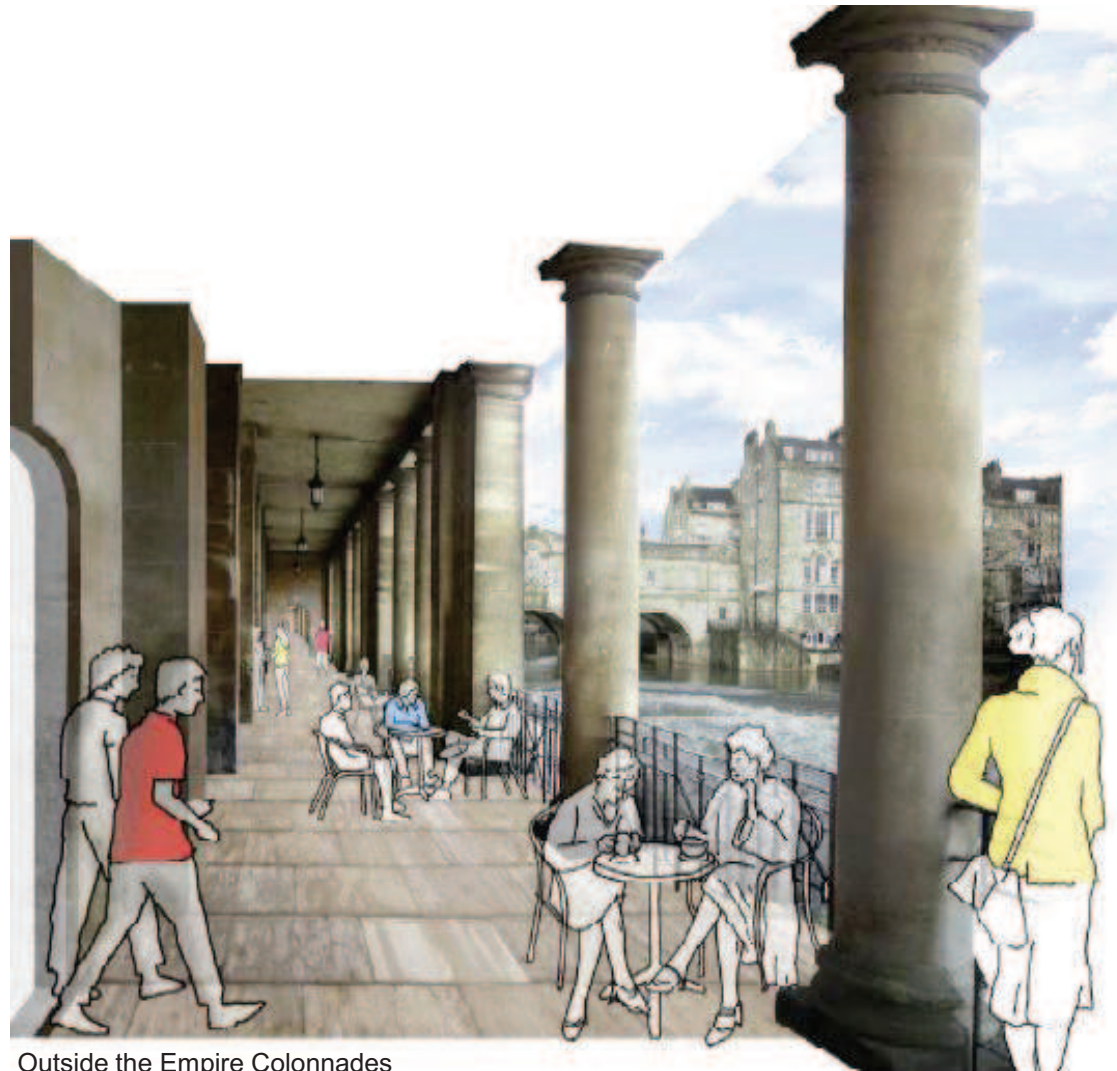
Design Maximum Scheme



View from across the river showing two additional storeys on Newmarket Row



View of roofscapes from the Empire Hotel, including the new in-fill opportunity



Outside the Empire Colonnades



View of the Colonnades from across the River

- Development is viable in a PHASED APPROACH
- Phase 1: Colonnades and Empire Colonnades
 - Restaurants
 - Delivered by B&NES (subject to a pre-let agreement)
 - Significant interest has been received from 'higher end' restaurant companies
 - New revenue stream for B&NES from rent (c. £300k p.a.), plus new business rates
- Phase 2: Bath Markets
 - Market specialist Development Partner required
 - Assist in developing a City strategy for an enhanced / enlarged market
 - Opportunity for weekend markets on High Street and Grand Parade
- Phase 3: Newmarket Row
 - Retail and residential development
 - Timing to suit existing leases, which start to expire from 2015
- Phase 4: All Other Opportunities
 - Subject to external funding (e.g. Lottery)
 - Dictated by economic / market conditions

- The procurement strategy must establish a **fair process** for all potential bidders
- The proposed strategy has been agreed with the Council's Audit and Procurement Team
- Phase 1 (The Colonnades) will require procurement of various surveys / investigations, a design team and a main contractor. These services will be procured via Pro Contract using a pre-qualification and tender process.
- The various surveys / investigations and a design team will be appointed following Cabinet approval
- The main contractor will be appointed after Planning Permission is granted (subject to any conditions imposed by Cabinet)
- Phase 2 (Bath Markets) will require a Specialist Market Operator who will be granted a licence by the Council to collect market rents in lieu for enhancing / developing the markets

The key project risks are:

- Unable to agree a pre-let from restaurant operator(s) for Phase 1
- Significant objections to the development opportunity from key stakeholders and the general public, which in-turn results in the planning application being delayed / refused
- Structural integrity of the existing buildings is unknown
- Potential development partners for Phases 3 and 4 are not interested in the project due to site constraints

Grand Parade & Undercroft										Bath & North East Somerset Council									
Dr Jon Folly										Date issue: 04-Dec-12 Date updated: 28-Nov-12									
Risk No.	Description	Date Entered on Register	Risk or Opportunity?	Risk Opportunity Owner	Category	Current Mitigation Score										This Period	Strategy to Manage Risk	Commentary on Current Status of Action Plans	
						L	M	H	C	1	2	3	4	5	6				7
001	The development opportunities are constrained by legal issues, such as land ownership and the existing charge.	13-Sep-12	High	Legal Advisor - BURGESS SALMON	Legal	1	2	3	4	5	6	7	8	9	10	14	Treat	Surgey Comm approved to carry out legal due diligence	
002	Significant objections to the development (including heritage, stakeholders and the general public).	13-Sep-12	High	PR Consultant - CISA/TIM	Communications	1	2	3	4	5	6	7	8	9	10	16	Treat	Stakeholder consultation ongoing led by Creative Response PR company	
003	Structural integrity of the existing buildings is unknown	13-Sep-12	High	Project Manager - CAPITA SYMONDS	Professional	1	2	3	4	5	6	7	8	9	10	16	Treat	Complete a structural survey of the existing buildings, including geotechnical survey	
004	Potential development partners are not interested in the project due to site constraints	13-Sep-12	High	Project Manager - CAPITA SYMONDS	Professional	1	2	3	4	5	6	7	8	9	10	16	Treat	Complete all information about the site, and provide this potential partner	
005	The core scheme does not provide sufficient scope for development to attract a Development Partner	22-Oct-12	High	Client - BANES	Professional	1	2	3	4	5	6	7	8	9	10	21	Treat	Consider expanding the scope of development	
006	Client wants object to the development proposals, which in turn results in the planning application being delayed / refused	22-Oct-12	High	Client - BANES	Communications	1	2	3	4	5	6	7	8	9	10	16	Treat	Early dialogue with English Heritage about the viability and historic interest	
007	Archaeology find during the works and add cost to programme	22-Oct-12	High	Project Manager - CAPITA SYMONDS	Physical	1	2	3	4	5	6	7	8	9	10	16	Treat	Avoid the excavations that might disturb archaeology	
008	Utilities services in the vicinity of the site are congested	22-Oct-12	High	Project Manager - CAPITA SYMONDS	Physical	1	2	3	4	5	6	7	8	9	10	16	Treat	Carry out surveys	
009	Capacity of utility services is insufficient for proposed development leading to major network upgrades (time and cost implications)	22-Oct-12	High	Development Partner	Physical	1	2	3	4	5	6	7	8	9	10	12	Treat	Work with utility providers about spare capacity	
010	Change conditions and capacity inadequate for proposed development leading to major network upgrades (time and cost implications)	22-Oct-12	High	Development Partner	Physical	1	2	3	4	5	6	7	8	9	10	12	Treat	Work with utility providers about spare capacity	
011	Government Agency object to development of the Colonnade for flooding / rear issue	22-Oct-12	High	Project Manager - CAPITA SYMONDS	Professional	1	2	3	4	5	6	7	8	9	10	16	Treat	Early dialogue with the EA about flooding / rear issue	
012	Seeking a partner to add interest for any new potential Colonnade	16-Nov-12	High	Client - BANES	Professional	1	2	3	4	5	6	7	8	9	10	16	Treat	Internal BANES discussion	
013	Seeking a partner to provide outside seating areas for new restaurants / cafes / bars	16-Nov-12	High	Client - BANES	Professional	1	2	3	4	5	6	7	8	9	10	16	Treat	Internal BANES discussion	
014	Costs of any remaining structural repairs	16-Nov-12	High	Client - BANES	Professional	1	2	3	4	5	6	7	8	9	10	16	Treat	Obtain a market estimate	
015	Costs for remediation of various materials being the same	16-Nov-12	High	Project Manager - CAPITA SYMONDS	Professional	1	2	3	4	5	6	7	8	9	10	16	Treat	Obtain a market estimate	
016	Working under lease for the Binges Colonnade prevents development of this part of the project earlier	28-Nov-12	High	Client - BANES	Legal	1	2	3	4	5	6	7	8	9	10	21	Treat	Work with BANES to secure the lease (work in progress)	

- Ongoing Stakeholder briefings
- May 2013 Cabinet approval to commence new scheme (Phases 1 and 2)
- June 2013 Commence detailed design work
- November 2013 Submit planning applications
- Spring 2014 Start construction works
- Christmas 2014 Phases 1 and 2 open for business
(subject to planning permission and pre-let agreements)



Making Bath & North East Somerset an **even** better place to live, work & visit

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Bath & North East Somerset Council		
MEETING:	Cabinet	
MEETING DATE:	8 May 2013	EXECUTIVE FORWARD PLAN REFERENCE:
		E 2545
TITLE:	Connecting Communities: A Local Engagement Framework for Bath and North East Somerset	
WARD:	All	
AN OPEN PUBLIC ITEM		
<p>List of attachments to this report:</p> <p>Appendix 1: Connecting Communities: Our Framework for Change</p> <p>Appendix 2: Connecting Communities: Toolkit</p> <p>Appendix 3: Connecting Communities: Draft Action Plan</p>		

1 THE ISSUE

1.1 This report sets out a new approach to working with local communities in Bath and North East Somerset called “Connecting Communities”. It identifies the Framework jointly adopted by local public services as well as a “Toolkit” of good practice which will be built on at locality level. The report also outlines the key changes and actions for delivery of Connecting Communities and the benefits expected from this new way of working.

2 RECOMMENDATION

The Cabinet agrees that:

- 2.1 It adopt the “Connecting Communities Framework” set out in Appendix One, along with other public service partners working through the Public Services Board
- 2.2 It request officers to begin the implementation of the framework through widely publicising the “Core Offer” set out in the “Connecting Communities Toolkit” in Appendix Two
- 2.3 It delegates to the Divisional Director, Policy and Partnerships in consultation with the Council Leader the detailed plans for implementing the “Local Offer” set out in the “Connecting Communities Toolkit”
- 2.4 It request the Divisional Director, Policy and Partnerships to work with local groups and communities to keep updated the Connecting Communities Toolkit in order to share good practice in local communities

2.5 It notes the Draft Action Plan set out in Appendix Three and request a further report in 6 months updating on progress in implementing Connecting Communities

3 FINANCIAL IMPLICATIONS

3.1 However, work in drawing up Connecting Communities has highlighted that the Council and its public service partners invest significantly in staff time and other resources in supporting a wide range of local community engagement and consultation mechanisms. There is therefore the opportunity to improve effectiveness by working with local communities to reduce duplication and streamline these approaches, releasing efficiency savings.

3.2 Cabinet in May 2012 agreed to allocate £105,000 from the Community Empowerment Fund specifically to improvements to local engagement. This will be used to deliver the programme and ensure maximum benefit from it for local communities.

4 CORPORATE OBJECTIVES

4.1 Connecting Communities is central to delivering the Council's aim of being "a listening Council with active citizens that reaches every community and culture". By working jointly with local communities on identifying issues and working together, innovative solutions can be identified to address the key Council priorities as below:

- *Promoting independence and positive lives for everyone-* by providing opportunities for local people to be involved in shaping their communities and to build local projects
- *Creating neighbourhoods where people are proud to live-* by celebrating the successes and strengths of community projects and facilities
- *Building a stronger economy-* by increasing local skills and establishing and growing successful social enterprises

5 THE REPORT

5.1 Bath & North East Somerset Council's refreshed Vision and Values identifies the ambition of being "A listening Council with active citizens that reaches every community and culture". Increasingly this will require the Council to develop its role as an "enabler", helping support and strengthen our communities so they are better able to tackle issues of local concern. As the Council seeks to move from good to excellent, it will increasingly be judged on how well it works with partners to help local people shape the areas they live and work in.

5.2 Bath and North East Somerset is fortunate in having a wide range of effective voluntary and community groups, parish and town councils and residents' associations. However, the mechanisms that have evolved over time for working with these groups and with local communities are complex and can lead to duplication and confusion. There is also the potential for key local issues to go unresolved through this fragmented approach.

5.3 In addition, our mechanisms for local engagement have generally been service-based, driven by the needs of a particular issue, organisational requirement or national initiative. This has in some cases militated against the longer-term

conversations and relationships needed to build trust and confidence to tackle local issues. This is made more challenging by the diversity of Bath and North East Somerset and particularly the fact that it has both parished and unparished areas.

5.4 Bath and North East Somerset's Public Services Board comprises Bath & North East Somerset Council, Avon and Somerset Police, Avon Fire and Rescue Service, Bath & North East Somerset Clinical Commissioning Group and Curo, with voluntary and community sector membership currently subject to an open recruitment process. The Board recognises that our communities do not think or work in either service or agency "silos" and increasingly expect "seamless" engagement. In addition, key drivers such as the Placemaking Plan, Connecting Families and Community Budgets require new ways of working to succeed. More details on these challenges are set out in Appendix One.

5.5 The Public Services Board has therefore taken the initiative to achieve better joint working with local communities in order to meet these challenges and to address public expectations for better, more streamlined services. Its aim is a "joined up" approach to tackle the concerns that local people raise with us and to work together on solutions to local concerns through "one conversation". Connecting Communities is about public services supporting and enabling local initiatives to thrive as communities increasingly take the lead in shaping their areas and in contributing to solutions.

5.6 The new approach, adopted by the Public Services Board on 24th April, is set out in the Framework document attached in Appendix One and can be summarised in the following way:

(1) Public Services are jointly signing up to a series of principles and commitments which set out how they will work. These are:

To LISTEN - *always being open to ideas* Our commitment is to understand what it is that communities are asking for, rather than making assumptions based on existing ways of working.

To PRIORITISE - *making sure local needs come first* Our commitment is to work with local communities to identify the different needs of each area, rather than adopting a "one size fits all" approach to deciding priorities. We will support communities to make decisions grounded in the best possible evidence.

To JOIN UP - *working in partnership with our local communities* Our commitment is to act as "one Council", and increasingly as "one public service", so that when communities talk to someone who works for a public service they can gain access to all public service resources without duplication of effort

To WORK WITH YOU - helping communities find the best way to tackle local issues Our commitment is to always be open to new ideas and to look for solutions rather than barriers

To SHARE IDEAS - building on what works Our commitment is to share information and best practice across our area and to encourage learning and innovation

- (2) To put these commitments into practice, Public Services will for the first time work through a single framework for local engagement with partners and residents. This will be based on “Clusters” and will be rolled out in both the unparished and parished areas of Bath and North East Somerset.
- (3) These clusters will be supported through a “toolkit” of approaches, information and opportunities for local projects and joint working, drawing on successful projects across our area and elsewhere. It is important to note that Connecting Communities can build on experience of successful community engagement across our area, in particular “on the ground” projects such as Community@67 in Keynsham, *Changes in Whiteway* and our programme of Community Asset Transfer (reported to Council in February).

5.7 Connecting Communities will be complemented by a Public Service “core offer” across the whole of Bath and North East Somerset which focuses on activities such as working through local elected members and the democratic process, formal consultation mechanisms and engagement with “communities of interest” including equalities groups. Key commitments from the Council to support Connecting Communities include:

- (1) A continuation of the Council’s programme of asset transfer so that communities increasingly take control of local facilities, with more local community hubs such as the new Paulton library. The Medium Term Service and Resources Plan identifies savings in 2014/15 and 2015/16 arising from better use of community assets.
- (2) Leading the creation of “virtual teams” across public services to support the development of these clusters
- (3) Use of wider Council resources, eg data, skills and other capacity to support and enable communities

5.8 Connecting Communities will be supported by the wider “family” of Public Service partners operating through groups such as the Health and Wellbeing Board and the Community Safety partnership, supported by the Public Services Board. Partners will work closely with the clusters to highlight key issues locally and work on solutions, linking closely with partner initiatives such as Connecting Families.

5.9 The benefits of this new approach are expected to be:

- Less duplication of effort and meetings and quicker responses to local issues
- An opportunity to see the “big picture” of public service budgets within an area
- A single point of contact for local residents and community groups who wish to work with the public services on local solutions
- An expansion of projects more quickly into other areas through better sharing of information about “what works”

- More support for local innovation - for example the Proud of Your Doorstep initiative in Whiteway

5.10 The presumption of Connecting Communities is “one conversation” between public services and communities, with the cluster as the place where this happens. As such our clear offer of support for Connecting Communities may also mean that Public Services will also no longer support mechanisms which do not contribute to tackling local solutions, which create duplication or which do not fully engage with local people.

5.11 The proposed Clustering arrangements are set out in Appendix One of the report. It is important to note however that these Clusters are designed to enable our process of locality working with communities rather than constrict them within strict boundaries. Our aim will therefore be to encourage natural communities to come together through this process in ways that work best for them. Further discussions will take place on the phasing of the introduction of the “local offer” through the Clusters. However, it is currently expected that in order to maximise the benefits of current regeneration and investment initiatives Phase One will include the Keynsham Area Cluster, the South East Bath Cluster and the Somer Valley Cluster.

6 RISK MANAGEMENT

6.1 The report author and Lead Cabinet member have fully reviewed the risk assessment related to the issue and recommendations, in compliance with the Council's decision making risk management guidance.

7 EQUALITIES

7.1 An Equality Impact Assessment (EqIA) has been completed. The EqIA found that Connecting Communities offered a number of opportunities to meet equalities objectives by helping focus support on communities who need the most help in tackling local issues, as well as sharing and disseminating good practice. In addition to the locally-based engagement work, however, the “core offer” provides direct links with equalities groups and communities of interest across the Bath and North East Somerset area as a whole, particularly through the newly-formed joint Independent Equalities Advisory Group.

8 RATIONALE

8.1 The rationale for adopting Connecting Communities is that it is now timely, given the Council's refreshed Vision and Values, for a clear statement of the approach it will take to working with local communities. In addition, working with public services through the Public Service Board is also considered the most appropriate way of creating greater clarity and reducing duplication. Given the diverse nature of our local communities it is also considered appropriate that this be seen as a “Framework” which can be adopted in local circumstances.

9 OTHER OPTIONS CONSIDERED

9.1 To adopt a “Council-only” Local Engagement Framework without working with other public services

9.2 To continue with the status quo

10 CONSULTATION

10.1 Cabinet members; Other B&NES Services; Local Residents; Community Interest Groups; Stakeholders/Partners; Other Public Sector Bodies; Section 151 Finance Officer; Chief Executive; Monitoring Officer

10.2 Connecting Communities has been led by Cabinet members and has been worked up collaboratively with stakeholders including from other public services and from the Stronger Communities Partnership. A workshop took place on February 20th identifying the key strengths of the area that can be built on through Connecting Communities. The Public Service Board considered Connecting Communities on April 24th. It agreed the Framework, identified opportunities for improved outcomes through public services working together at local level, and agreed to receive future reports focusing on the needs of individual Clusters.

10.3 The adoption of the Connecting Communities framework set out in this report represents the start of a process of more effective engagement with local communities across our area and in localities.

11 ISSUES TO CONSIDER IN REACHING THE DECISION

11.1 *Social Inclusion; Customer Focus; Sustainability; Property; Young People; Human Rights; Corporate;*

12 ADVICE SOUGHT

12.1 The Council's Monitoring Officer (Divisional Director – Legal and Democratic Services) and Section 151 Officer (Divisional Director - Finance) have had the opportunity to input to this report and have cleared it for publication.

Contact person	Andy Thomas, Group Manager Partnership Delivery, 01225 394322 Andy_thomas@bathnes.gov.uk
Sponsoring Cabinet Member	Councillor Paul Crossley
Background papers	
Please contact the report author if you need to access this report in an alternative format	

Connecting Communities: Our Framework for Change

Working Better with our Communities: the Challenge

Connecting Communities is an initiative taken by Bath & North East Somerset Council, Avon and Somerset Police, Avon Fire and Rescue Service, Bath & North East Somerset Clinical Commissioning Group, and Curo- working together through the Public Services Board- for better joint working with local communities. We are doing this in order to meet our shared challenges of declining resources, increasing public expectations and the need for a “joined up” approach to tackle the concerns that local people raise with us.

The Council, as with all public services, is changing. Our refreshed Vision and Values states that we wish to be:

“A listening Council with active citizens that reaches every community and culture”

The Council’s vision is of communities with the strength and resilience to help themselves and each other, with the Council providing support alongside our public service partners where we can make the most difference. As the Council seeks to move from good to excellent, it will increasingly be judged on how well it works with partners to help local people shape the areas they live and work in.

Our communities themselves are also changing. Many of our residents now communicate and engage with public services through digital channels, increasingly through mobile devices. They expect the Council to operate as “one Council” and, increasingly, for all public services to join-up and respond seamlessly. We also know that as well as using new technologies such as social media, people want us to keep (and, where possible, enhance) the “face-to-face” relationships with public service staff that they so value - for example, at our one-stop-shops, through beat surgeries and through resident engagement.

The national context is changing too. The Localism Act and new Community Rights reflect the government’s wider focus on shifting power to local neighbourhoods and encouraging citizens to take action, manage services, and lead on tackling issues that are of the most concern to them. The Equality Act reinforces the need for our engagement to be inclusive in order to be fully effective and the Social Value Act provides an opportunity for us to use procurement to generate benefits to local communities.

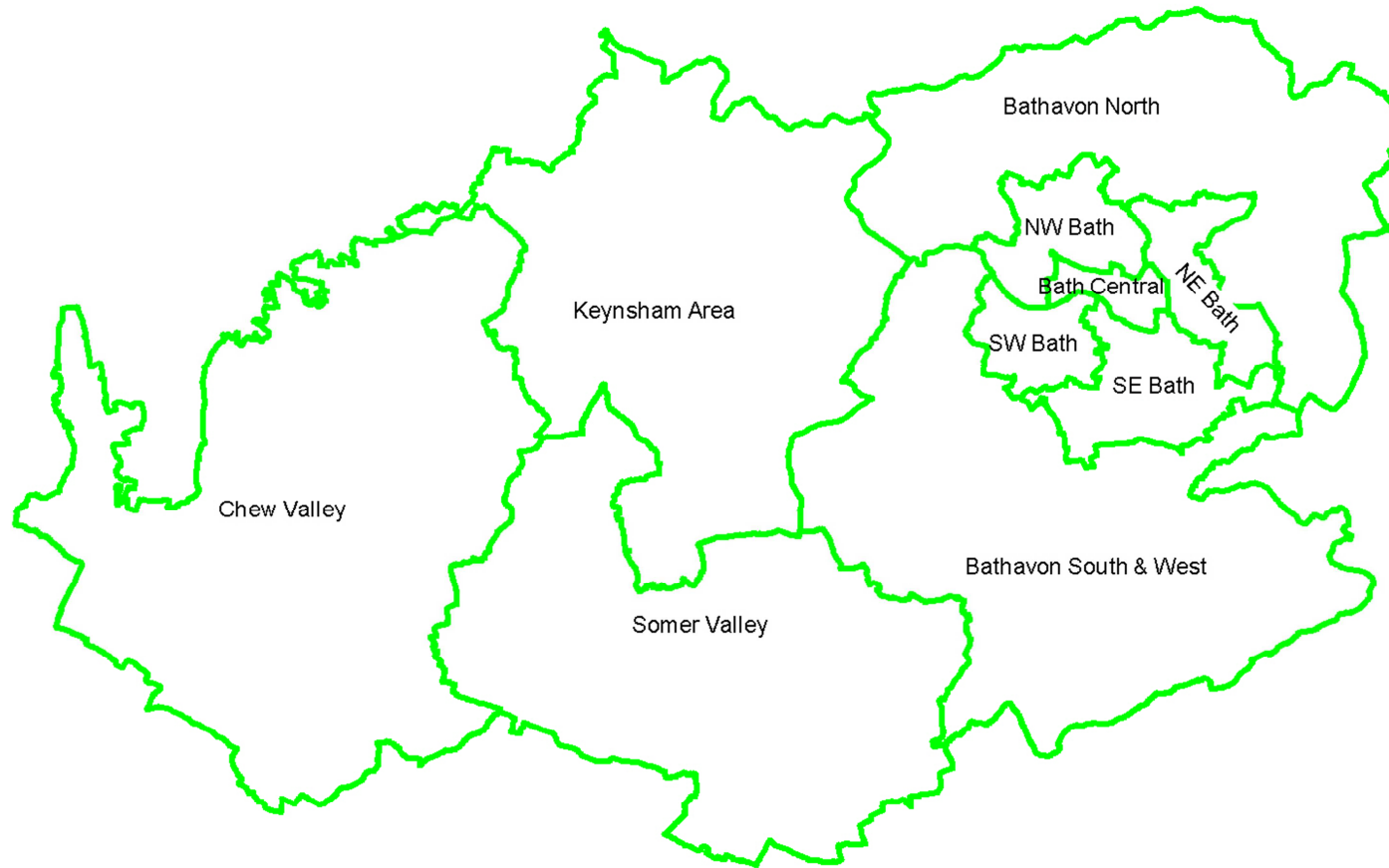
Communities themselves are taking the lead in shaping their areas and in contributing to solutions. Connecting Communities is about public services supporting and enabling local initiative to thrive

Our new approach: “Connecting Communities”

The challenges identified above require our public services to change, and to change together. Our new approach starts from the presumption that the voices and activities of local communities are central to public service design and delivery. This approach can be seen and has been tested through a number of projects supported by the Public Services

However, given the “patchwork” of engagement initiatives that currently exist in our area, there is an urgent need to make it easier for our local communities to collaborate with us and with each other. Connecting Communities therefore is built around a single framework for local engagement to be used by the Public Services Board as well as by other partners and residents. This will be built around “cluster” arrangements and will be rolled out in both the unparished and parished areas of Bath and North East Somerset. These cluster arrangements are set out overleaf.

CONNECTING COMMUNITIES: PROPOSED CLUSTER ARRANGEMENTS



CLUSTER PROFILE

Each cluster will be profiled to include a wide range of information about the area, including:

Policy considerations	Community assets	People	Local groups and partnerships
Including: - Police and Crime Plan - Placemaking Plan - Community Plans - Curo Neighbourhood Plans - Joint Strategic Needs Assessment	Including: - Community Centres - Youth Hubs - Village Halls - Community Libraries - Other community buildings	Including: - Ward Councillors - Local community activity - Town/Parish Councils - Neighbourhood Policing Teams - Curo Neighbourhood roles - Locality Teams	Including: - PACT meetings - Parish Cluster Groups - Residents' Associations - Community roles - VCSE organisations - Area Partnerships

Connecting Communities: Clusters

Each “Cluster Profile” will identify local needs, existing projects and future plans to act as a catalyst for discussions in each cluster. The Council will also

- Continue our programme of asset transfer so that communities increasingly take control of local facilities, with more local community hubs such as at Community@67 in Keynsham and the new Paulton library
- Create “virtual teams” to support clusters

This local activity will be supported by the wider family of Public Service partners operating through groups such as the Health and Wellbeing Board and the Community Safety Partnership, supported by the Public Services Board through the commitments set out below. Partners will work closely with the clusters to highlight key issues locally and work on solutions.

Key outcomes from this new approach are expected to include:

- Less duplication of effort and meetings and quicker responses to local issues
- An opportunity to see the “big picture” of public service budgets within an area
- A single point of contact for local residents and community groups who wish to work with the public services on local solutions
- An expansion of projects more quickly into other areas through better sharing of information about “what works”
- Better use of social networking and other online systems: we currently have around 9000 followers across our 9 Twitter feeds
- More support for local innovation - for example the Proud of Your Doorstep initiative in Whiteway
- An expansion of local community roles such as our Snow Warden schemes

By working through these clusters, we are fortunate in Bath and North East Somerset in being able to build on many assets and strengths including the work of residents’ associations, parish and town councils and voluntary and community groups. For example, the Community Alcohol Partnership in Midsomer Norton is a community-driven initiative which has led to new street wardens in the area. In addition, we already have 15 neighbourhoods taking part in our Snow Warden scheme.

“Connecting Communities” will nurture successful projects, connect them up and provide support where needed. The Connecting Communities Toolkit sets out some of the current examples of good practice locally that we will build on as we develop our approach as well as the range of options available to communities to help improve their areas.

Alongside the offer of support for the Connecting Communities initiative, public services will also stop supporting mechanisms which don’t contribute to tackling local solutions, which create duplication or which don’t fully engage with local

people. The presumption of Connecting Communities is “one conversation” between public services and communities, with the cluster as the place where this happens.

To deliver these ambitions, public services have made a series of commitments as to how they will approach future engagement activity and which can help to shape our work with the clusters. These are set out in the following section.

“Connecting Communities”: Our Commitments

The Public Services Board wishes to work closely with clusters to identify exactly what support is needed and what types of engagement would fit local needs. In doing this, Public Services make the following commitments:

To LISTEN - *always being open to ideas* Our commitment is to understand what it is that communities are asking for, rather than making assumptions based on existing ways of working.

To PRIORITISE - *making sure local needs come first* Our commitment is to work with local communities to identify the different needs of each area, rather than adopting a “one size fits all” approach to deciding priorities. We will support communities to make decisions grounded in the best possible evidence.

To JOIN UP - *working in partnership with our local communities* Our commitment is to act as “one Council”, and increasingly as “one public service”, so that when communities talk to someone who works for a public service they can gain access to all public service resources without duplication of effort

To WORK WITH YOU - *helping communities find the best way to tackle local issues* Our commitment is to always be open to new ideas and to look for solutions rather than obstacles.

To SHARE IDEAS - *building on what works* Our commitment is to share information and best practice across our area and to encourage learning and innovation

These commitments are summarized in the diagram below and set out in more detail in the Connecting Communities Draft Action Plan in Appendix 3.

CONNECTING COMMUNITIES: OUR FRAMEWORK



Connecting Communities: Toolkit

What Public Services are offering

To deliver our Connecting Communities commitments, the Public Services Board are setting out a clear offer to local communities, consisting of:

- A “Core Offer”: this is designed to support all areas and communities in Bath and North East Somerset
- A “Locality Based Offer”: this will for the first time provide a “menu” of projects and engagement mechanisms from which localities can choose those most appropriate to their needs. It is expected that the choices made will be different in different clusters.

The Core Offer

The following sets out what is contained in the proposed “core” framework for engagement across the whole of Bath and North East Somerset,

- Our joint work with groups who form “**communities of interest**” - such as with parish councils, voluntary and community groups, students, business and equalities groups. For example, our **Parishes Liaison** meeting provides a useful link with this tier of governance, and our **Independent Equalities Advisory Group** brings together the Council and local police with equalities groups
- The democratic leadership and governance provided by our **elected members** - this currently includes access to the **Ward Councillors Initiative** which provides investment in small local projects that make a difference in communities. The democratic role of **parish councils** is also a key part of the governance framework for our area
- Partnership Conferences, such as the **Bath City Conference**, and local events – bringing together public services, local organisations, business and residents to discuss issues of local importance
- The point of contact for local services provided by our **One Stop Shops and Council Connect** - increasingly bringing together public service partners and VCSE groups under one roof
- Curo’s **neighbourhood management** framework
- The Police’s commitment to ensuring there is a mechanism for community safety concerns to be raised with the relevant agencies – e.g. through the **PACT process** and **beat surgeries**

- **Local Healthwatch** - to provide feedback and views on health and care services locally
- The Council's **formal decision-making** process, which will continue to ensure **consultation** on specific issues, as well as the **Policy Development and Scrutiny** process
- The **Pupil Parliament** as a way of engaging with young people
- Support for **social media and online tools** - particularly to share good practice and keep people informed
- Access to **research data and analysis** about our area. We will work to make our information more available for communities to use and help them collect and use their own information more effectively

The Locality Offer

To embed the changes set out in this document, the Council and public services will increasingly be required to think about the needs of local communities “in the round” rather than through service “silos”.

Public services have many different ways of engaging at this local level but these are often driven by particular service or agency requirements. Our communities are sometimes not sure exactly which is the best route to get involved, and it is possible for important issues to be missed. Neither do these mechanisms always encourage the dialogue between services and communities which are central to Connecting Communities. There are clear opportunities to streamline these ways of working.

Understanding our area

Bath and North East Somerset has many diverse communities. There is no “one size fits all” way of engaging areas with so many different needs - towns, villages, rural areas, the City of Bath and many “communities of interest”.

Throughout our areas there are active PACT meetings, Curo neighbourhoods and residents’ groups as well as a wide range of local engagement projects including the “Better Together” project. Outside of the City of Bath, our parishes also provide a clear building block for local working as the first tier of governance and Parish Cluster Groups allow for parishes to discuss common concerns. Wider engagement is also carried out through our area-based partnerships including our Somer Valley Partnership and Chew Valley Area Partnership which comprise local representatives from the Council, local businesses, voluntary and community groups and local residents.

The City of Bath is not parished and the Bath City Conference and its sub-groups involve a wide range of local resident, community and business groups in the City.

This wide and set of engagement mechanisms can lead to both duplication of effort and to some issues “falling between the gaps”. Our local public services therefore wish to streamline the approach by working with local communities to help them choose the most appropriate “mix” of engagement mechanisms for the needs in their area. For example, there are often practical needs within rural areas concerning transport which affect how meetings are planned. Because our areas are different, there will also be differing requirements relating to regeneration needs, demographic change, service priorities and the types of concerns which local communities are raising.

A menu for localities

Connecting Communities will provide the means do this by offering a “menu” of projects and approaches which can be tailored to local requirements. Opportunities will be taken to adopt effective ideas from elsewhere and also to remove duplication and streamline existing engagement processes. The “menu” - a mix of what is currently happening in Bath and North East Somerset as well as other tools currently not used in our area - is there to support what works in each community based on the different requirements different areas will have. The menu will be kept up to date and made available online.

Connecting Communities will emphasise specific and practical approaches to involving people in their local areas, rather than structures and meetings. As well as using the “menu”, communities will also be supported and encouraged to devise their own approaches which are tailored to local needs and to support the conversations which local people want to have. It will be important also to ensure that local engagement processes and projects are sustainable, achievable and resourced and meet the overall aims of the Programme.

A “cluster” approach

For practical purposes, public services will develop and roll-out this offer through a “cluster” approach across the whole of Bath and North East Somerset. Given the importance of local elected leadership, we expect these clusters to be built around ward groupings. This will be supported by a “Cluster Profile” for each cluster which sets out key information about its assets, strengths and opportunities.

These clusters are being used as starting points to deliver the Connecting Communities programme and to encourage locality-based thinking amongst public services. Residents, businesses, parishes and other groups will therefore be encouraged to be involved with the cluster(s) that are of most concern to them rather than work within restrictive boundaries.

Draft “Menu” for localities across Bath and North East Somerset:

Tool	What this is and where it exists within Bath and North East Somerset	Guidance / support
<p>Active community roles (including Snow and Flood Wardens and Energy and Street Champions)</p>	<p>Our pilot snow warden scheme - through which neighbourhoods are involved in helping to spread salt and clear snow - has been a huge success. The Local Energy Champions Awards also supports local community activity which helps to save energy and reduces carbon emissions across our neighbourhoods.</p>	<p>B&NES Snow Warden Scheme</p> <p>B&NES Local Energy Champions</p>
<p>Area Based Partnerships</p>	<p>Within Bath and North East Somerset we have a number of area-based partnerships which bring together local people, organisations and community groups from the local area. Our Chew Valley Partnership has members from B&NES, Town and Parish Councils, local businesses, VCSE organisations and residents representing Keynsham and the surrounding area. The Partnership aims to act as a ‘champion’ on behalf of the local area, promote its economic development potential, attract inward investment and ensure appropriate linkages are made with our wider Partnership Framework.</p> <p>Our Somer Valley Partnership is another independent partnership body which brings together local organisations concerned with ensuring the long term economic and social wellbeing of the area.</p>	<p>Chew Valley Partnership</p> <p>Somer Valley Partnership</p>
<p>Area Needs Assessments</p>	<p>The Bath and North East Somerset Joint Strategic Needs Assessment (JSNA) aims to provide the “big picture” about current and future needs of the local population. It does this, not only through examining the local statistical data available, but through analysing the views and feedback provided by local groups and residents on what they feel are the</p>	<p>B&NES Council - Research and Intelligence Document Library</p>

	important issues that our area faces at the moment.	
Assets of Community Value	<p>This new Community Right (sometimes called the “Community Right to Buy” or “Community Right to Bid”) allows defined community groups, including Parish Councils, to ask the Council to list certain assets as being of “community value”. This is designed to give communities more opportunities to take control of the assets and facilities important to them. If an asset is listed and then comes up for sale, the new right could give communities that want it a total of 6 months to put together a bid to buy it (including a 6-week cut-off for an initial proposal to be put forward).</p> <p>We have already seen considerable interest in this new community right and the Pack Horse Inn, Southstoke and Bath City Farm have been successfully nominated and registered onto our list of assets of community value.</p>	<p>B&NES Council – Assets of Community Value</p> <p>Assets of Community Value (England) Regulations 2012</p> <p>Locality - Community Right to Bid</p>
Big Local	<p>Big Local is an opportunity for residents in the communities of Radstock and Westfield to use at least £1m to make a massive and lasting positive difference to the area. Big Local is only available on the areas which have been selected for this through the Big Lottery.</p>	<p>Big Local – My Radstock and My Westfield Local Trust</p>
B&NES Partnership Framework	<p>The Bath & North East Somerset Partnership Framework is a non-statutory and voluntary partnership. At the centre of the Partnership Framework sits the Public Services Board which brings together key public service partners and provides leadership and co-ordination of activities across the theme partnerships.</p>	<p>B&NES Council – Working in Partnership</p>
Business Volunteering	<p>Within Bath and North East Somerset there are many opportunities for volunteering and many of our communities are actively involved in offering their time to support local charities or improve the area they live in.</p> <p>B&NES Volunteer Centre is an independent charity offering free advice and assistance to</p>	<p>Volunteer Centre</p> <p>B&NES Council -</p>

	<p>volunteers and they have also recently launched a new involve Business Engagement Network supporting employees and local businesses to get involved in social action. The network will act as a single point of contact for hundreds of local organisations and provide a range of ways for business employers to volunteer in their local communities.</p>	Volunteering Advice
Community and Parish Plans	<p>A Community Plan is a way for communities such as neighbourhoods or parishes to influence the future development and have a say in how their local area and services are managed.</p> <p>Within B&NES we currently have sixteen plans which have been adopted by Parish and Town Councils with further plans under consideration or development.</p>	B&NES Council – Community and Parish Plans
Community Asset Transfer	<p>Community asset transfer is the passing of ownership or management of a building/land from a public sector body to a third sector organisation. It can help deliver a variety of benefits and support the development of a strong and vibrant civil society through improvements to an organisation’s sustainability.</p> <p>Within B&NES, a programme of transferring Council community based assets and services to voluntary groups and parish councils is being developed and a series of “quick wins” are currently being progressed. These are aimed at reflecting the diversity of community organisations delivering services in our area, both in terms of structure and in the types of outcomes being achieved. The Council is also looking to develop a wider programme for Community Asset Transfer.</p>	<p>B&NES Cabinet Report (February 2012) – Community Asset Transfer Programme</p> <p>Locality – Community Asset Transfer</p>
Community Budgeting	<p>Community budgets are a way of bringing different national and local funding strands together into a single local funding pot and, by doing so, enabling various different agencies covering the relevant subject to work together more effectively. They allow providers of different public services to share budgets with the aim of improving outcomes for local people and reducing duplication and waste.</p> <p>Several areas are in the process of piloting this initiative at a more localised level with areas such as Ilfracombe, North Devon, working towards co-commissioning neighbourhood services, libraries and highways.</p>	LGA Community Budgets

<p>Community First</p>	<p>Community First is a government-funded initiative which is designed to help communities come together to identify their strengths and local priorities in order to plan for their future and become more resilient.</p> <p>Community First has awarded Southdown £17,000 to help support local initiatives within the area. Southdown Community First will be considering how best to use the funding and is made up of a group of local volunteers who live in the area and understand the local needs.</p>	<p>Southdown Community First – News release</p> <p>Southdown Community First</p> <p>Community Development Foundation – Community First</p>
<p>Community Governance Review</p>	<p>A Community Governance Review is a legal process where a council can ask the public and other interested parties for their views on the most suitable way of representing local communities. They enable us to review and put in place, or make changes to, community governance systems and structures for example by creating, merging, abolishing or changing parish or town council arrangements in the review area.</p> <p>A review was conducted in 2010 within the Norton Radstock area and, as a result, separate town councils for Midsomer Norton and Radstock and a parish council for Westfield were established.</p>	<p>Guidance on Community Governance Reviews</p>
<p>Community Libraries</p>	<p>The Community Library Programme helps residents within B&NES to play a part in running their own local libraries and aims to develop alternative methods of delivering library services to communities which are beyond easy reach of the existing libraries. The Programme offers support through providing stock and shelving, management support, advice on design, and support in setting up reading and children’s groups.</p> <p>The first three Community Libraries are being set up in partnership with Bath & North East Somerset Council, Combe Hay, Chew Stoke and Larkhall and are in the process of opening during 2013.</p>	<p>B&NES Community Libraries</p>
<p>Community Organisers</p>	<p>Community Organisers challenge and support public and voluntary sector organisations and local people to come together to develop strategic plans and actions based on deep listening. They listen to the concerns of people in their area, build relationships and help support communities to take action on their own behalf to tackle issues which matter</p>	<p>Community Organisers</p>

	<p>most to them and find local solutions.</p> <p>Within Bath and North East Somerset, RE:generate Community Organisers are currently working in the Foxhill and Radstock areas as part of the “Better Together” project.</p>	<p>Re:generate</p>
Community Right to Challenge	<p>The Community Right to Challenge aims to give voluntary and community bodies and parish councils the right to express an interest in running a local authority service. The process does not give an automatic right to those organisations expressing an interest to deliver the service but it enables interested groups to challenge to take over services that they feel they could run differently and better.</p>	<p>B&NES Community Right to Challenge</p> <p>Community Right to Challenge – Statutory Guidance</p>
Community Share Offer	<p>Community Shares are a form of finance which allow numerous small investors to club together to buy community assets and carry out projects. They have been used in a variety of ways to buy pubs, shops and community buildings, as well as to fund green energy projects.</p> <p>Locally, Bath and West Community Energy raised £722,000 through a community share issue from more than 200 people, who each invested at least £500. Supporters of the Bell in Bath recently raised £778,000 through a community shares campaign which has put them in the position to be able to buy the pub.</p>	<p>Third Sector – The Rise and Rise of Community Shares</p> <p>BWCE website</p> <p>Bell website</p>
Cornwall “Shaped By Us”	<p>Shaped By Us is an online platform which has been created by partners within Cornwall where local organisations, groups and residents can raise questions and ideas, pool resources and collaborate to tackle the issues that matter most to them. It aims to encourage online collaboration with the objective of making positive local change. The initial pilot saw over 100 “challenges” submitted and 250 ideas on how to solve these challenges.</p>	<p>Cornwall Shaped By Us</p>
Friends of Groups	<p>A Friends of Group is a group of local people who have an interest in a community facility and have a collective desire to work to further improve it. Groups come in all shapes and sizes and cover a wide range of facilities, including parks, libraries and other buildings and services.</p> <p>Activities are varied depending on the need and objectives but are broadly focused on</p>	<p>B&NES Friends of Parks</p> <p>Friends of Salford Library</p>

	improving usage of the facility, developing strategies for improved maintenance, organising activities and events related to the facility, or practical tasks such as making it safer.	
Fundraising support	<p>There are numerous funding opportunities open to voluntary and community groups throughout Bath and North East Somerset, both through local funds and national schemes.</p> <p>As well as support from the Council in providing funding advice, our new project “Connecting Capacity” provides advice and support to local groups throughout B&NES in identifying potential funding opportunities and applying for funding.</p>	<p>Common Places – Connecting Capacity</p> <p>B&NES Council – Community Grants and Funding</p> <p>Funding Central</p>
Inter-Agency Forums	Inter-agency forums such as at Chew Valley and Keynsham and in Southdown in Bath the latter sponsored by the Southdown Partnership) are an opportunity for public services and VCSE organisations to come together to discuss local service delivery issues, highlight new projects and best practice and discuss any problem issues that may exist.	
Interagency newsletters / e-bulletins	Within B&NES, there exists a range of newsletters and e-bulletins which are circulated to interested residents and are developed by the Council and public service partners, VCSE groups and local organisations. This includes newsletters on funding, community events, issues relating to health and social care and much more.	
Local conferences and events	<p>Conferences such as the Bath City Conference bring together local people, organisations and businesses with the aim of acting as a community catalyst for sharing ideas, generating innovation and encouraging a greater sense of shared purpose and cohesion. They also help to drive improvements that will benefit the local area and people within it.</p> <p>The 2012 Bath City Conference encouraged those involved to share their own ideas on how we can work together to improve Bath as a place to live, work and visit. Common themes were then identified, and multi-agency working groups have now been formed with the aim of building on these ideas.</p>	Bath City Conference
Neighbourhood Planning	The Council has prepared a Neighbourhood Planning Protocol which outlines advice for residents, community groups and businesses on how to get involved in local planning	B&NES Neighbourhood Planning Protocol

	<p>issues.</p> <p>Freshford & Limpley Stoke Parish Councils are currently in the process of developing a joint Neighbourhood Plan and have been awarded £20,000 funding from the CLG Frontrunners Project in support of the project. Extensive consultation is in the process of being carried out with the aim of engaging interested residents in getting involved and expressing their views.</p>	Freshford and Limpley Stoke Neighbourhood Plan
PACT meetings	<p>PACT stands for Partnership and Communities Together. PACT meetings are public meetings - open to everyone living or spending time in a neighbourhood. They are designed to be regular meetings where members of the public raise local issues and vote on which issues should be priority. A panel of key partners and stakeholders will then be tasked to action these and report on progress to the next meeting.</p>	B&NES PACT website
Participatory Budgeting	<p>Participatory budgeting directly involves local people in making decisions on the spending of a defined public budget. It aims to increase transparency, accountability, understanding and social inclusion through engaging local residents and community groups in Council decisions.</p> <p>A “participatory budgeting” pilot in Keynsham was recently carried out and involved local people in deciding how funds were to be invested in community facilities. Local community groups were encouraged to submit ideas on providing or improving community facilities. A local participation day was then held where residents were invited to vote for their preferred projects and these views were fed into the final decision making process.</p>	Participatory Budgeting Unit
Placemaking Plan	<p>The Placemaking Plan will complement the Council’s Core Strategy and will set out key development aspirations and requirements for delivery. The Placemaking Plan is aimed at local residents, developers or interested stakeholders across the area to get involved in determining the specifics of the development proposed in the Core Strategy.</p> <p>The first stage in the production of the Placemaking Plan is the Launch Document which is scheduled to be released in Spring 2013 and is aimed to stimulate debate and discussion through a programme of community engagement.</p>	Placemaking Plan

Regeneration Initiatives	<p>Regeneration initiatives are undertaken with the aim of creating vibrant business and residential areas for local people, with the aim of having positive impacts on the lives of local people and on reducing inequalities across our area.</p> <p>Within Bath and North East Somerset, there are a number of regeneration initiatives including within Keynsham, Midsomer Norton Radstock and the London Road in Bath.</p>	<p>Midsomer Norton regeneration</p> <p>Action for Radstock's regeneration</p> <p>Regenerating the Keynsham Economy</p> <p>The B&NES London Road Regeneration Project</p>
Social Enterprises	<p>Social enterprises are businesses which are set up to tackle social problems and make improvements within their local communities and neighbourhoods. Surpluses made from trading are then reinvested back into the business or local community.</p>	<p>Social Enterprise UK</p> <p>Connecting Capacity</p>
Village Agents	<p>The Village Agents project aims to give support to and work with isolated and vulnerable people in rural areas. It also aims to provide a bridge between local residents and statutory and voluntary organisations (including health, transport, finance, police and fire services as well as social networks).</p> <p>The Chew Valley Village Agents Project has recently received funding through the Performance Reward Programme to connect potentially vulnerable and isolated older people to local services and information. It is also looking as part of this on the gaps that exist in rural transport and potential solutions.</p>	<p>West of England Rural Network – Village Agents</p>

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APPENDIX THREE

“Connecting Communities”: Draft Action Plan to March 2015

PHASE 1: September 2013- March 2014	PHASE 2: March 2014- September 2014	PHASE 3: September 2014- March 2015
Refine and publicise the Core Offer on behalf of Public Services in Bath & North East Somerset		
Begin the roll-out of Phase One of the Connecting Communities Local Offer in three Clusters (currently proposed to be Keynsham, South East Bath, Somer Valley)	Pilot “virtual” teams across public services to support the development of Connecting Communities Clusters	“Virtual” teams support the continuing development of Connecting Communities Clusters
	Roll out Phase 2 of Local Offer in three more Connecting Communities Clusters, drawing on learning from Phase 1	Roll out Phase 3 of Local Offer, drawing on previous learning
Link Connecting Communities Clusters with Placemaking Plan engagement activities	Consolidate and streamline engagement mechanisms within the Three Phase One clusters	Consolidate and streamline engagement mechanisms across Connecting Communities Clusters
Deliver Community Asset Transfer Programme “Quick wins”	Roll out wider Community Asset Transfer Offer to local communities	Support communities in the development and management of community assets
Establish wider Community Asset Transfer offer		
Play an active role in new DCLG Community Budgets network	Explore scope for playing an active role in next round of Community Budgets	Apply this learning across the Connecting Communities Cluster development
Publish the Connecting Communities Toolkit	Highlight and embed usage of the Connecting Communities Toolkit across Public Services in Bath & North East Somerset	Regular review of toolkit to highlight best practice and engagement routes across Connecting Communities Clusters

<p>Link Connecting Communities with wider initiatives including:</p> <ul style="list-style-type: none"> - Connecting Families - Community Budgets - Commissioning Framework - Connecting Capacity 	<p>Support public services to apply learning from Connecting Communities across wider initiatives and projects</p>	
<p>Set up shared web-based system for sharing good practice</p>	<p>Provide support for clusters to engage across their areas e.g. through exploring webcasting of meetings</p>	
<p>Refine organisational development and community support/training programme for Connecting communities</p>	<p>Establish new social enterprises</p>	

Bath & North East Somerset Council		
MEETING:	Cabinet	
MEETING DATE:	8th May 2013	EXECUTIVE FORWARD PLAN REFERENCE:
		E 2551
TITLE:	Bath & North East Somerset Placemaking Plan Launch Document	
WARD:	All	
AN OPEN PUBLIC ITEM		
List of attachments to this report:		
Annex 1: Bath and North East Somerset Placemaking Plan Launch Document		

1 THE ISSUE

- 1.1 The purpose of the Placemaking Plan is to facilitate the delivery of key development sites and in a way that meets community aspirations. The Placemaking Plan will complement the strategic framework in the Core Strategy by setting out detailed proposals for identified development sites including the new urban extensions proposed in the Core Strategy.
- 1.2 In the Somer Valley and the rural areas, where specific locations are not identified in the Core Strategy, the Placemaking Plan will provide a vehicle to work with local communities to identify appropriate development sites as needed.
- 1.3 The plan is intended to be produced in a collaborative way drawing on the principles set out in the Council's emerging Local Engagement Framework reported elsewhere on this agenda. This will ensure that B&NES work closely with local communities and other key stakeholders to identify valued assets for protection, opportunities for development and necessary infrastructure requirements.
- 1.4 There is an aspiration to adopt the Placemaking Plan by the end of 2014, and this is acknowledged as a very ambitious programme. The details of the collaborative process of producing the Placemaking Plan will need reflect this target programme.

2 RECOMMENDATION

The Cabinet agrees:

- 2.1 the Placemaking Plan Launch document for publication as a basis for discussion;
- 2.2 the Placemaking Plan will return for consideration by Cabinet at subsequent stages in its preparation;
- 2.3 the broad programme of activity and actions contained in the introduction of the Launch Document; and
- 2.4 that delegated authority is granted to the Divisional Director for Planning and Transport Development to make minor changes to the Launch Document in consultation with Cabinet Member for Planning and Homes to ensure clarity, consistency and accuracy across the document.

3 FINANCIAL IMPLICATIONS

- 3.1 The preparation of the Placemaking Plan will be funded from the LDF budget. Primary costs are the need to secure essential evidence and specialist expertise on selected issues, and on the implementation of a comprehensive and collaborative process. The LDF Budget is funding the preparation of the Core Strategy, the Placemaking Plan, the CIL and the Gypsy & Travellers Plan and their programmes will need to reflect the available resources
- 3.2 The cross service nature of the site development work will require close collaboration between services and the appropriate arrangements are being established to enable this. This is particularly important given the ambitious programme for adoption.
- 3.3 The Placemaking Plan also needs to be prepared in partnership with Local Communities which will have different capacities to participate.

4 CORPORATE OBJECTIVES

- *Promoting independence and positive lives for everyone*
- *Creating neighbourhoods where people are proud to live*
- *Building a stronger economy*

5 THE REPORT

Background

- 5.1 Purpose of the Placemaking Plan is to complement the strategic policy framework in the Core Strategy. Within the context of the National Planning Policy Framework (NPPF), the Placemaking Plan will:
 - facilitate the delivery of key development sites by providing the necessary planning and site requirements to meet Council objectives (e.g. Economic Strategy, the City of Ideas) ;

- safeguard and enhance the quality and diversity of places in B&NES and identify opportunities for change;
- be prepared in a collaborative way to ensure that it responds to the aspirations of local communities in line with the Council's emerging Local Engagement Framework;
- address how infrastructure requirements will be met and how other obstacles to the delivery of development sites will be overcome. It will update the B&NES Infrastructure Delivery Plan; and
- be prepared to be aligned with the production of the Community Infrastructure Levy (CIL).

Key Sites

- 5.2 For the redevelopment of brownfield sites the Placemaking Plan will provide the necessary policy clarity on the nature and mix of uses; the quantum of development; design requirements; how sites relate to their surroundings and the role that different sites play in delivering a co-ordinated spatial strategy. For the urban extensions proposed in the Core Strategy, the Placemaking Plan will set out more site specific detail and act as the vehicle for determining the revised Green Belt boundaries. The Placemaking Plan will set safeguards to ensure the harm to the environment is minimised and that development is well integrated and makes a positive contribution to local communities.

Site identification

- 5.3 In the Somer Valley and the rural areas where specific sites are not identified in the Core Strategy, preparation of the Placemaking Plan will require close working with local communities to identify appropriate sites for development within the context of the Core Strategy and identify key assets to be safeguarded. However in light of the limited weight that can be attributed to the Core Strategy in advance of the Inspector's report due later this year, there will still be pressure for new development linked to the NPPF in the interim.

Policies

- 5.4 The Placemaking Plan will include a suite of Development Management policies which will be used to assess and determine planning applications. This provides a timely opportunity to respond to the National Planning Policy Framework (NPPF) and to develop positive and proactive policies to address key issues arising from both the NPPF and the Core Strategy. This is also the chance to review the adopted Local Plan policies which are becoming increasingly out of date and to consider if any new policies are needed.
- 5.5 Policies to be reviewed will include those relating to design, housing density, minerals, nature conservation, historic environment, landscape and environmental protection. A more detailed policy framework will also be developed for Green Infrastructure which will provide the catalyst for promoting healthy and active lifestyles, high quality, multifunctional and connected open spaces, opportunities for local food cultivation as well as protecting and enhancing biodiversity. A policy framework to enable a shift to more sustainable modes of transport is also a key policy area to develop.

Delivery

- 5.6 One of the primary purposes of preparing the Placemaking Plan is to facilitate delivery of new development to meet the Council's objectives. The Placemaking Plan will do this by clarifying the planning requirements, addressing solutions to development obstacles, taking account of viability and taking a strategic view of infrastructure requirements. It will be prepared alongside the preparation of the CIL, the Infrastructure Delivery Plan (IDP) and a review the S.106 planning obligations SPD to enable a coherent strategy.

Programme

- 5.7 The programme for producing the Placemaking Plan is to be finalised, but it will target adoption by the end of the 2014. This is acknowledged as a very ambitious programme that will require a concentration of corporate resources if it is to be achieved.
- 5.8 The collaborative approach to the production of the Placemaking Plan, whilst recognised as being essential to the quality of the outcome, will also need to be modified to take account of the accelerated programme. This process will need to be designed and communicated very clearly to communities and stakeholders so that we can maximise the benefits of a collaborative approach, within the confines of a very ambitious programme for delivery.
- 5.9 The aspiration to adopt the Placemaking Plan by the end of 2014 has the political support of the cross party LDF Steering Group, who recognise the benefits that the Placemaking Plan will provide to the communities of Bath and North East Somerset, and to enabling the delivery of corporate priorities such as the Enterprise Area, and housing delivery. They support the collaborative approach towards the production of the Placemaking Plan, whilst recognising the need for this to be tempered with the demands of the programme.
- 5.10 Whilst the Council's immediate plan-making priority is to focus on the Core Strategy hearings up to July 2013, the next six months is a critical stage in the preparation of the Placemaking Plan. The objective is to ensure the appropriate evidence is available to understand relevant issues; consider policy and alternative options; and collaborate with local communities. This will lead to the production of options for broad consideration and consultation. The significant variation in the nature of the district as well as the difference in policy requirements will lead to different approaches and range of options across B&NES.
- 5.11 Using the results from the Options consultation, the Council will prepare a draft Plan in collaboration with local communities and stakeholders for formal public consultation. This plan, along with the comments received, will be submitted for examination by an independent inspector. The weight that can be attributed to the Plan will increase as it progresses; gaining substantive weight once the inspector's report is received.

The Launch document

- 5.12 The involvement of local communities and stakeholders in the preparation of the Placemaking Plan is crucial in order to produce an effective and deliverable plan,

but this will need to be tempered given the ambitious programme for adopting the Placemaking Plan. This is particularly important in those places where significant change is expected or where there is the need to identify development sites. The purpose of the Launch Document is to stimulate discussion and to facilitate collaboration and joint working at an early stage in the process. The Launch Document sets out the proposed scope of the Placemaking Plan, the key issues to be addressed and an overview of how B&NES will work in collaboration with local communities.

- 5.13 The Launch Document sets out the broad timetable for the preparation of the Placemaking Plan to guide the input from local communities and what needs to happen at different stages. B&NES will facilitate the input from local communities through a range of activities described in the Launch Document as appropriate, such as:
- informal discussions with different stakeholder and interest groups;
 - holding bespoke events and workshops;
 - using existing mechanisms such as Bath City Conference;
 - assistance with, identifying and protecting valued assets, generating placemaking principles and site requirements, identifying infrastructure requests and priorities; and
 - providing information, advice and guidance to local communities eg the Toolkit approach presented to the Parish workshop in February 2013.
- 5.14 These activities will vary from place to place as summarised. In the parished parts of the District, B&NES has already begun to work with local communities. However in Bath, more consideration will need to be given to how the Council will work with local communities to enable participation in the development of the Placemaking Plan. B&NES Council will take the lead on working up more detailed proposals for the urban extensions but in collaboration with relevant local communities. This work will be aligned with the Council's emerging Local Engagement Framework to ensure join-up between engagement work in localities
- 5.15 B&NES cannot offer direct financial resources to local communities but can offer other help in a range of other ways including securing access to Government grants for local planning work. The Council held a workshop in February 2013 to initiate work with Town and Parish Councils on the Placemaking Plan. The Council can assist local communities with toolkits to undertake local character and site assessments which will help to identify important local assets for protection, areas for enhancement and to management of change. This will assist in the identification of appropriate development opportunities and the review of Housing Development Boundaries. B&NES can also provide information on aspects such as population, housing stock survey, traffic data and housing need.
- 5.16 The role of the development industry also needs to be recognised in the preparation of the plan in order to ensure deliverable and viable proposals and the emphasis in the Localism Act that developers undertake early engagement with communities on large development schemes.

The Placemaking Plan & Neighbourhood Planning

- 5.17 The Localism Act 2012 seeks to devolve a degree of plan-making to local communities in order to facilitate new development. Local Communities can

prepare a Neighbourhood Plan but it must be in conformity with the District Council's Plan and the NPPF. The focus of the workload is on the community, including plan preparation, evidence preparation and examination and not all areas have the capacity to support this. Funding for Neighbourhood Planning only covers cost if a Neighbourhood Plan is successful at examination. Grants are available for communities but these are limited nationally. Resources will limit B&NES' ability to facilitate Neighbourhood Plan preparation and is therefore proposing to work in collaboration with local communities via the Placemaking Plan.

- 5.18 The Placemaking plan can achieve the same ends as the Neighbourhood Planning but in a more efficient and cost effective way and in the same time-frame. The Placemaking Plan route will enable B&NES to assist in community engagement, lead the examination process, negate the need for a local referendum and associated campaigning and offer technical support.

6 RISK MANAGEMENT

- 6.1 The report author and Lead Cabinet member have fully reviewed the risk assessment related to the issue and recommendations, in compliance with the Council's decision making risk management guidance.

7 EQUALITIES

a) An EqIA has not been completed as the launch of the Placemaking Plan represents the first stage in its preparation and no policy direction is being proposed at this stage. The Placemaking Plan will be prepared in the context of the parent document, the Core Strategy, for which an EqIA has been completed.

8 RATIONALE

- 8.1 This **mandatory** section should contain details of the rationale for preferring the recommendations made in section 2. Please give the rationale here - do not refer to elsewhere in the report.

9 OTHER OPTIONS CONSIDERED

- 9.1 The Placemaking plan is at the first stage of plan preparation (Regulation 18) and at this stage, there is considerable discretion over how the plan is prepared. The primary prerequisite is that the plan is prepared in a way that ensures that it is robust. This requires that the plan is:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements,
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent** with national policy

9.2 A Launch document or a collaborative approach is not therefore essential but there are considerable benefits in partnership working with local communities.

9.3 The options document at end of year will set out a range of policy options for consultation.

10 CONSULTATION

10.1 *Ward Councillor; Cabinet members; Parish Council; Town Council; Trades Unions; Policy Development and Scrutiny Panel; Staff; Other B&NES Services; Service Users; Local Residents; Community Interest Groups; Youth Council; Stakeholders/Partners; Other Public Sector Bodies; Charter Trustees of Bath; Section 151 Finance Officer; Chief Executive; Monitoring Officer*

10.2 The introduction to the launch document in Annex 1 sets out the proposed approach to public engagement. The Plan must also be prepared in a way which fulfils the duty to co-operate, including consultation with prescribed consultees.

11 ISSUES TO CONSIDER IN REACHING THE DECISION

11.1 *Social Inclusion; Customer Focus; Sustainability; Human Resources; Property; Young People; Human Rights; Corporate; Health & Safety; Impact on Staff; Other Legal Considerations*

12 ADVICE SOUGHT

12.1 The Council's Monitoring Officer (Divisional Director – Legal and Democratic Services) and Section 151 Officer (Divisional Director - Finance) have had the opportunity to input to this report and have cleared it for publication.

Contact person	<i>David Trigwell, Divisional Director - Planning and Transport, 01225 394125</i> <i>Simon de Beer, Policy & Environment Manager, 01225 477616</i>
Sponsoring Cabinet Member	<i>Councillor Tim Ball, Cabinet Member for Homes and Planning</i>
Background papers	<i>Submitted Core Strategy</i>
Please contact the report author if you need to access this report in an alternative format	

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ANNEX 1: PLACEMAKING PLAN DRAFT LAUNCH DOCUMENT

Bath & North East Somerset's Placemaking Plan is launched.....

- What contribution can sites make to the places we want in Bath and North East Somerset?
- What key assets should be protected or enhanced?
- How can you be involved in the discussion?

The **Placemaking Plan** will complement the Council's **Core Strategy** by setting out the development aspirations and the planning requirements for the delivery of key development sites and updating and reviewing the planning policies used in the determination of planning applications. It will focus on creating the conditions for better places, and on providing greater clarity to enable developments to be delivered. It provides the detail to show how development can benefit and enhance local communities.

www.bathnes.gov.uk/placemakingplan

Placemaking Plan

Creating the conditions for better places and developing a framework for delivery

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Placemaking Plan

Creating the conditions for better places and developing a framework for delivery

Context

What is the Placemaking Plan?

The purpose of the Placemaking Plan is to complement the strategic framework in the **Core Strategy** by setting out detailed development principles for identified development sites and other policies for managing development across Bath and North East Somerset. The Core Strategy forms part one of the Local Plan. The Placemaking Plan, as Part Two of the Local Plan, now needs to set out a robust and positive planning policy framework to promote and deliver high quality, sustainable, well located development supported by the timely provision of necessary infrastructure and to ensure the aims of national and local sustainable development agendas can be met.

Like the Core Strategy, the Placemaking Plan will be prepared in the context of **the National Planning Policy Framework (NPPF)** and facilitate the delivery of key Council strategies such as the Green Infrastructure Strategy, Economic Strategy and the City of Ideas. There are a wide range of other corporate initiatives and strategies, including those related to development and regeneration, transport, housing, education, cultural development, climate change, as well as many others that will heavily influence the evolution of the Placemaking Plan. These initiatives, where they are supported by robust evidence and previous stakeholder engagement, will contribute significantly to the aspirations for development sites and the planning requirements that will eventually be set out in the Placemaking Plan.

Once adopted, the Placemaking Plan, will ensure a robust and up to date planning policy framework is in place for the period up to 2029.



Placemaking Plan

Creating the conditions for better places and developing a framework for delivery

What the Placemaking Plan will do?

The Placemaking Plan will:

- create the conditions to achieve better places whilst protecting environmental assets particularly sensitive to change
- facilitate the delivery of key development sites in Bath and North East Somerset by providing the necessary policy guidance and site requirements to meet Council objectives
- help to stimulate development and enable the delivery of planned growth and economic potential
- safeguard and enhance the quality and diversity of places in B&NES and identify opportunities for change
- in response to good practice and the localism agenda, be prepared in a collaborative way with key stakeholder and local communities. The process of producing the Placemaking Plan is intended to nurture a long lasting collaborative partnership with the communities of Bath and North East Somerset
- act as a focus and a catalyst for getting key agencies and landowners to work together
- address how infrastructure requirements will be met and how other obstacles to the delivery of development sites will be overcome and ensuring infrastructure provision is aligned with development
- be prepared to be aligned with the production of the Community Infrastructure Levy (CIL)

What is Placemaking?

Placemaking is a multi-faceted approach to the planning, design and management of new development and public spaces. It is fundamentally about responding to the context of a place, through an understanding of its evolution, its functionality, and its impacts. It is then about delivering change that works towards achieving its environmental, economic and social potential.

It capitalises on a local community's assets, inspiration, and potential, ultimately creating good places that promote people's health, happiness, and well-being. Placemaking is both a process and a philosophy. Crucially, it involves working in a collaborative way with those who live and work or have an interest in Bath and North East Somerset to discover what their needs and aspirations are and how these can be addressed through the Placemaking Plan.

What sort of places do we want in Bath and North East Somerset?

What planning policies do we need to achieve this?

Core planning principles

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Firstly national planning policy identifies a number of core planning principles which should underpin all plan-making and these will need to be reflected in the preparation of the Placemaking Plan. They are in brief:

- Empowering local people to shape their surroundings
- Being creative in finding ways to enhance and improve places in which people live their lives
- Proactive in driving and supporting local economic development to deliver homes, business, infrastructure and thriving local areas
- Securing high quality design and amenity for existing and future occupants
- Take account of different roles and characters of different areas
- Support the transition to a low carbon future in a changing climate
- Conserve and enhance the natural environment and reduce pollution
- Encourage the effective use of land
- Promote mixed use development and encourage the multiple benefits from use of land in urban and rural areas
- Conserve heritage in a way appropriate to their significance
- Actively manage patterns of growth
- Seek to improve health, social and cultural well-being for everyone

The Core Strategy is key!

Next, in setting out the strategic planning policy framework for the District, the Core Strategy identifies the broad housing and employment numbers, and strategic locations for development. The Placemaking Plan will be expected to help **deliver the strategic objectives** of the Core Strategy:

- *Pursue a low carbon and sustainable future in a changing climate*
- *Protect and enhance the District's natural, built and cultural assets and provide green infrastructure*
- *Encourage economic development, diversification and prosperity*
- *Invest in our city, town and local centres*
- *Meet housing needs*
- *Plan for development that promotes health and well being*
- *Deliver well connected places accessible by sustainable means of transport*

All these objectives are key in delivering high quality, sustainable, well located development and are themes that will permeate through the whole Placemaking Plan. The Place-based and Core Policies in the Core Strategy provide the context for the Placemaking Plan:

Core Strategy

Sets strategic planning framework for

Bath

Keynsham

Somer Valley

Rural Areas

Core Policies set the strategic approach for

- Presumption in favour of Sustainable Development
- Retrofitting Existing Buildings
- Sustainable Construction
- Renewable Energy
- District Heating
- Flood Risk Management
- Environmental Quality: High Quality Design, Historic Environment, Landscape, Nature Conservation
- Green Infrastructure
- Green Belt
- Minerals
- Affordable Housing
- Housing Mix
- Gypsies, Travellers and Travelling Showpeople
- Centres and Retailing
- Infrastructure Provision

Purpose of the Launch Document

The primary purpose of the Launch Document is to spark debate and discussion about detailed planning issues that need to be resolved, and to produce the required research and evidence to ensure we end up with a robust plan. This initial stage in the preparation of the Placemaking Plan provides the catalyst to work with local communities and others involved in the development process. The Launch Document is presented as a **discussion document**, designed for community and stakeholder engagement and to generate the content for the preferred options stage of the Placemaking Plan.

Link with Neighbourhood Plans

Neighbourhood Plans have been introduced by the Localism Act as a new tier of planning policy. They are to be prepared by a Neighbourhood Forum, such as a Parish or Town Council, and they must be in general conformity with the Council's Local Plan (Core Strategy). Each Neighbourhood Plan must go through an examination process and be subject to a referendum amongst the local community.

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The Placemaking Plan content and process is being designed to encompass neighbourhood planning activities, enabling local communities to properly input into plan making for their area, but with only one examination process that the Council will take forward, and no referenda required.

How can you be involved in the discussion?

Local community engagement

As already mentioned, the Launch Document has been prepared with collaboration in mind. A **programme of collaboration** with the different communities and stakeholders throughout the district will take place **between June and October 2013**. The output from this collaborative process will inform the preparation and content of the 'Preferred Options' stage of the Placemaking Plan.

The programme **below** provides an overview of key engagement events and activities that are relevant to each of the different Placemaking Areas. The approach will be developed and refined through working with a number of pilot communities; however the priorities of the Council will need to be focussed in those areas of most significant change.

Engagement within the Council

This Launch Document will also form the basis of debate and deliberation *within* the Council. This enables the comments received from external stakeholders to be considered alongside those comments received from different parts of the Council. Many of the events or activities that need to be planned will be undertaken jointly between stakeholders and Council officers. In this way, the Placemaking Plan will be a robust corporate document, reflecting a 'one Council' approach, that can demonstrably be a product of widespread community and stakeholder input.

There are no Parish Councils in the City of Bath and therefore how should the Council work with communities in the City to ensure local views and aspirations are taken into account in the development of sites and formulation of planning policies for Bath?

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Overview of External Engagement

Place	Placemaking Area	Activities
Bath	Central Area	<ul style="list-style-type: none"> • Informal and formal discussions with different stakeholder and interest groups. • Organised events and workshops e.g. Drawing on Bath, Bath City Conference • Visioning, identifying and protecting valued assets, generate placemaking principles and site requirements, identifying infrastructure requests and priorities, • Testing ideas • Iterative process
	River Corridor	As above
	Neighbourhood Centres	<ul style="list-style-type: none"> • Bottom up collaborative approach (where possible and appropriate). • Focused on, and asking questions about future of local centres. • Probably grouped under three themes: thriving, specialist, 'struggling'? • Other issues, e.g. major developments MoD sites, Twerton (Twerton Park), and other major issues requiring a bespoke approach.
	Additional housing adjacent to Bath	<ul style="list-style-type: none"> • Weston, Odd Down, Ensleigh • Collaborative approach with neighbouring communities. • Identifying placemaking plan issues that go beyond the principle of development established by the Core Strategy, and the overarching development requirements.
Keynsham	Town Centre	<ul style="list-style-type: none"> • Collaborative working with Town Council on Placemaking Process. • Visioning, identifying and protecting valued assets, generate placemaking principles and site requirements, identifying infrastructure requests and priorities,
	Additional housing adjacent to Keynsham	<ul style="list-style-type: none"> • Parish and Town Council Workshop held on 2/2/13 • Collaborative approach with affected communities. Enabling collaboration. • Identifying issues and options that go beyond the principle of development established by the Core Strategy.
Somer Valley	Town Centres	<ul style="list-style-type: none"> • Collaborative working with Town and Parish Councils on Placemaking Process. • Visioning, identifying and protecting valued assets, generate placemaking principles and site requirements, identifying infrastructure requests and priorities

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	Other development sites	<ul style="list-style-type: none">• Parish and Town Council Workshop held on 2/2/13• Collaborative approach with affected communities. Enabling collaboration.• Identifying issues and options that go beyond the principle of development established by the Core Strategy.
Rural Areas	Whitchurch, RA1 & RA2 Villages, others	<ul style="list-style-type: none">• Parish and Town Council Workshop held on 2/2/13• Collaborative and enabling role.• Toolkit approach.• Visioning, identifying and protecting valued assets, generate placemaking principles and site requirements, identifying infrastructure requests and priorities

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Development Sites

Introduction

The role of this part of Placemaking Plan will be to create the conditions for the delivery of high quality development on key sites throughout Bath and North East Somerset. It will set out the site specific aspirations, as well as the design, mix of uses, planning and infrastructure requirements to enable these sites to progress. It also adds the detail to the strategic context set by the Core Strategy and will be informed by the other initiatives relevant to each place.

For example, the implementation of the Core Strategy cross-cutting objective on climate change; to 'pursue a low carbon and sustainable future in a changing climate', requires consideration of what each site can contribute, ie:

- What renewable energy opportunities are there for each site?
- How will the site adapt to a future climate?
- How can the particular use of the site be made as low carbon as possible, be it commercial or residential?

It is essential to recognise that the Placemaking Plan should be read as a whole, so that site allocations and policies are considered at the same time. It also needs to be read in conjunction with the Core Strategy, as this forms part one of the Local Plan, whilst the Placemaking Plan is part two.

The launch Document suggests proposals for a number of sites for discussion. These sites have arisen from a number of sources including the Core Strategy, the Council's Strategic Housing Land Availability Assessment (SHLAA) and other sites which are crucial to delivering the Core Strategy. The launch Document provides the opportunity for other sites to be put forward for consideration for allocation.

The Launch Document describes the potential opportunities that these sites offer, floating ideas as a taster and to whet the appetite for further and fuller debate. It is not comprehensive, but is intended to give enough information to stimulate debate and discussion, to elicit responses that can inform the next iteration of the Placemaking Plan, and to form part of the evidence base to demonstrate the options that have been considered.

Contents

Places, groups of sites and individual sites

- Bath Overview
- Bath Central
- River Corridor
- Bath Neighbourhoods
- Development on the edge of Bath
- Keynsham
- Development on the edge of Keynsham
- Somer Valley
- Rural Areas
- Development at Whitchurch

Bath Overview

There are a series of significant development opportunities within Bath that need to be taken forward with a vision and aspiration beyond which the city has witnessed since its last transformation over two hundred years ago. This vision and aspiration must however be intelligently applied, informed by a thorough understanding of the qualities of Bath as a place, its outstanding universal value as a World Heritage Site, and its real potential.

Many of the Bath sites that are now being considered for redevelopment are available due to the architectural, planning, development and political failures particularly from the 1950s onwards; when typically the response to context was misunderstood, when cost was often more important than value, and when the need for development trumped the need for quality. The Placemaking Plan advocates a much more sustainable approach to city development.

Enterprise Area

Designated as a key zone for economic growth by the [West of England Local Enterprise Partnership](#), the Bath 'City of Ideas' Enterprise Area has the ability to deliver 65% of the District's jobs growth by 2026 and play a key role in providing much needed accommodation for the area's flourishing high-value business sectors. Supported by infrastructure, Bath in the future will be a city where businesses, academia and creativity combine to create value and enhance the quality of life.

An uncertain and unpredictable global future, requires an approach to planning that creates the conditions for a thriving, flexible and resilient economy; and one that draws upon Bath's unique qualities as a place; as an incubator of innovative thinking, invention and enterprise; and as an attractor of people who aspire to deliver the very best in creative solutions.

To be successful, an approach is needed that responds both to the drive of the city to be a genuine 'City of Ideas', and also to its unique, beautiful and very special environmental conditions.

This position demands fresh thinking, and should be harnessed as a catalyst for a new paradigm in placemaking. These opportunities must not be squandered on short-term financial fixes, or because of fears of entering into uncharted territories. Such approaches work against the essence of the place, and its potential to harness the city's unique and special characteristics that are the bedrock of a sustainable future for the city and the wider Bristol-Bath sub region.

The Core Strategy

The Vision and Spatial Strategy for Bath contained in the Core Strategy provides the overarching planning policy context for the Placemaking Plan.

The Vision *What the spatial strategy is seeking to achieve:*

Bath's natural, historic and cultural assets, which combine to create a unique sense of place of international significance, will be secured and enhanced to maintain the city's key competitive advantage and unique selling point as a high quality environment in which to reside, to live, locate and grow a business, visit and invest.

The scope to further improve Bath's environmental quality will form the foundation of efforts to boost the city's profile as a more competitive and low carbon economic centre. The realisation of a range of development opportunities within the Central Area and Western Corridor Enterprise Area will greatly improve the city aesthetically and also enable Bath to position itself as a more entrepreneurial, innovative, creative and business friendly place. Economic development and productivity will therefore be

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stimulated and facilitated, whilst simultaneously upgrading inherited townscape.

Where possible the built environment will evolve in a more energy and resource efficient manner and renewable and sustainable energy, appropriate to the Bath context will be introduced. Alongside measures to mitigate and adapt to climate change and to pursue a reduced carbon economy, the diversification and growth of a low carbon economy are the key changes that are sought for Bath. The delivery of new housing on brownfield sites is a vital component of the vision and will help to create a more sustainable relationship between the city's labour and job markets and support Bath's economic potential. whilst retaining the integrity of its landscape.

The need for more housing will enable the regeneration of many areas within the city. Where development is needed on the edge of Bath it will be positioned, master planned and designed to sustain the 'significance' of Bath's heritage assets and the integrity of its landscape setting. Parallel investment in public transport infrastructure and walking and cycling routes will keep the city moving and enable more sustainable travel choices to be made.

Bath's already strong identity as a therapeutic place will be enhanced by boosting its performance as an enjoyable city for leisure, recreation and shopping with a vivacious cultural scene and a highly valued green infrastructure network.

The Placemaking Plan will be informed by a range of city specific initiatives that include:

- Economic Strategy
- World Heritage Setting SPD, Bath & North East Somerset Council (2012)
- 'Vision for Bath' work,
- 'City Identity' Project
- Bath Public Realm and Movement Strategy
- The forthcoming Transport Plan for Bath,
- the 'City of Ideas' Enterprise Area
- Green Infrastructure Strategy

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Bath – Central Area Priority Development Sites

Planning Policy Context

Policy B2 from the Core Strategy provides the policy context for the Central Bath area. It sets out the role of the Central Area, provides a series of Placemaking Principles, outlines the key development opportunities, and describes the anticipated scope and scale of change.

The role of the Placemaking Plan is to provide the details, and set out how the redevelopment of specific sites can respond to these characteristics set out in Policy B2.

Cornmarket, Cattlemarket, The Hilton Hotel

Issues and Opportunities

What are the key issues and opportunities available with this site?

Located on a key route into and out of the city centre, the Cornmarket and the Cattlemarket site in particular, and one day potentially the Hilton Hotel, provide significant opportunities to remodel the fabric of this area, providing a more engaging experience that links the upper part of Walcot Street to the city centre.

- What should the vision be for this collection of sites? How should it contribute to the character and appearance of the surrounding area?
- How best to connect the gap between the Podium and the Tramshed development?
- What should the relationship be with the street, the Cornmarket and the river?
- Should the development of this area reinforce the character of Walcot Street (finer grained mix of uses – lots of smaller spaces, fewer bigger) or should it be seen more as an extension of the city centre (larger scale, city centre uses)?
- Whilst redevelopment of the site is to be actively encouraged, what opportunities are there for allowing interim buildings and uses on the site? Are there opportunities for temporary uses that could reflect the character of Walcot Street and encourage business start-ups?

Central Riverside & Recreation Ground

Issues and Opportunities

What are the key issues and opportunities available with this site?

Whilst there are emerging ideas for the development of individual sites such as the redevelopment of the Recreation Ground or the conversion of the voids underneath Grand Parade, the Placemaking Plan could suggest a broader vision for the wider area, one that sets an aspirational context for these proposals to come forward.

Is there an opportunity to view this whole area as a transition from the city centre, through the streets and spaces of Terrace Walk, Orange Grove and Grand Parade, into Parade Gardens and over a new river crossing onto the riverside path and the whole of the recreation ground? This could achieve some of the following:

- A series of integrated, sequential spaces and development opportunities;
- The creation of a green heart to the city, with the river in its centre, as a forum for leisure, recreation, entertainment and culture;
- A 21st century interpretation of the historic ‘pleasure garden’ role of Harrisons Walk’s;
- An inspirational policy context for the development of a new sporting, cultural and leisure stadium (as established in the Core Strategy);
- Safeguarding valued assets and attributes such as the views across from Grand Parade;
- Do you agree with these broad ideas for this area?
- What other aspects should be considered?
- Should a vision for a new and coherent city quarter be worked up as an important part of the Placemaking Plan?

It would require a masterplanned approach which would identify opportunities to radically remodel this part of the river, changing it into a central feature of this area, and improving access to it via multiple points from the city centre

Site configuration will allow for a new sporting, cultural and leisure stadium (as set out in the Core Strategy), together with opportunity to explore the potential for the relocation of part or all of the coach park (thereby releasing the existing coach park site for redevelopment), and potentially a new underground car park (releasing more central car parks for development). What are the implications of these ideas?

This site also has unique potential to build on the Olympic legacy as a low carbon exemplar, with potential for hydro power at Pulteney

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	Weir and for district heating/combined heat and power using the swimming pool as an anchor heat load. It is within the District Heat priority area in the draft Core Strategy.
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Manvers Street

Issues and Opportunities

What are the key issues and opportunities available with this site?

This is a prominent and important area that comprises a number of sites extending from the Grade 1 listed South Parade towards the Bath Spa Railway Station, and sandwiched between Manvers Street and the river. It is part of the Enterprise Area, and forms the setting for the Grade 2* listed St Johns Church. It is an area with high levels of public transport accessibility, and Manvers Street is a key pedestrian route and entrance into the city.

There are a number of poorly designed buildings and spaces that detract from the image and identity of the area. There are also some existing uses such as the Sorting Office that do not capitalise on their position adjacent to the river nor on their proximity to the city centre and high levels of public transport accessibility.

This collection of development sites provides clear opportunities for an employment led, mixed use development that optimises its proximity to Bath Spa train station, and fulfils some of the aspirations for the city's Enterprise Area.

The listed buildings provide a valued asset, that could lend themselves to the creation of a significant new public space that protects the relationship of South Parade to its landscape setting, and provides an appropriate setting to St John's Church.

- The nature of buildings; through their architectural style, their level of innovation, or how the development is delivered and financed, can have significant potential on how a place is perceived. Given the prominence of this area on a key arrival point in the city, what potential is there for development to reflect and articulate the economic development aspirations of the city?
- Should development be delivered on an incremental basis, adding more variety, interest, and more choice? Or should it be comprehensive? What are the pros and cons of these different approaches?

Bath Quays North

Issues and Opportunities

What are the key issues and opportunities available with this site?

The Bath Quays North area essentially comprises the Avon Street Car Park and the Coach Park. There is a significant opportunity for development to stitch this area back into the fabric of the city centre, to enable an expanded city centre, and to improve access for pedestrians to the riverside environment and beyond.

	<p>To achieve this requires careful place shaping, to create the conditions for its regeneration and its successful operation as part of an expanded centre. To provide a network of streets and spaces that seamlessly integrates this area into the city centre and with direct, legible and attractive routes to the river will necessitate the remodelling of adjoining sites. This could enhance the viability and appeal of new development, improving safety for users of new pedestrian routes, and refreshing image of place.</p> <ul style="list-style-type: none"> • Is this aspiration a viable and deliverable approach for the regeneration of this area? • What should the relationship be with the river, and with the South Quays area? • Should buildings reflect the spirit of innovation and new thinking that is the focus of the city’s future growth, and also be read as part of the wider city? How distinctive and different should they be? • The mix of uses should respond to its urban location, its key role as part of the Bath Enterprise area, and its location adjacent to the river. Are there opportunities for fine grained and smaller scale employment uses, designed and managed to appeal to targeted small businesses? • Should there be active ground floor uses and a rich mix of other uses in this area, with residential above to optimise the value of a south facing aspect over the river, and to create a destination location as an expansion of the city centre? • What role could this area have in accommodating additional retail capacity as an extension to the city centre?
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Bath Quays South

<p>Issues and Opportunities <i>What are the key issues and opportunities available with this site?</i></p>	<p>The site is bordered by the River Avon to the north. Within the wider landscape context and the important views through and over the site, the immediate context of Bath Quays South is made up of a variety of buildings and built forms. Typically of large scale, massing and at a range of heights, these buildings contain a broad mix of uses including business e.g. engineering design, financial services, car showrooms, and residential. Beyond the site to the south, lie the residential areas of Oldfield Park, Holloway, and Bear Flat.</p>
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	<p>Buildings in the vicinity tend to form bold relationships with their surroundings; butting up to the rivers edge, and forming a strong edge along the Lower Bristol Road. Many of these represent an important part of Bath’s innovative industrial heritage, contrasting with the city’s more widely known collection of Georgian buildings.</p> <p>This variety of architecturally bold and robust buildings is unusual in Bath and should inform the architectural response to new buildings on the site. Contemporary architecture could contrast with the sensitive conservation of historic buildings and public realm, to create a compelling mix of new build and remodelled historic buildings providing employment led development that can reflect the spirit of innovation and creativity that the site is historically associated with, and which is promoted as its future.</p> <ul style="list-style-type: none"> • Is this a valid and deliverable approach? • Does this site have the potential to act as a catalyst for further investment and interest in the innovation and creative sectors? • What opportunities are there to create new pedestrian and cycling routes through the site, connecting the residential neighbourhoods to the south to the city centre? How important is this issue? • How should development proposals respond positively to the river frontage and provide an engaging experience for users passing through the site, and for enhancing wider cityscape views?
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Bath Western Riverside East

<p>Issues and Opportunities <i>What are the key issues and opportunities available with this site?</i></p>	<p>The Western Riverside East area comprises Green Park Station, Sainsbury’s, Homebase and their related car parks, the Ivo Peters Way industrial Park, Pinesgate and the associated road gyratory.</p> <ul style="list-style-type: none"> • Whilst the Core Strategy and particularly the Western Riverside SPD provides a policy context for the area, what more detailed information required for this broad area? • What is the vision for this place? E.g. a model sustainable business community or a place for innovative industry and employment? • How should this area be remodelled to better integrate it with the central area, western riverside and the surrounding residential communities? • What should the approach be to the river frontage, to maximise values and benefits, and to increase public
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	<p>accessibility?</p> <ul style="list-style-type: none">• Could the gyratory be removed to enable more development capacity, create more legible development blocks and an enhanced public realm? (Traffic could be routed along the Lower Bristol Road, with two points of access one to serve Bath Western Riverside and the other for access to Midland Bridge).• Should public transport and cycling routes be provided through the site?• How does development best respond to the historical or visual cues of the area, including the setting of Green Park Station, other listed buildings and important or strategic views?• What mix of land uses are appropriate?• Is retail development appropriate in this location, and how might this impact on the city centre? How significant is the risk of diluting the vitality of the city centre? Is there potential for a specialist retail destination that is complementary to the city centre offer?• Is a multi-storey car park potentially appropriate within the area to facilitate the redevelopment of Avon Street car park, or is this too far away from the city centre?• Evening economy – what role should this place play in the evening economy of the city centre?
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Bath Western Corridor / Enterprise Area

Introduction

Bath's Western Corridor section of the Enterprise Area contains a wealth of successful businesses, and a significant number in the sectors of design, engineering and technology, including Rotork, Polamco and Herman Millar. The area also contains a number of derelict and underused sites that have huge potential for transformation, providing inspirational locations for economic growth, set in close proximity to key transport infrastructure, residential communities, and an enhanced riverside environment.

Policy Context

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Policy B3 from the Core Strategy has adopted distinct approaches to development at Twerton and Newbridge Riversides, and also provides the strategic placemaking principles for the area:

- Twerton Riverside has contracted as an industrial location in recent decades. This area is suitable for a broader range of uses and there is scope to redevelop the area to provide new business (B1a-c) premises and housing. The area presents an opportunity to host business that is displaced as a consequence of the residential led development of Western Riverside and the growth of the intensification of the Central Area into BWR East. Whilst Newbridge Riverside will remain the core industrial location, Twerton Riverside can provide additional flexibility. It will therefore necessary to maintain an appropriate level of land in this area for B1c uses alongside office uses and housing.
- Newbridge Riverside will function as Bath's primary location for industrial enterprise, providing about 12 ha of land at Locksbrook Road, Brassmill Lane and the Maltings for a range of activities including advanced manufacturing. There is therefore a presumption in favour of retaining land and premises in the B1 use class where this remains a viable use of land and is supported by market signals that there is demand for continued occupation that cannot reasonably be accommodated elsewhere.

To facilitate delivery of the placemaking principles, where it is considered necessary, the Placemaking Plan will apply policy requirements and design principles to the area and allocated site requirements in relation to land use amount and distribution, conservation of assets, delivery of infrastructure and design principles.

Issues and Opportunities for the broad area

- Enabling Bath to maintain its diversified employment offer by protecting and providing opportunities for a variety of business sectors to thrive, in differently configured employment spaces and in a complementary location to the city centre.
- Enabling / encouraging development proposals to come forward by permitting a broader mix of uses on specific sites and areas which maximise public benefit (environmental enhancement, public transport accessibility). This is to include residential uses.
- Reinforcing the environmental credentials of the area, by:
 - Ensuring that development is built to a low or zero carbon standard, making full use of passive design principles and renewable energy. This would also keep energy costs down for business
 - Enhancing the riverside environment and green infrastructure for the benefit of the local community, and adding to the city's wider offer.
 - Creating more sustainable cycling and pedestrian routes to and through these areas, and locating higher density development in closer proximity to public transport hubs.
 - Retain and Enhance existing heritage assets.

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- Protect key World Heritage Site views connecting the area and green hillsides

The distinct character areas and key site opportunities are as follows:

Twerton Riverside

- (i) Bath Press, Roseberry Place/Dairycrest/Stables Yard. Herman Miller South.
- (ii) Twerton Riverside West / Carrs Wood

Newbridge Riverside

- (i) Locksbrook (including Coach Park, Horstman Gears, Herman Miller Factory and Locksbrook Trading Estate)
- (ii) Brassmill (Including Rotork and Brassmill Enterprise Park).

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Twerton Riverside

Bath Press	
<p>Issues and Opportunities <i>What are the key issues and opportunities available with this site?</i></p>	<p>The vacant Bath Press building lies to the west of the city centre alongside the Lower Bristol Road and in very close proximity to Oldfield Park Railway Station. Located within the Enterprise Area, this site has an important economic development role to play.</p> <ul style="list-style-type: none"> • Is there an opportunity to create a specific deliverable vision for this area? <p>Whilst the building is not listed it is undoubtedly of local significance and the retention of its façade in any redevelopment is likely to be an important consideration.</p> <p>Redevelopment proposals should ensure that the site’s proximity to Oldfield Park Railway Station, as well as local bus services and cycle routes is optimized. This will impact on the density of development and the type and mix of uses on the site.</p> <ul style="list-style-type: none"> • Which uses make best use of the public transport benefits of this location? • Is a comprehensive master planned approach to site design and development a pre-requisite for development? • Should the 1920’s/30’s factory façade be retained within the redevelopment of the site? • Should development protect northerly views across the site through identification and retention of key view corridors? • Should development enhance walking and cycling routes along the Lower Bristol Road and across between Bath Western Riverside and Moorland Road?

Roseberry Place / Dairy Crest / Stable Yard	
<p>Issues and Opportunities <i>What are the key issues and opportunities available with this site?</i></p>	<p>Located on the south side of the river, and on the corner of Windsor Bridge Road and the Lower Bristol Road, this area contains a number of small businesses, but are also under-utilised sites providing significant development opportunities for employment led regeneration.</p> <ul style="list-style-type: none"> • What mix of uses are required that optimise its location to sustainable transport infrastructure, complement the Bath Enterprise Area aspirations and relate to the regeneration of Bath Western Riverside and Bath Press? Should this include

	<p>offices, workshops, retail and residential and what are the specification requirements of these uses? How can development reinforce the relationship between the employment profile and skill base of local people?</p> <ul style="list-style-type: none"> • Should regeneration be delivered as part of an incremental strategy undertaken within a comprehensive masterplan, or be a comprehensive development? What are the viability implications of different approaches? • What opportunities are there to create new connections to the river, and to provide enhancements to the cycle and pedestrian network? For example, connecting the Bristol/Bath cycle route to the 'Two Tunnels' route. • There are opportunities to enable the delivery of elements of the Green Infrastructure Strategy. How can the natural riverbank be enhanced and what opportunities are there to create new priority species habitats? • How should the Placemaking Plan protect key views across the site from Windsor Bridge and the connecting views to hillsides?
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Herman Miller/George Yeo (Lower Bristol Road)

<p>Issues and Opportunities <i>What are the key issues and opportunities available with this site?</i></p>	<p>This listed building is situated adjacent to the Lower Bristol Road, between Waterside Court and Polamco, and is currently proposed for conversion into a Lidl supermarket. It may well be the case that planning and development issues are resolved before the Placemaking Plan reaches an advanced stage, but this cannot be guaranteed, neither can the implementation of the scheme.</p> <ul style="list-style-type: none"> • What opportunities are there for the innovative re-use of the listed Herman Miller Building? • How should development provide an active ground floor uses to the main pedestrian routes? • What opportunities are there to enhance the frontage landscape and how should public access to the riverside be arranged? • How can green infrastructure and biodiversity be imaginatively integrated into flood defenses? • How should legible links to Chelsea Road and Twerton High Street local centres be achieved?
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	<ul style="list-style-type: none"> • What opportunities are there for public realm enhancement to Fieldings Road?
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Twerton Riverside West / Carrs Wood

<p>Issues and Opportunities <i>What are the key issues and opportunities available with this site?</i></p>	<p>This area extends to the west from the Curo headquarters at The Maltings, and contains a number of potential development opportunities adjacent to the river edge all along to the junction with Newbridge Road.</p> <ul style="list-style-type: none"> • What development opportunities are likely to come forward within the plan period, and what detailed planning policy requirements should be put in place to get the best outputs? • What mix of uses are appropriate, and which should be discouraged? • What opportunities are there for enhancing habitat and biodiversity value of riverside? • Towards the western end, what opportunities are there for woodland management and landscape enhancement to improve this route as a key entrance into the city? • Given its green setting, what is the most appropriate form of development in this location? • Is there a realistic potential of creating a pedestrian bridge connection to Brassmill Enterprise area to increase accessibility.
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Newbridge Riverside

Locksbrook

Issues and Opportunities

What are the key issues and opportunities available with this site?

The area presents significant opportunities for economic development, walking and cycling improvements and better connectivity, and green infrastructure.

The majority of the Locksbrook river frontage is addressed by blank walls and undergrowth. There is potential to significantly enhance the quality of the riverside path for walking and cycling, leisure and biodiversity within a coordinated strategy.

The route of the previously proposed rapid transit passes to the north of the employment area. There is an opportunity to harness the unused asset to strengthen the economic, access and environmental quality of the area, and provide a new sustainable transport route for pedestrians and cyclists, which could penetrate through the Western Riverside regeneration area. This would reduce pressure and potential pedestrian and cyclist conflict on the river path.

- How could riverside development present more active frontages and surveillance of the riverside walk in order to work towards achieving comprehensive improvements to the quality and appeal of the river area?
- What new land uses could be introduced to address existing conflicts between residential amenity and employment?
- What criteria should be put in place to manage building heights to respect the existing two-storey context and important views?
- How should north south pedestrian and cycling routes (one by the Herman Millar Building, and one over Weston Island) be enhanced?

Brassmill

Issues and Opportunities

What are the key issues and opportunities available with this site?

This area remains a vibrant centre of manufacturing, distribution and employment, with a variety of industrial and business units. Units to the west end of the Brassmill Lane Trading Estate have fallen into disuse. Many of the existing buildings do not address the river, and Brassmill Enterprise Park presents a poor riverside frontage. It is also adjacent to a residential area and the Bristol / Bath cycle route.

There are clear opportunities for enhancing the image and identity of this area:

- as a place of innovation and world class industrial enterprise through the intensification of some of the existing developed areas, whilst introducing measures to minimize the impact on residential amenity; and
- through making improvements to the riverside environment and wider green infrastructure.
- Does this distinct and partially secluded character area offers the opportunity for larger footprint uses and incremental redevelopment? Where could these go, and how could this be facilitated?
- Is there scope to increase the height of development to an average of three storeys without impacting on the setting of the World Heritage Site from longer views with the strengthening of tree cover. How should the Placemaking Plan best control the height of new development in the area?
- Green infrastructure and habitat creation in this stretch of the river is a priority. Whereas the creation of active frontages is important in the urban riverside setting, the strengthening of its natural quality and wildlife value should lead. How do we best ensure that this is delivered?
- The Bristol-Bath cycle path terminates at Brassmill Lane. Should this be extended along the previously proposed rapid transit route in order to penetrate further into Bath, and to reduce pedestrian and cyclist conflict on the existing riverside path?
- Together with potential development along the Carrs Wood Riverside, are there viable opportunities for new pedestrian connections across the river to link employment and residential communities?

Bath's Neighbourhoods

The Core Strategy recognises the significance of Bath's neighbourhoods, stating that:

Attractive neighbourhoods with successful local centres, good schools, a well-managed green infrastructure network, valued heritage and sustainable transport choices are necessary for economic success, quality of life and social and cultural vitality.

The Placemaking Plan will consider in more detail the role and function of these neighbourhoods, in particular their local centres and infrastructure requirements such as schools. It will introduce an appropriate policy framework that seeks to ensure that the aspirations set out in the Core Strategy can be delivered. Much of this is covered in the development management policy section of this document, but there are also some place specific issues of relevance.

Bath's Neighbourhoods

Generic issues

Issues and Opportunities

What are the key issues and opportunities available with this site?

Bath's Neighbourhoods perform many functions, supporting a range of uses and functions that are part of their character and appeal as places to live. Parks, allotments and other open spaces, small scale employment uses, local shops, amenities and facilities such as schools and church halls, all contribute in important but different ways. Collectively they can support more sustainable lifestyles, ensuring good access to a range of services within easy walking or cycling distance. In many cases they are models of the sort of mixed use environments that planning seeks to create in new development, places that attract different people, at different times throughout the day. It is important that the planning policy framework seeks to maintain and enhance these attributes, rather than to see them lost.

In the Core Strategy, one of the most important expectations for Bath's Neighbourhoods is the delivery of new housing as a contribution to the target of the delivery of around 7000 new homes in the city. Proposals for housing development will generally come forward on previously developed sites, many of which may contain existing employment uses. It is an important role of the Placemaking Plan to manage such change carefully, and to ensure that the loss of such employment sites is not detrimental to the economic aspirations of the city, or to the mixed use vibrancy and functionality of the local area, whilst also delivering housing needs.

- How should the Placemaking Plan seek to maintain the mixed use character of many of Bath's Neighbourhoods?
- What criteria should be applied to assess the existing or potential value of employment sites within Bath's Neighbourhoods?

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	<ul style="list-style-type: none"> • Are there opportunities to introduce more of a mix of uses on some of these sites? • What other uses need to be protected, safeguarded and facilitated through the Placemaking Plan? • Are there particular areas of land that need to be allocated in the Placemaking Plan for particular uses?
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Bath's Neighbourhoods: Local Centres

<p>Issues and Opportunities <i>What are the key issues and opportunities available with this site?</i></p>	<p>The district and local centres throughout Bath's Neighbourhoods generally perform important functions as centres for their surrounding residential communities. They do however vary in their offer with some providing a comprehensive range of shops, complemented by other services and facilities such as pubs, restaurants and takeaways, other business, libraries, and village halls, whilst others are very limited.</p> <p>Should the different centres be grouped into different types that reflect their current role, and potential opportunities? For example:</p> <ul style="list-style-type: none"> • Vibrant community centres – primarily serving local needs, and including community facilities such as pubs, clubs, cafés, local library, meeting places, community halls, churches, e.g. Moorland Road, Bear Flat, Larkhall, Weston. • Specialist or niche retailing centres – not necessarily meeting local needs, but supporting destination type businesses e.g. Margaret's Buildings, Lansdown Road. • Struggling centres – where occupancy is typically lower than other local centres. Such as on the London Road. What other uses should be permitted in these areas? Should office uses be permitted in retail premises? What about conversion to residential uses? Should shopfronts be maintained / protected (subject to listed building considerations), or should a more permissive approach be adopted? <p>Issues</p> <ul style="list-style-type: none"> • What is the vision for these centres? • Is there a shared vision that can cover the different types of centres?
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	<ul style="list-style-type: none"> • Should there be a specific approach to each or can there be a generic approach within the groupings? • What protection needs to be given to different areas? • What degree of policy flexibility should there be to allow change? • How can policies encourage investment and positive changes in the struggling centres? • Is there an opportunity to identify infrastructure requirements for each local centre, enabling environmental enhancements to be identified?
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Bath's Neighbourhoods:

Major Sites

- University of Bath
- MoD Foxhill
- MoD Warminster Road
- Twerton Park

Issues and Opportunities

What are the key issues and opportunities available with this site?

There are a variety of major sites and issues within Bath's Neighbourhoods that are referenced in the Core Strategy, and which will need to be considered in more detail in the Placemaking Plan.

University of Bath

- How can the Plan ensure that the University of Bath utilises the green belt changes introduced through the Adopted B&NES Local Plan process for providing student housing and other University academic space?

MoD Sites

The Council has produced 'Concept Statements' which contain a vision, and site specific planning and design requirements to guide the redevelopment of the three MoD sites at Foxhill, Warminster Road and Ensleigh. All of these sites have now been sold and it is anticipated that planning applications for their redevelopment will come forward in the near future. The Concept Statements will be used as a material consideration in the determination of these planning applications.

- How should the Placemaking Plan refer to the MoD sites, and in particular the vision, and site specific planning and design requirements contained in the Concept Statements? The inclusion of this policy framework in the

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	<p>Placemaking Plan will afford them more weight in the determination of planning applications.</p> <p>Twerton Park The Core Strategy recognises that Bath City Football Club, who own Twerton Park football stadium, has stated that site will be available for redevelopment during the Plan period. It intends to leave Twerton Park and sell it or facilitate a land swap elsewhere in B&NES on which it can build a new facility. The site will therefore be available for redevelopment as part of a residential/mixed-use scheme during the Plan period.</p> <p>The Placemaking Plan therefore needs to consider how the site can best benefit the local centre of Twerton.</p> <ul style="list-style-type: none"> • What is the aspiration for Twerton High Street, and how can the redevelopment of this site help to deliver this? • What mix of uses might be appropriate for this site? <p>What other major sites are there within Bath’s neighbourhoods that need to be contained within the Placemaking Plan?</p>
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New areas of development adjoining the City

Ensligh & MoD Ensligh

<p>Issues and Opportunities <i>What are the key issues and opportunities available with this site?</i></p>	<p>The Placemaking Plan will allocate a site for comprehensive residential led mixed use development comprising the Ensligh MOD site and the Royal High School Playing Field land adjoining it.</p> <ul style="list-style-type: none"> • Building on the criteria set out in the Core Strategy and the Concept Statement for the MoD Site, what further detail is needed to ensure these objectives can be achieved? • How can development best be integrated into the existing context? • What criteria are needed to safeguard the landscape and visual impacts of development? • What transport and movement connections are required, and how can public transport be enhanced? • What green infrastructure enhancements should be made? • What community facilities are required either on site or
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	<p>within the existing communities?</p> <ul style="list-style-type: none"> • What are the infrastructure requirements?
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New areas of development adjoining the City

Weston

Issues and Opportunities

What are the key issues and opportunities available with this site?

- Building on the criteria set out in the Core Strategy, what detail is needed to ensure the objectives can be achieved?
- How is it best to identify the most appropriate site for development within the broad location identified in the Core Strategy? And what should the detailed green belt boundary be?
- How can development best be integrated into the existing context?
- What transport and movement connections are required?
- What green infrastructure enhancements should be made?
- What community facilities are required either on site or within the existing communities?
- What are the infrastructure requirements?

New areas of development adjoining the City

Odd Down

Issues and Opportunities

What are the key issues and opportunities available with this site?

- Building on the criteria set out in the Core Strategy, what detail is needed to ensure the objectives can be achieved?
- How is it best to identify the most appropriate site for development within the broad location identified in the Core Strategy? And what should the detailed green belt boundary be?
- How can development best be integrated into the existing context?
- What transport and movement connections are required and how should they be delivered, particularly to existing community facilities provided off site?

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	<ul style="list-style-type: none">• What green infrastructure enhancements should be made?• How should ecological considerations best be managed?• What is the most appropriate way for development to respond to the Wansdyke and its importance as an historic asset?• How should development relate to South Stoke Village?• What are the infrastructure requirements?
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Placemaking Plan

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Keynsham

Introduction

The overarching planning policy context for development in Keynsham is set out in the Council's Core Strategy. The Placemaking Plan will provide the necessary policy detail on sites, creating the conditions for the evolution of the town to meet the aspirations set out in the Core Strategy, the 'Futures' work and in Keynsham Town Council's Town Plan.

The process of producing the Placemaking Plan will focus on targeted collaborative working particularly with Keynsham Town Council and other stakeholder and community groups.

The Vision from the Core Strategy for Keynsham, is as follows:

The Vision

What the spatial strategy seeks to achieve.

Keynsham is a historic town that occupies a strategically important location between Bristol and Bath and is therefore well placed to improve and attract investment. It will continue to act as a market town and service centre for the surrounding area. In responding to the loss of a major employer, it will evolve as a more significant business location. Keynsham will expand to accommodate a growing population, ensuring it retains its independence and its separate identity within an attractive rural setting. It will become a more sustainable, desirable and well-connected place in which to live and work, with an enhanced town centre inspired by its heritage, cherished rivers, park and green spaces.

Keys Sites

- Somerdale
- Town Centre sites e.g. Ashton Way Car Park, Riverside
- Ashmead Industrial Estate

- Local Centres:
 - Queen's Road
 - Chandag Road

- Additional Housing Areas:
 - South West Keynsham
 - East Keynsham

Keynsham – Town Centre

Issues and Opportunities

What are the key issues and opportunities available with this site?

The Core Strategy says that change within the town centre will be managed to improve Keynsham's performance and profile as:

- a An important and attractive retail centre, market town and service centre for the surrounding area, inspired by its character and heritage;
- b A more significant business location, encouraging enterprise, creativity and innovation; and
- c A more sustainable, desirable and well-connected place in which to live and work.

Core Strategy Policy KE.2 sets out the scope and scale of change, and establishes a series of placemaking principles for the town centre. Adding the necessary detail to these principles will be the key areas requiring debate and discussion with the community represented by the Town Council and other community and stakeholder groups.

- How can the Core Strategy aspirations and the development aspects of the Town Plan best be achieved?
- What are the appropriate policy instruments to enable the vision for the High Street to be achieved?
- How can the Placemaking Plan provide the policy context that enables the delivery of larger retail units that might encourage a greater diversity of national retailers, whilst safeguarding smaller premises that tend to be more suitable for independent retailers?
- How can the success of the Keynsham Town Hall development as a low carbon exemplar be built upon?
- How can this be delivered alongside the need to safeguard the historic qualities and character, as well as the fine grain, of the High Street?
- How restrictive does the policy need to be to safeguard retail uses, and how permissive to encourage changes to use to complementary uses?
- What development opportunities are there in Keynsham Town Centre that might come forward within the plan period?

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Keynsham – Somerdale

Issues and Opportunities

What are the key issues and opportunities available with this site?

Policy KE2 from the Core Strategy seeks:

‘A new high quality, exemplar, mixed-use quarter at Somerdale, providing significant employment floorspace, new homes, leisure, open space, sport and recreational uses, and that the sequential and exception tests for flood risk would have to be met to justify any dwellings in higher risk parts of the site’.

The planning application discussions for the redevelopment of this site by Taylor Wimpey are at an advanced stage, and it is likely and indeed hopeful, that this will be resolved before the Placemaking Plan is at a stage to have much influence. However, it is not a foregone conclusion, and there may be a need for a need for more detailed and specific planning policies for the development of the Somerdale site, or is there a sufficient planning policy framework in place already?

Keynsham – Ashton Way Car Park

Issues and Opportunities

What are the key issues and opportunities available with this site?

- This area has been previously identified as one with potential for residential and retail development to complement the existing offer of the Town Centre. What other uses could be permitted that complement the town centre?
- How should planning policies be framed to ensure that wider aspirations for the area are achieved?
- How should this area best connect into its surrounding context, in particularly to the High Street, and to Keynsham Railway Station?
- How should the design of development physically relate to its surrounding context?
- What mix of uses would be acceptable in this area, including the levels of car parking that should be retained?

Keynsham – Riverside and Fire Station

Issues and Opportunities

What are the key issues and opportunities available with this site?

- Do the Core Strategy Policies KE1 and KE2 provide enough detail for any potential redevelopment, including changes of use, for the Riverside complex?
- What scope is there for the introduction of a range of mixed uses within this area, including residential?

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	<ul style="list-style-type: none"> • How should any redevelopment relate to the park, and the Town Hall redevelopment that is currently underway?
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Keynsham – Broadmead/Ashmead/Pixash Industrial Estate

<p>Issues and Opportunities What are the key issues and opportunities available with this site?</p>	<p>Identified as an area for business activity in the Core Strategy, the aspiration for this area is to retain its core function as an area for business activity, to enable its intensification through higher density business development and to complement the role of the Town Centre. This is reinforced by Policy KE3 that seeks an expansion of this area as an integrated part of the new housing area to the east of Keynsham</p> <ul style="list-style-type: none"> • What planning policies need to be in place to ensure that this aspiration is achieved? • What degree of protection, if any, should be given to the different use classes within this area, e.g. offices (B1), industrial uses (B2) or warehousing and distribution (B8)? • How can this area be used to promote the low carbon economy? • How can planning policies positively support its intensification, whilst protecting valued assets? • How can development in this area be better managed to complement the town centre? • What opportunities are there for this area to be better integrated or made more accessible to the local residential population?
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Keynsham – land adjacent to east Keynsham

<p>Issues and Opportunities What are the key issues and opportunities available with this site?</p>	<p>Land will be removed from the Green Belt by the Placemaking Plan in this broad location in order to provide for development of around 250 dwellings, employment opportunities and associated infrastructure during the Plan period.</p> <p>The Placemaking Plan will identify and allocate the site or sites for development and will define the revised detailed Green Belt boundary. Core Strategy Policy KE3 outlines the</p>
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	<p>planning requirements for this location that will inform the identification and allocation of the site in the Placemaking Plan and delivery of the sites through a planning application.</p> <ul style="list-style-type: none"> • what additional planning requirements should there be? • What are the particular assets of this area that need to be recognised and protected, and which can also be enhanced by new development? • How can development best integrate into the existing community, and how should access be improved to areas such as Ashmead Industrial Estate? • What infrastructure is required from this development, and how can planning policies help to ensure that the local centre at Chandag Road is enhanced and that other local facilities are supported? • What is the best way of providing the educational requirements generated by the new development? • What are the most appropriate natural landscape boundaries that can be used to help define the boundary of the allocated development site? • How can the Manor Road Community Woodland be enhanced and potentially extended as an important asset for the local area? • What potential opportunities are there for a new marina in this area, to the north of the railway line? • What potential planning policy context would be most useful for the Avon Valley Country Park area?
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Keynsham – land adjacent to SW Keynsham

<p>Issues and Opportunities What are the key issues and opportunities available with this site?</p>	<p>Land will be removed from the Green Belt by the Placemaking Plan in this broad location (south of the existing SW Keynsham development site) in order to provide for development of around 200 dwellings, and associated infrastructure during the Plan period.</p> <p>The Placemaking Plan will identify and allocate the site or sites for development and will define the revised detailed Green Belt boundary. National planning policy makes it clear that when</p>
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	<p>altering Green Belt boundaries consideration should be given as to whether land needs to be safeguarded to meet longer term development needs. The Placemaking Plan will consider this issue..</p> <ul style="list-style-type: none">• Is there any scope to identify safeguarded land adjacent to SW Keynsham? <p>Core Strategy Policy KE4 outlines the planning requirements for this location that will inform the identification and allocation of the site in the Placemaking Plan and delivery of the sites through a planning application.</p> <ul style="list-style-type: none">• what additional planning requirements should there be?• What are the particular assets of this area that need to be recognised and protected, and which can also be enhanced by new development?• How can development best integrate into the existing community?• What infrastructure is required from this development, and how can planning policies help to ensure that the local centre at Queens Road is enhanced and that other local facilities are supported?• Are there opportunities to introduce more mixed uses into this area?• What is the best way of providing the educational requirements generated by the new development?• How can the Community Woodland be enhanced and potentially extended as an important asset for the local area?• How should vehicular access be provided in order to manage impact on the town centre and other parts of the local road network?
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Keynsham – Local Centres (Chandag and Queens Road)

Issues and Opportunities

What are the key issues and opportunities available with this site?

What additional planning policies are required to enhance these areas?

How can their retail function be strengthened, and how can their role as centres for the local community be improved?

What opportunities do nearby developments provide for these local centres?

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Somer Valley

Introduction

The overarching planning policy context for development in the Somer Valley has been set out clearly in the Council's Core Strategy. This was informed by the 'Brighter Futures Community Plan' produced by the Somer Valley Partnership, and by the 'Future for the Somer Valley' vision. These provide the aspiration and policy context for the Placemaking Plan to add further detail, and create the conditions for positive change.

The process of producing the Placemaking Plan will focus on targeted collaborative working and bottom up planning with the local stakeholder and community groups, including the Somer Valley Partnership and the Town and Parish Councils.

The Vision from the Core Strategy for the Somer Valley, is as follows:

The Vision

What the spatial strategy seeks to achieve,

The southern part of the District will become more self-reliant, facilitated by economic-led revitalisation alongside local energy generation, building on its industrial expertise and improving skill levels. Transport connections to other centres, as well as connections between settlements within the Somer Valley area will continue to be improved.

The roles of Midsomer Norton and Radstock Town Centres will be complementary, providing key employment opportunities, services and leisure provision to the communities in the Somer Valley area. Midsomer Norton town centre will continue to be the principal centre with an improved public realm and enhanced townscape and a Town Park. Radstock will continue to provide a focal point for local communities and realise its potential for tourism based on its green infrastructure, mining heritage, cycle ways and attractive rural hinterland. Villages of the Somer Valley will continue to provide for the needs of their local communities.

Key Sites in the settlements within the Somer Valley;

Midsomer Norton

- *Town Centre Sites*
- *South Road car park*
- *Town Park*
- *Welton Packaging Factory*
- *Others...*

Radstock

- *Town Centre sites*
- *Sites at Coomb End*

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Westfield

- Local Centre

Paulton

- Old Mills

Additional Housing in the settlements within the Somer Valley	
<p>Issues and Opportunities <i>What are the key issues and opportunities available with this site?</i></p>	<p>The Core Strategy identifies this area as accommodating an additional 300 homes over and above existing identified supply (including committed sites, major brownfield sites and windfall sites). Whilst the focus for change will be in the town centres, on vacant and under-used sites, some development on new locations will be required to meet housing needs.</p> <ul style="list-style-type: none">• Which settlements provide the best opportunities for additional development in line with the strategic objectives of the Core Strategy?• What are the valued assets and characteristics of place that need to be protected, or used to influence new developments?• How should the housing development boundaries in Midsomer Norton, Radstock, Westfield, Paulton and Peasedown St John best be amended to accommodate this?• Which sites should be allocated to meet this additional housing need?• What are the design and planning requirements required for each of the sites?• What are the infrastructure requirements for each of the sites?

Midsomer Norton Town Centre Sites	
<p>Issues and Opportunities <i>What are the key issues and opportunities available with this site?</i></p>	<ul style="list-style-type: none"> • What changes should take place to ensure that the High Street maintains its vitality and viability? Are there any environmental improvements that will make the Town Centre a more attractive for shopping and recreation? • How should the aspirations for the High Street be delivered? • How restrictive does the policy need to be to safeguard retail uses, and how permissive to encourage changes to use to complementary uses? • What other assets of the Town Centre need to be recognised and protected? • How can these assets help to reinforce the image and identity of the place?

Midsomer Norton – South Road Car Park	
<p>Issues and Opportunities <i>What are the key issues and opportunities available with this site?</i></p>	<p>The Council aspires to redevelop this site for a convenience foodstore with parking in order strengthen and reinforce the retail role and function of the High Street. A current proposal is being actively pursued, and its progress will need to be reflected in the collaborative approach undertaken for this document.</p> <ul style="list-style-type: none"> • What planning policies are required to ensure that development of this site complements and enhances the vitality and viability of the High Street? • What other uses should be promoted or encouraged in this area? • How can this site best be integrated into the High Street area, and how can access for surrounding communities best be improved? • What are the energy opportunities and requirements? • How should this development relate to South

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	<p>Road itself, and how could it act as a catalyst for the development of other sites fronting onto South Road?</p> <ul style="list-style-type: none"> • What levels of public car parking needs to be retained on site, and how should this best be managed?
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Midsomer Norton – Town Park

<p>Issues and Opportunities <i>What are the key issues and opportunities available with this site?</i></p>	<ul style="list-style-type: none"> • What should the vision be for the town park? What kind of place should be created, and what is its role and function for the immediate and the wider community? • Are there other uses that need to be permitted to help enable the project to be delivered? • What opportunities are there for enhancing green infrastructure connections to the area? • How can access, in particular pedestrian and cycle routes, be improved to ensure that this becomes a valuable and popular recreational facility serving the wider community of the Somer Valley? • What opportunities are there for enhancing the biodiversity value of the area?
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Midsomer Norton – Welton Packaging Factory

<p>Issues and Opportunities <i>What are the key issues and opportunities available with this site?</i></p>	<p>The site is allocated in the Local Plan for mixed use residential and business uses, to include about 100 dwellings and provision for public rights of way within the site.</p> <ul style="list-style-type: none"> • What is the vision for this site and how can the Placemaking Plan help to ensure it is delivered? • What mix of uses should be allowed on this site as part of a comprehensive scheme and to enable delivery of employment uses? • Should the site also continue to have an employment role? • What would be the opportunities and requirements for low carbon industry here?
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	<ul style="list-style-type: none"> • What green infrastructure opportunities are there? • How can this site be designed to improve access, in particular pedestrian and cycle routes, for the wider community of the Somer Valley?
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Radstock Town Centre Sites

<p>Issues and Opportunities <i>What are the key issues and opportunities available with this site?</i></p>	<ul style="list-style-type: none"> • What are the appropriate policy instruments to enable the vision for this area to be achieved? How restrictive does the policy need to be to safeguard retail uses, and how permissive to encourage changes to use to complementary uses? • How should the aspirations be delivered? • What assets, over and above those identified in the Core Strategy, need to be recognised and protected? • How can these assets help to reinforce the image and identity of the place?
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Radstock - Coombend

<p>Issues and Opportunities <i>What are the key issues and opportunities available with this site?</i></p>	<p>Issues</p> <ul style="list-style-type: none"> • This is a complex part of the town with different uses cheek-by-jowl, sometimes incompatibly. In places there is a degraded environment. There are a number of redevelopment opportunities which could bring environmental improvements that could be made, whilst recognising the valuable employment opportunities that the area provides. What should the long term role of this area play within the town? • What changes are desirable and how important is it to safeguard the existing employment opportunities of the area? • Are there opportunities to introduce other uses such as residential? • How can environmental improvements be secured
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Westfield	
<p>Issues and Opportunities <i>What are the key issues and opportunities available with this site?</i></p>	<ul style="list-style-type: none">• How can the local centre best be enhanced, and what policy framework is required to do this?• Is there a need for more site specific policies to manage change within the existing employment areas?• How can access, particularly for pedestrians and cyclists, best be improved to local facilities?• What local infrastructure requirements can be identified, and what are the options for ensuring that these can be delivered?

Paulton – Old Mills	
<p>Issues and Opportunities <i>What are the key issues and opportunities available with this site?</i></p>	<ul style="list-style-type: none">• What is the vision for this area and how can the Placemaking Plan help to ensure it is delivered?• How can employment best be secured?• Should a mix of uses be allowed on this site as part of a comprehensive scheme and to enable its delivery?• What opportunities are there for renewable energy?

Rural Areas

Introduction

The diversity of the rural areas of Bath and North East Somerset is recognised by the overarching policy framework provided by the Core Strategy. The task of the Placemaking Plan, particularly through the process of continuing the targeted collaborative work with the local communities and the Parish Councils, is to reveal this diversity in more detail, to better understand the aspirations of different places, explore their potential, identify development opportunities, and to understand the appetite for change.

The approach of the Placemaking Plan will need to be tailored to the different types of settlement throughout the rural areas, although there will be universal placemaking principles that will apply to all settlements. However, it is also essential to recognise that the Council has limited resources and must focus these in those areas with the most significant levels of change. The approach that the Council will take with those rural areas of little change will be very much a light touch, limited to the provision of templates and proformas as detailed below. For those areas with more significant levels of change, the RA1 and RA2 villages in particular, the Council will seek to be more proactive.

The collaborative work on the Placemaking Plan began with a workshop with the Parish Councils at the beginning of February 2013. This event identified the support for the Placemaking Plan approach, and the willingness of most of the Parish Councils to work together to achieve these aims. It is therefore proposed to:

- hold joint workshops and training exercises with those Parish Councils that share similar development pressures, characteristics or geographic identity;
- to encourage clustering of Parish Councils for the purposes of contributing to the content of the Placemaking Plan; and
- to provide a consistent Placemaking Plan 'proforma' and questionnaire that can help with the generation of an appropriate evidence base.

Placemaking Plan: Rural Areas

Rural Areas

<p>Issues and Opportunities What are the key issues and opportunities available with this site?</p>	<p>The Core Strategy states that in those villages in the rural areas that meet the criteria of Policy RA1 should each make provision for around 50 dwellings during the plan period. To complement this approach, some limited residential development of around 15 dwellings will be encouraged in villages meeting the Policy RA2 criteria, in those villages located outside the Green Belt and having a housing development boundary (HDB). This will require a review of the HDBs.</p> <ul style="list-style-type: none"> • What are the valued assets within each community? How can these best be protected, and what is the evidence base for protecting them? • What development opportunities are there to: <ul style="list-style-type: none"> ○ <i>Meet future and current housing needs, particularly affordable housing?</i> ○ <i>Support and provide new schools, local services and facilities?</i> ○ <i>Provide local employment opportunities?</i> ○ <i>Address peak oil and reliance on private transport?</i> ○ <i>Improve Broadband speed and communications?</i> • How should Housing Development Boundaries be reviewed? Are they still an important policy tool or are there different approaches that could achieve the aspirations of the Core Strategy and local communities? • Do different settlements functionally relate to each other and are there in benefits in identifying relationships ? • What infrastructure improvements could be made? And how can these be delivered? • What are the sustainable energy, carbon reduction, food growing and climate change adaptation opportunities and requirements? • Small scale employment development may also be appropriate in the RA1 villages and the Placemaking Plan will consider the need to allocate particular sites. How should such sites be
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	allocated, and what planning requirements should be put in place?
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Whitchurch – additional housing development

<p>Issues and Opportunities <i>What are the key issues and opportunities available with this site?</i></p>	<p>Whitchurch is identified in the Core Strategy as an area to accommodate an additional 200 homes, and the Placemaking Plan will identify and allocate a site for development define the revised detailed Green Belt boundary. However, there is a current planning application for housing development in Whitchurch, and another at Horseworld that is anticipated to be submitted imminently. Both these applications would need to demonstrate very special circumstances in relation to green belt policy. If they are approved, either by Bath and North East Somerset Council or on appeal by the Planning Inspectorate, then, within the context of the Core Strategy, the Placemaking Plan will not need to allocate additional land for housing as the need for more housing in this area would have been met. This is likely to unfold during the production of the Placemaking Plan, but in the meantime consideration of an appropriate site to meet the identified housing need should be undertaken.</p> <ul style="list-style-type: none"> • What are the valued assets of the area? • What is the most appropriate location for new development and how should this relate to Bristol • Where should the new Green Belt Boundary be drawn. Is there any scope for safeguarded land to meet longer term development needs • What are the development requirements and what local facilities need to be provided or enhanced?
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Development Management Policies

Introduction

Key to delivering a high quality environment is putting in place a more detailed planning policy framework which will build on the policy themes set out in the Core Strategy. This discussion paper also provides the opportunity to start the process of developing other **positive and proactive policies** to help deliver the objectives of the Core Strategy and to respond positively to changes in national planning policy (NPPF). This is a chance to review the adopted Local Plan policies some of which are becoming out of date and to consider if any new policies needed.

Once developed these policies will be used to assess and determine planning applications and apply district-wide. They will also need to complement and be reflected in the site specific policies. The NPPF makes it clear that *'only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan.'*

The following section sets out what the Council thinks the broad scope of the planning policy framework might be which will be used as the starting point for discussions with the aim of drawing up options for a comprehensive range of Development Management policies for the next stage in the plan-making process.

These are the suggested topic areas for the planning policy framework:

- ★ Responding to climate change
- ★ Sustainable design
- ★ Employment
- ★ Retail and town centres
- ★ Housing issues
- ★ Meeting community and recreational needs
- ★ Green Belt
- ★ Green Infrastructure
- ★ Landscape
- ★ Biodiversity and the natural environment
- ★ Historic environment
- ★ Sustainable transport
- ★ Minerals
- ★ Pollution, health and safety

It is recognised that there are strong links between some of these topic areas with each other and with the site specific policy requirements which will need to be articulated clearly during the development of the Placemaking Plan policy framework at the next stage.

Responding to climate change

Context

The NPPF states that local planning authorities should adopt proactive strategies to mitigate and adapt to climate change. This is echoed in the Core Strategy, which contains the cross cutting objective to pursue a low carbon and sustainable future in a changing climate. Below are suggested approaches to adding detail to the climate change policies in the Core Strategy to enable the aims to be met.

Some overarching principles

Sustainable Construction

- The Core Strategy Policy CP2 sets district-wide sustainable construction standards by requiring certain levels of the full Code for Sustainable Homes to be met. However, specific sites may be able to meet a higher level of the code for sustainable construction and evidence is being gathered to investigate the viability of requirements for higher levels of Code on specific sites. This will form the basis for site-specific standards to be set in the Placemaking Plan.

Renewable Energy

- More detailed policy may be needed to facilitate delivery of the renewable energy targets in Core Policy CP3. The Bath & North East Somerset Clean Energy Strategy, currently under development, will lay out in more detail how these targets can be met and set year on year targets and it could be investigated to see how the planning implications of this Strategy could be included in the Placemaking Plan. The NPPF also suggests local planning authorities help support community-led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning.

Climate Change Adaptation

- Flooding in recent years has had severe impacts on the district and caused loss of life. Climate change is likely to increase the incidence of flooding, but also other types of severe weather such as heatwaves, cold, storms and drought. Development will need to be resilient to the future climate.

Food

- Studies show that climate change may be very disruptive to our global food systems. To be resilient to these changes will mean developing a robust and diverse food system, including local food provision which will also support the rural economy and reduce carbon emissions associated with food transport. A Food Strategy is under development and a growing body of policy and practice can be drawn upon to develop a planning framework that supports sustainable local food production, including but not limited to the points below:
 - Requirement for developments to provide facilities for community and individual gardening and allotments.
 - Requirement for developments to incorporate “edible landscapes” as part of approach to Green Infrastructure

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- Enabling food processing
- Protection of high grade agricultural land

Discussion points

- ★ Bearing in mind what the NPPF says about only including policies which give clear guidance to the decision maker when considering development proposals, how do you think any further climate change related policies should be framed?
- ★ How can the planning system support community-led initiatives for renewable and low carbon energy?
- ★ What types of measures should be included to enable development to be resilient to the future climate?
- ★ How can the production, processing, distribution and retail of local food best be supported?
- ★ Are more precise boundaries needed for the District Heating Priority Areas?
- ★ Should areas be identified for renewable energy projects?

Allotments and local food production

Allotments are not only an important leisure resource but also should be recognised for their value as open spaces especially in urban areas, for their contribution to sustainable development objectives, Green Infrastructure networks, local food production, biodiversity, healthy living, community development and their potential for educational opportunities.

Land in existing allotment loss is currently safeguarded from development unless alternative equivalent provision can be made. The policy also encourages provision of new allotments to replace those lost through development where there is demand and so provides advice in the local context.

There is currently no local planning policy relating to agricultural land and the Council has relied on the detailed guidance in now superseded national policy. The NPPF now simply states that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land.

Discussion points

- ★ Should a policy that safeguards against the loss of allotment land and seeks the provision of new allotments be included in the Placemaking Plan?
- ★ As agricultural land is one the district's most important resources, in terms of promoting local food production, should there be a policy that safeguarded the best and most versatile agricultural land from development?

Securing sustainable design

Context

National guidance wants Local Plans to set out a robust and comprehensive policy framework in order to guide development. It should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally. It also suggests that local authorities consider use of design codes. The importance which Government attaches to the design of the built environment is stressed in the NPPF *“Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”*

Some overarching principles

- Expect highest standards of design (urban form, building, spaces and landscape) and well connected, accessible environments by incorporating sustainable design principles
- Ensure the built and natural environments are well linked and are safe and cohesive
- Make sure all opportunities are taken to enhance local distinctiveness
- Encourage buildings capable of adaptation and/multi-use
- Need to design out antisocial behaviour, crime and reduce the fear of crime
- Design to promote healthier lifestyles and for people to be active outside their homes and places of work
- Ensure all site-specific opportunities to deliver low carbon, climate adapted development are taken in order to meet the aims in the Core Strategy.

We already have Core Strategy Policy CP6, a high level policy for Environmental Quality, and supporting text which stresses the importance of achieving high quality design in Bath & North East Somerset and makes reference to the impact this can have on quality of life by making better places for people to live in, enjoy, work and visit.

Well-designed places have fundamental and far reaching benefits not least improvements in physical and mental health and general well-being. Although there is a raft of detailed design advice at national level, in view of the importance of this issue for Bath & East Somerset, it is essential to develop a policy framework that is specific to this district. The Core Strategy requires Building for Life assessment methodology is used to ensure well-designed homes and neighbourhoods are secured. Now linked to the NPPF, the aim of the recent Building for Life 12 is to stimulate ‘a conversation between local communities, local authorities and developers about creating great places to live’. The Council’s recently adopted Sustainable Construction and Retrofitting SPD is also essential to the debate.

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Discussion points

We need to decide what the key factors in securing sustainable design should be. These are some ideas for what the policy framework could cover: What are your views on this?

- ★ Design to promote healthier lifestyles and for people to be active outside their homes and places of work
- ★ Require high quality design for all new development regardless of size, mass and scale
- ★ Layout and design to be based on a clear understanding and evaluation of the site and its wider context (aesthetic, cultural, social, historic etc.)
- ★ Respond positively to the locality in terms of mass, scale, building form and heights, plot size and materials
- ★ Design, orientation and layout of development should seek to minimise energy consumption, enable the use of renewable energy and be adapted to the future climate (e.g. heat, storm and flood proof).
- ★ Provision is made for the separation and storage of waste for collection and for composting
- ★ Conserve and where possible enhance the historic assets and landscapes and natural features
- ★ Establish a strong sense of place and enhance local distinctiveness
- ★ External lighting not to give rise to unacceptable levels of illumination spillage
- ★ Sensitively designed signage and advertisement taking account of local setting
- ★ Create safe, accessible, legible environments
- ★ Maximum natural surveillance
- ★ Flexible and robust buildings, capable of adaptation and/or multi-use over their lifetime
- ★ Contribution of landscape features in the site/proposal to biodiversity/ecological corridors (support wildlife)
- ★ Links to green infrastructure network - encourage activity
- ★ Pedestrian/cycle links
- ★ Proposal is not overbearing or dominating to safeguard amenity
- ★ Masterplans and design codes required for all major developments
- ★ Public art supported for all major development proposals

Employment

Context

Sustainable growth is one of Government's top priorities for increase in economic productivity and creation of jobs. This is reflected throughout the Core Strategy place-based sections and articulated in Strategic Objective 3 which seeks to encourage economic development, diversity and prosperity. Core Strategy Section 6e *A Prosperous Economy* commits the Placemaking Plan to identifying and allocating sites to meet

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employment space requirements. In order for the Placemaking Plan to be consistent with national planning policy, a more flexible approach to employment and economic development will need to be considered. The NPPF asks that local planning authorities identify 'priority areas' and to review employment land allocations.

Core Strategy aims to deliver parts of the B&NES Economic Strategy:

- A more diverse local economy which offers a greater choice of jobs and which has enhanced its economic resilience whilst retaining its distinctiveness;
- An increase in the economic output of the Bath and North East Somerset economy by facilitating growth in higher-waged, knowledge-based sectors;
- A place where knowledge-based workers (including graduates) can find jobs and where the innovation being developed at our leading education providers can grow commercially;
- A socially inclusive economy with a focus on lifelong learning, increased workforce skills, and continued high levels of economic participation;
- A more sustainable economy with increased local employment, less overall commuting and a reduction in the contribution made by commerce and industry to the carbon footprint of the area.

Some overarching principles

- ★ Make sure there is sufficient land available for meeting employment land requirements
- ★ Identify Priority Employment Areas and safeguard employment sites to developing a prosperous economy and identify other sites to ensure delivery of balanced economic growth
- ★ Re-use brownfield sites before greenfield sites and take advantage of regeneration opportunities which could offer high quality employment
- ★ Boosting a sustainable rural economy
- ★ Identify the broad distribution of employment development across the District
- ★ Promote and support development of the knowledge driven economy as well as innovation, enterprise and entrepreneurial activity
- ★ Support the diversification of the economy and focus growth in rural businesses in the most sustainable accessible locations
- ★ Promote and support the low carbon goods and services sector, one of the few sectors to exhibit robust growth in recent years

The Placemaking Plan also has a key role in implementing the objectives of the Core Strategy and the Economic Strategy principally through the site specific policies.

Discussion points

- ★ Should the Placemaking Plan include a policy (policies) which seeks to safeguard employment land from other uses or should a more flexible approach be adopted?
- ★ In the context of the Economic Strategy what planning policy criteria should be used

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to encourage local and inward investment to meet anticipated needs?

- ★ What types of premises are required to meet the long-term needs of the current and future workforce in a changing economy?
- ★ How should live/work units be encouraged or facilitated? Should this be a requirement of site specific policies in certain locations?
- ★ National planning policy states that local planning authorities should plan positively for locating, promoting networks/clusters of knowledge driven, creative or high technology industries. What type of policy framework could best achieve this?

Development in the Rural Areas

Core Strategy Policies RA1 and RA2 allow small-scale employment development at villages outside the Green Belt within and adjoining the Housing Development Boundary providing it is of an appropriate scale, character and appearance. The Core Strategy encourages the creation of new and retention of existing rural businesses to underpin economic sustainability especially through the reuse and conversion of redundant or underused buildings. The reuse or adaptation of buildings in the countryside is particularly important in the changing structure of the rural economy and assist with farm diversification for food processing, commercial, leisure and tourism uses. Enabling value to be added to locally-grown food through the building of processing facilities is key to the rural economy and to realising the benefits of local, sustainable food

There are a number of saved Local Plan policies that could be reviewed and taken forward in the Placemaking Plan to provide a firm policy framework for dealing with proposals which sustain and promote the rural economy and complement Core Strategy Policies RA1 and RA2. These include:

- Policy ET.5 which allows proposals for new employment development outside settlements and not in the Green Belt and is consistent with the NPPF in supporting economic growth and creating jobs in rural areas.
- Policy ET.8 which relates to farm diversification and on which the Core Strategy is reliant on and is generally consistent with the NPPF which promotes the development and diversification of agricultural and other land-based rural businesses but provides no further detailed guidance.
- Policy ET.9 which deals with the re-use of rural buildings. The Core Strategy stresses the importance of re-using rural buildings and the important role it has in meeting the needs of rural areas for commercial and industrial development, as well as for tourism, sport and recreation.
- Policy HG.10, Replacement dwellings in the countryside, which sets out criteria for considering proposals for replacing or rebuilding existing dwellings in the countryside where there is normally a presumption against new dwellings.

Discussion points

- ★ Do you think it is useful to continue to have a policy framework which provides

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appropriate criteria for considering new employment development proposals in countryside?

- ★ Should there be protection against the loss of existing rural employment uses?
- ★ What types of employment should we be encouraging in the countryside, for instance, office, industry, food processing or storage uses?
- ★ Do you believe it is important to take forward a policy framework which supports farm diversification, which will continue to be a factor in the rural economy? Should this policy be expanded to include other uses, and also sustainable energy production?
- ★ Should there continue to be a planning policy framework to guide the re-use of rural buildings in the open countryside?
- ★ Is it important to have separate guidelines for re-use of rural buildings for employment purposes and for residential purposes?
- ★ What do you think about having a separate policy relating to dwellings in the countryside and should the policy framework relate all types of buildings?

Town Centre Uses

Retailing is still an essential part of the function of Bath, the towns and many of the larger villages in the district. Bath city centre continues to be a major shopping destination. Retail activity is primarily focussed in the central shopping area, which lies within the wider city centre. It serves the convenience and comparison shopping needs of the local population as well as being a regional retail and leisure centres. The town centres in Keynsham, Radstock and Midsomer Norton serve the day to day shopping needs of local residents and those of the surrounding rural areas.

Some overarching principles

- Support the vitality and viability of town and other local centres by:
 - protecting primary shopping areas and primary shopping frontages where they maintain the vitality and viability of town and other local centres
 - providing for a vibrant mix of town centre uses, including retail, cultural facilities, offices, other employment, community and housing
 - ensuring the scale and type of new retail development is acceptable/consistent with the retail, function of the centres
- Maintain and improve the provision of accessible local services and community services with the emphasis on meeting local needs locally

Primary Shopping Frontages

‘Primary Frontages’ are currently defined providing a concentration of retail (A1 uses) in the central part of Bath, Keynsham, Midsomer Norton and Radstock, targeting specific areas of town. The purpose of these is to maintain attractiveness of these centres as accessible shopping destinations and to contribute to the vitality and viability of these

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centres. The current policy approach allows for some complementary non-A1 uses such as cafes, restaurants and other food and drink outlets and for financial services (e.g. banks/building societies) to complement the function of the area without compromising either the retail function of the area or amenity of neighbouring occupants.

Local Centres

It is important retail areas are protected and enhanced by positive planning policies in order to safeguard their integrity yet allow for flexibility and diversity. Core Strategy Policy CP12 'Centres and Retailing' together with the specific place-based policies for Bath, Keynsham, Midsomer Norton and Radstock, establishes shopping hierarchy and sets the framework for new town centre uses for the Placemaking Plan taking a sequential approach. This approach reflects the change of emphasis in national planning policy from focussing on retail to planning for a diverse range of town centre uses. This is seen as key to maintaining vitality and viability and meeting the needs of local catchment areas as well as reducing the need to travel.

Discussion points

- ★ Bearing in mind the current roles the city and town centres play within and beyond Bath and North East Somerset, is there a case for allowing more flexibility in certain centres to allow opportunities for growth?
- ★ Does the current approach to controlling changes of use in primary shopping frontages continue to be appropriate?
- ★ Would it be more effective to retain current restrictive policy but reduce the number of properties protected or make the policy more flexible and maintain existing frontage protection?
- ★ The boundaries of the shopping centres are currently defined on the Policies Map to provide clarity on where retail development would be acceptable. Although this will be part of the discussion within the place-based section of the Placemaking Plan, do you agree with the principle of retaining clearly defined shopping centres?

Housing Issues

Core Strategy sets out the context for housing development across the district by proposing the overall number of homes to be planned for, the approach to affordable housing and providing sites for Gypsies, Travellers and Travelling Showpeople and the broad approach to achieving housing mix. Other housing related issues which perhaps need more detailed guidance and debate will be considered through the Placemaking Plan. These principally relate to the review of Housing Development Boundaries, housing density and addressing other specific housing needs not already covered by the Core Strategy.

Some overarching principles

- Direct housing to the most sustainable locations

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- Make the most efficient use of land
- Ensure the specific accommodation needs of older people and other special needs groups are addressed

Housing Development Boundaries

Housing Development Boundaries (HDBs) have been defined in the Bath & North East Somerset Local Plan around settlements to indicate those areas where residential development would be acceptable in principle. These are currently drawn tightly around the existing built up area of a settlement as shown on the Policies Map.

Preparation of the Placemaking Plan provides an opportunity to review HDBs for the towns and the larger more sustainable villages which accord with the Core Strategy Policy RA1 or RA2 requirements in order to allow for some limited expansion where appropriate. This will involve close working with the Parish and Town Council to establish where there is scope to amend the boundaries and allow land to be allocated.

Housing Density

National planning policy now encourages local authorities to set out their own approach to housing density to reflect local circumstances. In Bath & North East Somerset the issue of residential density is an important consideration in securing good design, respecting local character and making the most efficient use of land.

The Bath & North East Somerset Local Plan currently promotes a district-wide policy which sets out minimum density for residential development in line with previous national planning policy, and expects densities over 30 dwellings per hectare to maximise the use of housing sites and encourages densities over 50 dwellings per hectare in appropriate, well accessed, locations.

Design policies are also key in determining the appropriate density for a site. Other relevant factors include reduction in household size, proximity of local services and public transport, impact on viability and the delivery of affordable housing. There will need to be clear links between any district-wide or area-based approach to density and the site specific policies.

Discussion points

- ★ Do you think the Council should continue the current policy of expecting densities of a minimum of 30 dwellings per hectare and a minimum of 50 dwellings in appropriate locations?
- ★ Instead of specifying a minimum density thresholds should a policy approach be adopted which expects housing density on new development sites to reflect local context and distinctiveness?

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Other specific housing need

Core Strategy states that the specific accommodation needs of older people will be addressed through the Placemaking Plan, including considering the allocation of appropriate sites. There are also saved Local Plan policies that could potentially be taken forward in a revised form to ensure other known areas of housing need are met such as the sub-division of housing (Policy HG.12). National planning policy stresses the importance of delivering a wide choice of high quality homes.

Discussion points

- ★ What particular matters need to be addressed to ensure the specific accommodation needs of other special needs groups are addressed?
- ★ Are there any other issues relating to meeting housing needs that should be addressed through a more detailed local planning policy?

Meeting Local Community and Recreational Needs

Context

The Core Strategy seeks to ensure that adequate and accessible provision is made for the recreation, leisure and cultural needs for both existing and future communities in Bath and North East Somerset. It stresses that *'successful community facilities and services will be integral to the vibrancy of communities across the district'*. It makes the link between the providing good community facilities and opportunities for people to meet and integrate, to get involved in activities and increased access to services.

National planning policy promotes the retention and development of local shops, meeting places, sports venues, cultural buildings, public houses and places of worship amongst social, recreational and cultural facilities and services that are necessary to sustain community needs and support healthy lifestyles. The adopted Local Plan also includes youth centres, education facilities at schools and colleges, health care provided at hospitals, clinics and surgeries, libraries, and venues for community arts within the scope of community facilities.

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Some overarching principles

- Promote healthy lifestyles through encouraging the appropriate location outdoor and indoor facilities
- Safeguard against the loss of community and sports facilities, unless it can be demonstrated that they are no longer needed by the community they serve and are not needed for any other community or recreational use
- Encourage participation in community, and cultural facilities by ensuring that these are well-located and accessible
- Encourage flexible use of community and recreational facilities and venues and co-location of services

Discussion points

- ★ What type of policy framework needs to be put in place in order to address the principles outlined above? What should it include?
- ★ What types of community and recreational facilities are important to be safeguarded?
- ★ Should the loss of a public house only be accepted if it is no longer economically viable or there is locally accessible alternative provision?
- ★ Should we continue to safeguard land for the expansion of primary schools?
- ★ Would it be useful to have specific policy relating to the development of new educational establishments – schools and colleges? This would be in addition to the requirement for new schools to be built to nearly zero carbon standards.
- ★ Should there be a separate policy for day care facilities?
- ★ Are there any new facilities that could be provided and where?
- ★ Should we continue to have detailed planning policies relating to specific recreational uses such as water-based recreation, commercial riding establishments?
- ★ What standards should be used to determine the level of open space that is necessary for local communities

Green Belt

Context

The NPPF is clear in its aim to protect land in the Green Belt from inappropriate development and to prevent urban sprawl by keeping land permanently open. The Core Strategy sets out the strategic approach to the Green Belt through Policy CP8 to reflect national policy. As a significant proportion of the District lies within designated Green Belt development needs to be carefully managed and only appropriate uses may be permitted, unless very special circumstances can be demonstrated where the harm to the openness and purposes of the Green Belt is clearly outweighed by other considerations.

Overarching principle

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- Ensure that the Green Belt is protected from inappropriate development and kept permanently open

Discussion point

- ★ Within the context of Core Strategy CP8 (Green Belt) is a more detailed Green Belt policy needed to guide development proposals?
- ★ Should renewable energy development be supported in the Green Belt?

Detailed Green Belt boundary

The NPPF makes it clear that the fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open. It also explicitly states that once established Green Belt boundaries should only be altered in exceptional circumstances. The Core Strategy sets out the strategic approach to the Green Belt through Policy CP8 to reflect national policy and the general extent of the Green Belt will be established through the Core Strategy.

Other than defining the precise boundaries for the new development locations as proposed through the Core Strategy, there may be some scope to amend minor anomalies in the boundary providing the change can be fully justified and exceptional circumstances can be demonstrated within the context of national Green Belt policy as set out in the NPPF. Boundaries should be clearly defined using readily recognisable physical features, such as roads and hedgerows, and likely to permanent.

Discussion point

- ★ Do you consider there are any exceptional circumstances to justify an amendment to a specific part of the detailed Green Belt boundary? Please indicate the changes sought on an Ordnance Survey map base together with full written justification.

Previously developed sites in the Green Belt

Previous Government advice on Green Belts acknowledged that there may be a number of major existing developed sites (MEDS), either redundant or in continuing use within the Green Belt. These were defined to allow limited infilling and/or redevelopment at those sites in employment use to help to support economic activity. At the educational establishments development may be necessary as part of on-going changes and improvements to education and to assist in securing social and economic benefits for the local community.

It is still Government policy to apply strict control to development in Green Belts. The NPPF states that the construction of new buildings in the Green Belt should be regarded as inappropriate in. Exceptions to this include 'previously developed sites' which allow *limited infilling or the partial or complete redevelopment of previously developed sites*

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(brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

This represents a significant change in policy direction from previous national policy in now applying to all 'previously developed sites' in the Green Belt rather than just to Major Existing Developed Sites.

Discussion points

- ★ Should the Council continue the Local Plan Policy GB.3 approach of identifying the largest 'previously developed sites' (current MEDS) to retain a control on the types of uses and a framework for the future of the site?
- ★ If the approach of identifying the largest 'previously developed sites' is continued, are there any other large sites which play an important role or function (e.g. educational or employment) which needs to be safeguarded and enhanced?
- ★ Should a more flexible approach be adopted and not identify the major sites and rely on the NPPF for policy guidance for all 'previously developed sites' including current MEDS?

Green Infrastructure

Context

The concept of green infrastructure is now firmly embedded in national policy with the NPPF requiring local planning authorities set out a strategic approach to green infrastructure. It defines green infrastructure as a *network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.*

Core Strategy Policy CP7 'Green Infrastructure' already sets out a requirement to protect and enhance a strategic green infrastructure network across the district. The Placemaking Plan provides the opportunity to develop a more detailed policy framework to set out clear requirements for developers and to take forward the key aspirations of the Council's Green Infrastructure Strategy.

When looking at ways of improving and maintaining the green infrastructure network, particularly in areas where there is going to be rapid growth and development, the whole network of green spaces and corridors needs across the sub-region as one system that works together. As well as identifying the existing network, assets and opportunities for the improvement and creation of new green infrastructure, the Green Infrastructure Strategy will ensure that green infrastructure within and beyond the district is delivered, maintained and managed sustainably and creatively well into the future.

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Overarching principles

The Strategy is all about making sure that the natural environment works for the community, by making the most of the benefits that the natural environment can and should be providing for people, places and nature. The range of benefits that green infrastructure can deliver are summarised as:

- supporting healthy lifestyles and thriving communities
- providing active access to the outdoors
- enhancing landscape character and built heritage
- enhancing biodiversity
- supporting healthy ecosystems
- providing climate change solutions
- invigorating the local economy and natural tourism
- enhancing sense of place

Significant opportunities will occur to deliver Green Infrastructure alongside growth through new developments and the Strategy includes a related high level principle:

Green Infrastructure should be central to the design of new developments. Proposals should respect and enhance green infrastructure within the site and demonstrate strong links to the wider network.

The Green Infrastructure principles set out in the Strategy need to be embedded in development proposals of all scales. The Core Strategy includes an illustrative strategic GI network and work is progressing on defining assets and opportunities for the three urban areas (Bath, Somer Valley and Keynsham/Saltford) and also at parish and ward levels to support neighbourhood planning.

Discussion points

- ★ How can the Placemaking Plan best ensure that the green infrastructure benefits are realised?
- ★ Should the policy be supported by the maps which indicate existing Green Infrastructure assets and opportunities for enhancements?
- ★ Should the policy be supported by neighbourhood maps (ward and parish) which indicate existing Green Infrastructure assets and opportunities for enhancements?
- ★ Do you think all major development proposals should be accompanied by an assessment defining the existing green infrastructure assets within the site and opportunities for increasing benefits, and demonstrate strong links to the wider green infrastructure network?

Landscape

Context

Placemaking Plan

Creating the conditions for better places and developing a framework for delivery

Core Strategy Policy CP6 'Environmental Quality' seeks to conserve or enhance the distinctive character and quality of Bath & North East Somerset's landscapes. However it is considered that this policy alone might not provide sufficient guidance for properly considering the impact of development proposals on landscape character. We intend to develop a more detailed landscape policy following the principles contained in the European Landscape Convention (ELC) which promotes the protection, planning and management of all landscapes. This includes urban areas, towns, villages, countryside and applies to ordinary and degraded landscapes as well those protected nationally (AONBs and Historic Parks and Gardens).

Some overarching principles

- Importance of landscape character and views is fundamental to all decision making
- safeguard distinctive landscapes and the features that make them distinctive
- Conserve and enhance protected landscapes including the Areas of Outstanding Natural Beauty whilst taking into account the interests of those who live and work there
- Conserve and enhance other landscapes and landscape features including those valued by local communities
- Put appropriate safeguards in place for enhancing protected and degraded landscapes
- Ensure cultural social, cultural, and environmental significance of landscape character is understood and this understanding is reflected in proposals

Locally valued landscapes

The European Landscape Convention defines landscape as: "... an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors." Ensuring locally valued landscapes are safeguarded and enhanced is integral to securing a high quality environment and landscape character and views should be key considerations in all decision making. As highlighted in the draft Core Strategy and elsewhere Bath and North East Somerset benefits from a range of distinctive landscapes which are important for social, cultural, economic and environmental reasons.

The NPPF emphasises the importance of protecting and enhancing valued landscapes. Although national policy continues to place great weight on conserving landscape and scenic beauty of AONBs there is little guidance on the protection of local valued landscapes. There are areas of landscape outside nationally designated sites that are highly valued locally. Previous Local Plans have identified and safeguarded a number of local landscape designations across the district including the Landscape Character Areas, Visually Important Open Spaces, Important Hillside and Village Buffers.

Discussion points

- ★ Should a more detailed landscape policy be developed which promotes the protection, planning and management of all landscapes regardless of whether they enjoy national protection, or would such a policy hinder agricultural diversification?
- ★ Designated landscapes including AONBs and Historic Parks and Gardens are already shown on the Policies Map. Do you think it would be helpful to identify local valued landscapes features/character areas?
- ★ Should appropriate safeguards be put in place for enhancing degraded landscapes?
- ★ It important to ensure that cultural social, cultural, and environmental significance of landscape character is understood and this understanding is reflected in proposals. How can this be best achieved?
- ★ Is it important to protect landscape and topographical features which contribute to local distinctiveness and identity? Should important open hillsides be identified and protected from harmful development?
- ★ How can we ensure important views are safeguarded in decision making?
- ★ How important is it to maintain the separate identity of those settlements outside the Green Belt? Should the Local Plan 'village buffers' policy be retained?

Biodiversity and the natural environment

Core Strategy Policy CP6 sets out the high level policy approach to the natural environment within which more detailed Development Management policies can be developed. It highlights the need to create a coherent network of more robust and resilient natural habitats, including larger protected sites and a greater extent and connectivity of natural habitats.

Some overarching principles

- Need to conserve, enhance and restore the diversity and resilience of the wildlife and species and habitats in both urban and rural areas
- Provide for the appropriate management the District's biodiversity and geodiversity assets through the planning process and partnership initiatives
- Ensure that a coherent network of wildlife corridors is retained and enhanced to facilitate migration through the landscape and built environment which can be incorporated into a broader Green Infrastructure network.

The NPPF asks local planning authorities to set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites will be judged. It also should plan for biodiversity at a landscape-scale across local authority boundaries.

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Creating the conditions for better places and developing a framework for delivery

The adopted Local Plan already includes a number of detailed nature conservation policies which seek to conserve and increase the abundance and diversity of Bath and North East Somerset's wildlife habitats species and to minimise adverse effects where conflicts of interest are unavoidable. These cover internationally, nationally, and locally important sites, species and habitats as well as a policy which seeks to protect a range of natural features such as trees, copses, woodlands, batches, ponds, hedgerows, stone walls, orchards and water course which are valuable for wildlife, amenity, historic, recreational or visual reasons and which can act as routes for wildlife migration. These policies clearly articulate what is required of developers when submitting a planning application which either directly or indirectly affects wildlife sites or habitats.

Discussion points

In reviewing the existing policy framework for nature conservation:

- ★ Is there a need for policy to protect Ecosystem services, or is reference in Green Infrastructure Strategy sufficient?
- ★ Is there a need to address more overtly the creation, protection, enhancement and management of networks of biodiversity through a policy?
- ★ Is there a need for new policy to address restoration of priority species populations and restoration and re-creation of priority habitat?
- ★ Is there a case for including the nature conservation policy framework entirely within the Green Infrastructure policy framework?
- ★ The hierarchy of international, national and locally designated sites is already shown on the Proposals Map. What other 'components' should be mapped to ensure a comprehensive network is identified?
- ★ The NPPF states that areas identified by 'local partnerships' for habitat restoration or creation should also be mapped. Do you think it is appropriate for this to use the South West Nature Map and Avon Biodiversity Action Plan (BAP) Atlas?

The Natural Environment White Paper sets out a vision for Nature Improvement Areas (NIAs) to be created wherever the opportunities or benefits are greatest. These are landscape-scale initiatives aim to ensure that land is used sustainably to achieve multiple benefits for people, wildlife and the local economy. The NPPF states that Nature Improvement Areas should be supported and where they are identified in Local Plans, local planning authorities should consider specifying the types of development that may be appropriate in these Areas.

Discussion points

- ★ As the White Paper suggests it is for Local Planning Authorities to decide whether and how to recognise an NIA in their local plans, what do you consider is the best approach to recognising any NIA that may be identified?

Historic environment

Context

The importance of the historic environment is recognised by the Government as being *'an asset of enormous cultural, social, economic and environmental value. It makes a very real contribution to our quality of life and the quality of our places.'*¹

Some overarching principles

- Preserve and ensure every opportunity is taken to enhance the historic environment
- Promote a positive strategy for conservation and enjoyment of the historic environment
- Ensure the significance and contribution the historic environment has to local identity and distinctiveness is understood
- historic environment to be seen as an opportunity to expect high standards of design and architecture
- Support development which makes a positive contribution to local identity and character
- Support the sensitive retrofitting of historic buildings for energy efficiency

The Core Strategy establishes the Council's overarching approach towards enhancing and protecting the district's high quality environment through Policy CP6 (2). As well as ensuring our historic environment is sensitively managed and promoted in its own right, our historic assets should be used as an integral part of regeneration wherever possible, and to expect the highest standards of new design and architecture. With the benefit of a clear understanding and assessment of the significance of historic assets developers should view the historic environment as an opportunity not a constraint, which can be improved and enhanced by well-designed development. A heritage asset may comprise a building, structure, historic settlement, archaeological site or landscape/landscape feature.

The Placemaking Plan will continue to promote a positive strategy for conservation and enjoyment of the historic environment, including historic assets most at risk through neglect, decay or other threats. The policy framework in the Placemaking Plan, once developed, will provide more detailed guidance to help ensure that the District's architectural and heritage interest is preserved and enhanced as a finite and irreplaceable resource and for its own sake and will acknowledge the key role the historic environment plays in contributing to local distinctiveness and the sense of place.

World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Battlefields and conservation areas are all heritage assets which

¹ The Government's Statement on the Historic Environment for England (2010)

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enjoy statutory protection. However not all historic assets sites are nationally designated. Government guidance (contained in the NPPF) makes it clear that the effect of a proposal on the significance of a non-designated heritage asset should also be taken into account in determining the application. Information on sites of local importance can be obtained from the Historic Environment Records held by the Council.

Discussion points

Do you think the detailed policy framework should ensure:

- ★ The applicant provides sufficient information and/or assessments of the historic environment to support the merits of the scheme?
- ★ the local planning authority maintains and makes available the Historic Environment Record (HER) for developers to inform the application and the developer make any evidence on the significance of historic asset(s) to be affected publicly available and to inform the Historic Environment Record?
- ★ the significance of the historic asset and its conservation is weighed against the wider benefits of the proposal, and the more important the designated historic asset the more weight will be given to its conservation and enhancement, for example to enable less important historic assets to be retrofitted for energy efficiency?
- ★ Non-designated historic assets of equal significance to designated historic assets will be subject to the same policy considerations as designated historic assets?
- ★ The degree of harm to or loss of the significance of a non-designated historic asset will be balanced against the extent to which proposed scheme makes a positive contribution and/or the harm/loss can be mitigated?
- ★ Substantial, total loss or the demolition of a designated historic asset(s) is wholly exceptional unless it can be demonstrated the scheme has overwhelming public benefit that outweighs the loss or harm to the historic asset(s)?

Sustainable transport

Context

It is important that the need for new development balanced with minimising traffic congestion and to make places more accessible by sustainable modes of transport. This reflects the approach outlined in the Core Strategy which places emphasis on the need to reduce car dependency and promoting sustainable modes of transport. One of the core principles of the NPPF is to *'actively manage patterns of growth to make fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.'* This principle will underpin the sustainable transport policies in this Plan.

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Some overarching principles

- Enable a shift to more sustainable modes of transport
- Reduce dependency on the private car
- Need to identify and safeguard routes crucial to widen transport choice and support major new development
- Need to provide safe sustainable transport routes
- Promote walking and cycling to promote health and wellbeing

Discussion points

Promoting sustainable travel

Ideas for a policy framework that promotes sustainable travel. How should it:

- ★ Encourage movement by public transport, bicycle and on foot, including traffic management and assisting the integration of all forms of transport?
- ★ Seek the improvement of existing and the provision of new public transport facilities?
- ★ Enhance facilities for pedestrians, cyclists and the mobility impaired?
- ★ Extending a network of pedestrian routes and cycle routes?
- ★ Use former railway land for sustainable transport purposes?

Key transport infrastructure

The NPPF advises that *Local planning authorities should identify and protect where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice.* The Council inherited a number of highway improvement schemes from Avon County Council. Those which required a substantial land allocation are listed in adopted Local Plan:

- Lower Bristol Road, Bath (A36) Stages 1, 2 and 3 - A4 junction Newbridge to Churchill Bridge
- London Road West/Gloucester Road, Bath
- Rossiter Road, Bath
- A37 Clutton and Temple Cloud Bypass (Western Route)
- Whitchurch Bypass (A37)*

**Please note that that Land at Sleep Lane currently identified and safeguard for Whitchurch by-pass has been granted planning permission on appeal for housing development. However, this scheme has not currently been implemented and until such time there may be scope to continue to safeguard the route.*

Discussion points

- ★ Is there sufficient evidence or reason to justify the retention of these schemes through the Placemaking Plan?
- ★ Are there further major transport routes or infrastructure that should be identified

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and protected in order to help deliver development and widen transport choice?

Discussion points

Traffic management

Ideas for a policy framework for traffic management: Should it:

- ★ Only relate to traffic management proposals for the centres of Bath, Keynsham, Midsomer Norton and Radstock?
- ★ Discourage through traffic and other unnecessary motorised vehicles from the main shopping streets?
- ★ Reduce the amount and speed of traffic in residential areas and discourage through traffic from using unsuitable routes?

Discussion points

Park & Ride

- ★ What essential criteria should be included in a policy framework for new or expansion of existing Park and Ride sites?
- ★ In view of the need for a Park and Ride facility to the east of Bath, should a specific site be investigated and allocated through the Placemaking Plan?

Discussion points

Parking

Ideas for a policy framework for parking:

- ★ Recognising that Bath, Keynsham, Midsomer Norton and Radstock have very different parking requirements, how can we ensure the appropriate provision of public and on-street car parking to serve these different areas?

Discussion points

Transport, access and development management

Ideas for a policy framework for transport, access and development management. For development proposals should we always expect:

- ★ A high standard of highway safety?
- ★ Safe and convenient access for pedestrians, cyclists and with mobility impairment?
- ★ Suitable vehicular access and appropriate level of on-site servicing and parking is provided?
- ★ No introduction of traffic of excessive volume, size or weight onto an unsuitable road system or into an environmentally sensitive area?
- ★ Provision is made for any improvements to the transport system if required to render the development proposal acceptable?
- ★ Expect planning applications for development that generate significant levels of movement to be accompanied by a transport assessment or transport statement?

Parking Standards

The adopted Local Plan currently requires that an appropriate level of on-site servicing and parking is provided having regard to the parking standards attached to this policy. These are currently maximum car parking standards which accords with previous national planning policy in PPG13 (Transport) with the intention of promoting more sustainable transport choices and the efficient use of land. The NPPF has since adopted a more flexible approach to parking by referring to both residential and non-residential development, leaving it to local authorities to decide whether there is a need for parking standards.

Discussion points

- ★ The current Local Plan policy will allow development if an appropriate level of parking is provided having regard to the parking standards, thus providing a basis for negotiation. Do you think this general approach is still appropriate?
- ★ Should there be a stronger policy to minimise reliance on the car, for example policy to ensure that car parking is not the dominant use of the street, e.g. parking at the outskirts of the development as per “car free”?
- ★ Should the Council continue to use the parking standards as set out in the adopted Local Plan until such time they are reviewed?
- ★ Should the Council seek to adopt interim advice on parking standards to taking account of the NPPF advice?

Minerals

Context

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Core Strategy Policy CP8a already sets out the strategic approach to minerals for Bath & North East Somerset and seeks to ensure that mineral resources continue to be safeguarded. The Core Strategy also commits to defining Minerals Safeguarding Areas and developing more detailed policy guidance on mineral related issues through the Placemaking Plan. This includes a review of the existing minerals policies, allocations and designations to ensure the aims of the NPPF are reflected in local policy.

Some overarching principles

- ensure the most efficient use of minerals is made as a finite natural resource
- define minerals safeguarding areas to ensure minerals which have the potential for further exploitation are not needlessly sterilised by non-mineral development
- encourage the prior extraction of minerals where it is practicable and viable environmentally
- seek to avoid any detrimental impact on the natural, historic and on health from permitted operations

Mineral Safeguarding Areas

The existing Local Plan identifies Mineral Safeguarding Areas (previously termed Mineral Consultation Areas) around the active mineral sites in the Plan area to avoid the needless sterilisation of mineral resources by non mineral development. The boundaries of the mineral consultation areas have been reviewed. Given the level of current and likely future mineral activity in the Plan area no extension of the currently safeguarded areas is considered necessary. The general extent of the surface coal Mineral Safeguarding Area within the District is defined in Diagram 20a in the Core Strategy on the basis of information supplied by the Coal Authority.

Discussion points

- ★ Should non-mineral development only be allowed in Mineral Safeguarding Areas providing it does not sterilise or unduly restrict the extraction of mineral deposits which are, or may become, of economic importance and which are capable of being worked?

Minerals Allocations

The existing Local Plan identifies minerals allocation for future extraction at Stowey Quarry, Upper Lawn Quarry and Hayes Wood Mine (also known as Stoke Hill Mine). The Local Plan also identifies a minerals reclamation site at Queen Charlton Quarry. However Stowey Quarry has now been worked to its maximum extent and given the focus of existing permissions on inert waste recycling and restoration it is considered that future expansion of the quarrying activities is unlikely.

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Discussion points

- * Do you agree that Upper Lawn Quarry, Bath and Stoke Hill Mine, Limpley Stoke continue to be allocated for mineral extraction?

Aggregate Recycling Facilities

Existing or approved aggregate recycling facilities in the Plan area are located at the former Fullers Earthworks site, Odd Down and Stowey Quarry.

Discussion points

- * Having regard to the often temporary nature of these facilities it may be preferable for any future proposals that may come forward to be dealt with by a criteria based policy rather than by allocating specific sites/areas. Do you agree with this approach?

Winning and Working of Minerals

Discussion points

- ★ There is a low level of mineral activity within Bath and North East Somerset and this situation is unlikely to significantly change. Should a policy framework be developed against which all minerals developments will be determined providing the same overall level of environmental protection as the adopted Local Plan policies and provision for future working appropriate to the Plan area?

Energy Minerals

Since the adoption of the existing Local Plan one new mineral related issue has arisen, that of coal bed methane extraction. Licences for exploration have been granted within the Plan area, and in neighbouring authorities, and there has been interest in developing exploration boreholes within the Plan area

The particular concern that exists in respect of this activity is that it involves deep drilling and fracturing of the deep geological resource in order to extract shale gas. This has implications for the Bath Hot Springs which relies on underground water resources from a wide geographical area and the potential disruption that deep drilling and fracturing (Fracking) may cause. The Council will continue working with adjoining authorities to ensure the Bath Hot Springs are adequately safeguarded from these proposals (see also the specific reference to the Hot Springs in the next section).

Discussion points

- ★ Because of the international importance of the Bath Hot Springs do you agree that a precautionary approach should be applied to all proposals for shale gas exploration and extraction within the Plan area?

Pollution, health and safety

Context

The Core Strategy objectives make clear reference for the need to help avoid water, air, light and noise pollution and the contamination of land. The Placemaking Plan provides the opportunity to review the existing Local Plan policies relating to these topic areas and others to ensure any potential adverse impacts of development on environmental amenity, biodiversity and health, safety and well-being is minimised and at best avoided.

Some overarching principles

- Minimise use of non-renewable or carbon intensive resources and promote the reuse of existing structures and materials

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- Minimise land contamination and soil degradation
- Minimise/mitigate against effects of pollution (e.g. Air quality, noise, land contamination, light, groundwater)
- Protect and enhance the quality of the underlying groundwater or surface water

What would be the most appropriate planning policy framework for delivering these overarching principles through the Placemaking Plan? As a start we have suggested the following topic areas should be covered which would involve reviewing a number of saved Local Plan policies, including the following:

- Foul and surface water drainage
- Pollution and nuisance
- Safety hazards
- Unstable land
- Contaminated land
- Air quality
- Ground source protection
- Bath Hot Springs

Discussion points

- ★ Do you agree that it would be useful to review the Local Plan policies listed above to ensure that our health, safety, amenity and well-being are safeguarded, also taking into account the impacts on the built and natural environment?
- ★ Are there any other topic areas that should be included within this policy framework?

Bath Hot Springs

As the Bath Hot Springs are one of the key values for which Bath is inscribed as a World Heritage Site and the only hot springs in the UK, their protection merits particular discussion. Core Strategy Policy B4 'The World Heritage Site and its Setting' applies to the general protection of the Hot Springs. Adopted Local Plan NE.13A relates to quality or yield of the Hot Springs so consistent with a thread running through the NPPF in seeking to protect non-renewable resources. This policy is linked to the Avon Act 1983 and is important to retain particularly to safeguard the Hot Springs from any potential proposals for energy mineral exploration and extraction which may impact on Hot Springs and their sources (see also reference in the Minerals section).

Discussion point

- ★ Should the Placemaking Plan adopt the same policy approach to that in the Local Plan to ensure that development that has an adverse impact on the quality or yield of the Bath Hot Spring is not permitted?

Other issues and policies

There are a number of other useful saved Local Plan policies which could be taken forward into the Placemaking Plan with no fundamental changes except to ensure compliance with the NPPF. These include:

- Allocation of land for primary schools
- Allocation of land for cemeteries
- Protection of recreational routes
- Commercial riding establishments
- Telecommunications development
- Residential development in villages within the Green Belt
- Extensions to buildings in the Green Belt
- Replacement dwellings
- Residential moorings
- Visual amenities of the Green Belt
- Trees and woodland conservation
- External lighting
- Retain of the rail freight facility at Westmoreland Station Road, Bath for waste transfer

There may be other Development Management policies needed to help deliver the objectives of the Core Strategy and respond to issues arising through the NPPF to ensure the aims of national and local sustainable development agendas can be met.

- ★ Are there any other matters that have not already been addressed in this Launch Document that would help deliver the Core Strategy and respond to issues raised through the NPPF?
- ★ Do you have any other suggestions you think will help inform the next stage of the Placemaking Plan where the Council will set out the preferred policy framework for the issues raised in this document and through engagement and consultation with stakeholders and the community?

Keep up to date by visiting the Placemaking Plan webpage:

www.bathnes.gov.uk/placemakingplan

Bath & North East Somerset Council		
MEETING:	Cabinet	
MEETING DATE:	8th May 2013	EXECUTIVE FORWARD PLAN REFERENCE:
		E 2562
TITLE:	Transport Improvement Capital Programme 2013/14	
WARD:	All	
AN OPEN PUBLIC ITEM		
List of attachments to this report:		
<u>Appendix 1</u> –Integrated Transport Improvement Capital Programme 2013/14		

1 THE ISSUE

1.1 This report sets out the Integrated Transport Improvement Capital Programme following consultation. The programme of expenditure aims to develop the policies of the Joint Local Transport Plan in accordance with Government guidelines.

2 RECOMMENDATION

The Cabinet agrees that:

2.1 The Transport Improvement Capital Programme for 2013/14 as set out in Appendix 1 is approved.

2.2 The Group Manager, Transport and Planning Policy be delegated authority to alter the programme, in consultation with the Cabinet Member for Customer Services, as may prove necessary within the overall budget allocation.

3 FINANCIAL IMPLICATIONS

3.1 The 2013/14 capital Local Transport Plan Integrated Transport Block settlement is £1.225 million for transport improvement schemes.

3.2 Other funding includes S106 contributions of £34k Bristol Road Chew Stoke and a contribution of £10k from Batheastern Parish Council towards a footway improvement.

3.3 The Integrated Transport Block allocation contributes £124k to the proposed Greater Bristol Metro Project, which will be subject to separate financial approval,

and supports maintenance programmes for replacing antiskid surfacing (£10k) and general highway maintenance through a contribution to de-cluttering programmes (£14k) to remove redundant street furniture.

3.4 In order to manage the budget effectively regular monthly monitoring will be carried out and exceptions reported to the Cabinet Member, with reporting to Transport Board on a quarterly basis, and programme changes approved through delegated decision making. Spending will be managed throughout the year to ensure that the overall budget is spent in a timely manner.

4 CORPORATE OBJECTIVES

- *Promoting independence and positive lives for everyone*

The Transport Improvement Capital Programme improves access to employment, education and health facilities for everyone and promotes low carbon, cleaner and healthier transport choices.

- *Creating neighbourhoods where people are proud to live*

The Programme helps to reduce the impact of vehicular traffic in local neighbourhoods and near schools through, for example, reducing speed limits, improving pedestrian crossing facilities and road safety and managing parking.

- *Building a stronger economy*

Along with improving access to employment by sustainable modes of transport, the Programme tackles congested pinch points on the highway network through, for example, selective junction improvements.

5 THE REPORT

5.1 The Joint Local Transport Plan 3, 2011 - 2026 sets out a number of key targets in relation to transport. The 2012 Annual Progress Report shows the clear majority of targets are on track and indicators improving.

5.2 Progress against the JLTP3 targets also contribute towards the wider objectives of the Local Sustainable Community strategy.

5.3 Appendix 1 shows indicative spending on schemes for 2013/14, following consultation with ward members and parishes councils.

5.4 Funding for the Greater Metro Project was approved by Cabinet on 10th April 2013.

6 RISK MANAGEMENT

6.1 The report author and Lead Cabinet member have fully reviewed the risk assessment related to the issue and recommendations, in compliance with the Council's decision making risk management guidance.

6.2 In the event of scheme cost variations, the programme will be re-prioritised to ensure that allocations are fully spent but not exceeded

7 EQUALITIES

7.1 An Equalities Impact assessment has not been completed because any potential adverse impacts on vulnerable groups will be identified and mitigated at the project implementation stage.

8 RATIONALE

8.1 The programme of works has been developed to achieve the objectives set out in the Joint Local Transport Plan

9 OTHER OPTIONS CONSIDERED

9.1 Projects are prioritised in accordance with the objectives of the Joint Local Transport Plan.

10 CONSULTATION

10.1 Cabinet members; Other B&NES Services; Section 151 Finance Officer; Chief Executive; Monitoring Officer

10.2 Consultation with Ward Councillors and Parish Councils has been carried out by email.

10.3 Following consultation £7.5k has been included for street lighting in Widcombe Ward.

11 ISSUES TO CONSIDER IN REACHING THE DECISION

11.1 Social Inclusion; Customer Focus; Sustainability

12 ADVICE SOUGHT

12.1 The Council's Monitoring Officer (Divisional Director – Legal and Democratic Services) and Section 151 Officer (Divisional Director - Finance) have had the opportunity to input to this report and have cleared it for publication.

Contact person	Adrian.Clarke@BathNES.gov.uk Tel 01225 395223
Sponsoring Cabinet Member	Councillor Roger Symonds
Background papers	http://travelplus.org.uk/our-vision/joint-local-transport-plan-3/read-the-final-jltp3-strategy http://travelplus.org.uk/media/250770/prog%20report%201112%20final%20050912%20v3.doc
Please contact the report author if you need to access this report in an alternative format	

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Appendix 1 LTP Capital Programme 2013/14

WARD	TRANSPORT IMPROVEMENTS	2013/14
	FUNDING:	
	LTP - Integrated Transport Block Grant	1225
	S106 Contributions and other contributions	44
	TRANSPORT IMPROVEMENTS FUNDING	1269
	Less: LTP Contributions to Schemes Subject to Separate Approval	
	Greater Bristol Metro Project	124
	Separately Approved / Reported Projects	124
	TOTAL FUNDING AVAILABLE	1145
	Local Safety Schemes	
Various	Anti-Skid Surfacing	10
Various	AIP Scheme Investigation & design only	10
Bathavon West	Tunley Fork Local Safety Scheme (Land Negotiations)	5
	Local Safety Schemes Sub-total	25
	Public Transport	
Keynsham North	Keynsham Station Ramp (Contribution)	50
	Public Transport Total	50
	Cycle schemes	
Westmoreland	2 Tunnels Northern Links (Match funding)	70
	CycleScheme Total	70
	Managing Congestion	
Bathavon West	A367/Odd Down P&R Access Improvements (Design)	10
Various	Parking schemes	45
	Managing Congestion Sub-total	55
	Safer Routes to Schools	
High Littleton	A39 Wells Rd Footway Provision Ph 1 High Littleton	50
Bathwick	Sydney Gardens/A36 ped phase at signals	35
Chew Valley North	Bristol Rd, Chew Stoke footway provision (incl £34k S106)	124
Bathavon South	Freshford table/footway/bus stop	50
Radstock	St Mary's Writhlington table	20
Various	Safe Routes to School	35
	Safer Routes to School Sub Total	314
	Pedestrian Schemes	
Various	Aids to Mobility eg Dropped Kerbs & ped improvements	35
Various	Public Rights of Way	85
Batheastern	Batheastern Footway (incl £10k Parish Council cont)	40
Abbey	Paragon at Hay Hill - ped facility	15
Bathavon West	Dunkerton Island/Footway	40
Chew Magna	Highfield Chew Magna Footway	20
Abbey	Argyle St/Grove St Ped Xing Facility	15
Farmborough	New Inn - Farmborough Village Footway Provision (Ph1)	17

WARD	TRANSPORT IMPROVEMENTS	2013/14
Widcombe	Street Lighting	7.5
Bathavon West	Tunley - Overdale Footway (Land negotiations)	5
	Pedestrian Schemes Sub-total	279.5
	Traffic Management Schemes	
Various	Minor Improvements	94.5
Bathavon North	Toll Bridge Road Batheaston mini R/A (Design only)	5
Combe Down	Ralph Allen Drive/Mini R/A & Zebra	50
Westfield	A367 Foseway speed reducing works Westfield (VAS)	5
Bathwick	Claverton Down Rd/Norwood Ave R/A & slip road entry	5
Bathavon West	Redhill/Meadgate Camerton mini R/A (Design only)	5
Oldfield	Monksdale Rd mini R/a and VAS (Design only)	5
Bath	Bath Traffic Management Study	20
	Traffic Management Schemes Sub-total	189.5
	Miscellaneous	
	JLTP Development	50
	JLTP Monitoring & Equipment	30
	WoE Contribution	20
	Decluttering Programme	14
	Capital Programme Management	48
	Miscellaneous Sub-total	162
	TRANSPORT IMPROVEMENTS TOTAL	1145
	Funding Surplus (Deficit)	0