

Planning, Housing and Economic Development Policy Development and Scrutiny Panel

Date: Tuesday, 7th November, 2017

Time: 2.00 pm

Venue: Kaposvar Room - Guildhall, Bath

Councillors: Councillor Will Sandry

Councillor Barry Macrae

Councillor Rob Appleyard

Councillor Colin Blackburn

Councillor Lisa O'Brien

Councillor David Veale

Councillor Liz Richardson

Chief Executive and other appropriate officer
Press and Public



Mark Durnford

Democratic Services

Lewis House, Manvers Street, Bath, BA1 1JG

Telephone: 01225 394458

Web-site - <http://www.bathnes.gov.uk>

E-mail: Democratic_Services@bathnes.gov.uk

NOTES:

1. **Inspection of Papers:** Papers are available for inspection as follows:

Council's website: <https://democracy.bathnes.gov.uk/ieDocHome.aspx?bcr=1>

Paper copies are available for inspection at the **Public Access points:-** Reception: Civic Centre - Keynsham, Guildhall - Bath, The Hollies - Midsomer Norton. Bath Central and Midsomer Norton public libraries.

2. **Details of decisions taken at this meeting** can be found in the minutes which will be circulated with the agenda for the next meeting. In the meantime, details can be obtained by contacting as above.

3. **Recording at Meetings:-**

The Openness of Local Government Bodies Regulations 2014 now allows filming and recording by anyone attending a meeting. This is not within the Council's control.

Some of our meetings are webcast. At the start of the meeting, the Chair will confirm if all or part of the meeting is to be filmed. If you would prefer not to be filmed for the webcast, please make yourself known to the camera operators.

To comply with the Data Protection Act 1998, we require the consent of parents or guardians before filming children or young people. For more information, please speak to the camera operator.

The Council will broadcast the images and sound live via the internet www.bathnes.gov.uk/webcast The Council may also use the images/sound recordings on its social media site or share with other organisations, such as broadcasters.

4. **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. They may also ask a question to which a written answer will be given. **Advance notice is required not less than two full working days before the meeting. This means that for meetings held on Thursdays notice must be received in Democratic Services by 5.00pm the previous Monday.** Further details of the scheme:

<https://democracy.bathnes.gov.uk/ecCatDisplay.aspx?sch=doc&cat=12942>

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

6. **Supplementary information for meetings**

Additional information and Protocols and procedures relating to meetings

<https://democracy.bathnes.gov.uk/ecCatDisplay.aspx?sch=doc&cat=13505>

**Planning, Housing and Economic Development Policy Development and Scrutiny Panel -
Tuesday, 7th November, 2017**

at 2.00 pm in the Kaposvar Room - Guildhall, Bath

A G E N D A

1. WELCOME AND INTRODUCTIONS

2. EMERGENCY EVACUATION PROCEDURE

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

3. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

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 or a member of his staff before the meeting to expedite dealing with the item during the meeting.

5. TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN

6. ITEMS FROM THE PUBLIC OR COUNCILLORS - TO RECEIVE DEPUTATIONS, STATEMENTS, PETITIONS OR QUESTIONS RELATING TO THE BUSINESS OF THIS MEETING

At the time of publication no notifications had been received.

7. MINUTES - 5TH SEPTEMBER 2017 (Pages 7 - 20)

8. CABINET MEMBER UPDATE

The Cabinet Member(s) will update the Panel on any relevant issues. Panel members may ask questions on the update(s) provided.

9. B&NES LOCAL PLAN OPTIONS CONSULTATION (Pages 21 - 60)

This report seeks the comments of the Panel on a Local Plan options document for public consultation.

10. SOMER VALLEY ENTERPRISE ZONE (Pages 61 - 68)

This report updates the Panel on the latest position with regard to the Somer Valley element of the Enterprise Zone, based on the allocated employment site at Old Mills, which was included in the Bath & Somer Valley Enterprise Zone formally designated by the government on the 1st April 2017.

11. PANEL WORKPLAN (Pages 69 - 72)

This report presents the latest workplan for the Panel. Any suggestions for further items or amendments to the current programme will be logged and scheduled in consultation with the Panel's Chair and supporting officers.

The Committee Administrator for this meeting is Mark Durnford who can be contacted on 01225 394458.

BATH AND NORTH EAST SOMERSET

**PLANNING, HOUSING AND ECONOMIC DEVELOPMENT POLICY DEVELOPMENT
AND SCRUTINY PANEL**

Tuesday, 5th September, 2017

Present:- Councillors Will Sandry (Chair), Barry Macrae (Vice-Chair), Colin Blackburn, Lisa O'Brien, Fiona Darey and David Veale

Also in attendance: Graham Sabourn (Head of Housing), John Wilkinson (Divisional Director - Community Regeneration), Lisa Bartlett (Divisional Director, Development) and Chris Mordaunt (Team Manager - Standards & Improvement)

Cabinet Member for Development: Councillor Bob Goodman

Cabinet Member for Economic and Community Regeneration: Councillor Paul Myers

13 WELCOME AND INTRODUCTIONS

The Chairman welcomed everyone to the meeting.

14 EMERGENCY EVACUATION PROCEDURE

The Chairman drew attention to the emergency evacuation procedure.

15 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were none.

16 DECLARATIONS OF INTEREST

There were none.

17 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN

There was none.

**18 ITEMS FROM THE PUBLIC OR COUNCILLORS - TO RECEIVE DEPUTATIONS,
STATEMENTS, PETITIONS OR QUESTIONS RELATING TO THE BUSINESS OF
THIS MEETING**

Nicholas Tobin, Vice-Chairman, FoBRA and Luke Emmett had registered to make statements regarding agenda item 10 and would do so when the item was reached on the agenda.

19 MINUTES - 4TH JULY 2017

Councillor Lisa O'Brien notified the Democratic Services Officer of an error on page three in relation to the Cabinet Member Update. She stated that it was Aster, not Asra who were involved in providing independent living flats in Fosseyway and Midsomer Norton.

With that amendment in mind the Panel confirmed the minutes of the previous meeting as a true record and they were duly signed by the Chairman.

20 CABINET MEMBER UPDATE

Councillor Bob Goodman, Cabinet Member for Development addressed the Panel, a summary of his update is set out below.

HMOs

He announced that a Revised Houses in Multiple Occupation SPD Consultation had just begun and would run from 4th September – 13th October 2017. He added that the deadline had been set to capture the responses of local students and he confirmed that the Student Union was engaged in the process.

Article 4 Direction – Offices to Residential Use

He informed the Panel that the Council were considering implementing an Article 4 Direction to address the implications of the removal of permitted development rights on the conversion of offices to residential uses in Bath. He explained that this proposal would be subject to a 12 month consultation period.

Joint Spatial Plan

He stated that the Joint Spatial Plan would be on the agenda for the Council at its meeting on November 9th and would contain details of the proposed housing numbers across the four Local Authorities including affordable housing. He said that he felt that all political groups should be briefed by officers about the Plan prior to the Council meeting.

Foxhill

He informed the Panel that the decision made by the Development Management Committee had not yet been called in by the Secretary of State.

Councillor Colin Blackburn asked regarding the proposed Article 4 Direction if there would be an identified trigger point within the 12 months of consultation whereby it would be implemented sooner.

Councillor Bob Goodman replied that within the next month he hoped to be provided with the likely number of conversions from officers, at which point he would discuss with them the actions required.

Councillor Paul Myers, Cabinet Member for Economic and Community Regeneration addressed the Panel, a summary of his update is set out below.

Homelessness Reduction Act

He informed the Panel that the Act will give new duties to local authorities to prevent homelessness and that it was likely to commence in April 2018. He added that the Act would represent a shift in focus to early intervention, and aim to encourage local housing authorities to act quickly and proactively. He said that guidance from Government was expected in Spring 2018.

He stated the Council's annual rough sleep estimate would be carried out soon.

Local Shops Action Plan

He explained that the Council has commenced with a project to produce a new Local Shops Action Plan aimed at supporting local traders in shopping districts, town centres and high streets across the area. He said that the Council will seek to produce the new Action Plan in consultation with local business groups, bringing together a range measures aimed at supporting and promoting the area's shops and traders and boosting footfall on local high streets.

He stated that the new Action Plan aims to cover all the key shopping districts in Bath & North East Somerset, from Bath city centre, to local high streets and town centres across the district.

Housing Infrastructure Fund

He informed the Panel that the Council have made a bid for a share of a £2.3 billion Housing Infrastructure Fund, which the government hopes will unlock 100,000 new homes in areas of high demand.

Broadband

He announced that businesses, schools and hospitals in Bath & North East Somerset are to benefit from major investment in the fastest Broadband yet in the UK. He explained that the authority, jointly with Bristol, is one of six areas chosen to pilot the first stage of a £200 million scheme aimed at supporting new industries, creating jobs and stimulating investment in the local economy. He said it will also allow firms to reach more customers online by delivering superfast speeds of 1 Gigabit, or 1,000 Mb/second.

Councillor Lisa O'Brien asked if any further information could be given on the Homelessness Reduction Act.

The Head of Housing replied that details of the Act were not clear yet as they were awaiting guidance. He said there are some initial concerns that people will move more between Local Authorities. He added that officers were working with neighbouring LA's in advance of the Act being implemented and said that Homeseach remains in place for people seeking permanent accommodation.

Councillor Barry Macrae asked which Local Authority pays for temporary accommodation. He urged the Cabinet Member to become active in this respect and recognise the needs of our residents.

The Head of Housing replied that the Local Authority that provides the temporary accommodation are the ones that have to pay for it. He added that officers would aim to put Personal Support Plans in place as soon as possible to avoid the use of temporary accommodation. He said that the Council previously through Housing Benefit were able to recover around 98% of the costs, but that through the advent of Universal Credit this figure had reduced to around a third.

Councillor Barry Macrae commented that he welcomed the Local Shops Action Plan as it was an important issue for the whole of B&NES.

The Chairman thanked the Cabinet Members for their updates on behalf of the Panel.

21 PRIVATE RENTED SECTOR (INC HMO) ENFORCEMENT

The Team Manager for Standards & Improvement introduced this to the Panel. He stated that a number of revisions are proposed to take account of policy updates and changes to legislation following a recent review of the existing policy, these include:

- Financial Penalties for some offences covered by the Housing Act 2004;
- A clarification of the circumstances when a criminal prosecution will be recommended for non-compliance with Housing law.

He explained that the policy refers to the new sanction of a financial penalty, which is to be considered as an alternative to prosecution for some Housing Act 2004 offences. He said that a financial penalty may typically be appropriate for offences where the offender has not co-operated with the Council or where there is a serious or flagrant breach of the law and a significant financial penalty is the most effective and appropriate sanction. He added that the penalty must be used as an alternative to prosecution and therefore the same level of proof of evidence is required and should be in the public interest.

He stated that the penalty can range from £50 to £30,000 depending on the severity of the offence and is issued by the Council direct to the offender. An appeal to the First Tier Tribunal is available on the justification and amount of penalty.

He informed the Panel that the scope of mandatory HMO licensing is expected to expand later this year to include all HMOs with 5 or more occupants, which could increase the number in B&NES significantly. He added that an investigation is also under way to determine whether there is still a case for Additional HMO Licensing going forward and that this would be the subject of a further report in the near future.

Councillor Colin Blackburn asked if following the review would the status of offences that would have previously received a 'Simple Caution' change.

The Team Manager for Standards & Improvement replied that similar offences now could be considered to incur a financial penalty.

Councillor Colin Blackburn asked what impact the changes will have on the department.

The Team Manager for Standards & Improvement replied that the increase in mandatory licensing and potential additional licensing increase would obviously impact the department greatly with the likelihood of 3,000 HMOs being identified within Bath (City).

Councillor Lisa O'Brien commented that it would appear in the best interest of the Council to seek financial penalties rather than prosecution as it does not receive directly any fine imposed following prosecution. She asked how the Council would be able to show impartiality in making their decisions. She said that the financial penalties should also have teeth to act as a real deterrent.

The Team Manager for Standards & Improvement replied that a public consultation on these policies with landlords, letting agents and other local authorities is proposed. He added that the fine would be dependent on the offence and that there was the right to an appeal.

He said that a Leadership Team would assess the evidence gathered and decide on the action to take. He added that the evidence would also be shared with the Head of Housing and the Legal Services Team.

Councillor Fiona Darey asked if timescales were agreed to implement any improvements to the properties.

The Team Manager for Standards & Improvement replied that timescales are agreed with the landlord, but that these become more rigorous for those that are consistent in non-compliance.

Councillor Barry Macrae commented that he wished to see the Planning and Housing departments working together on this issue.

The Divisional Director for Development assured the Panel that although the departments work to separate legislation officers do work together.

The Chairman commented that he was pleased to see that through additional licensing that 875 homes had been improved. He asked if a figure could be put on the mandatory HMO licensed properties when taking into account those with 5 or more occupants.

The Team Manager for Standards & Improvement replied that it would be around 1,000.

The Chairman thanked the Panel for their comments and summarised that they largely welcomed the report and its attached draft policies. He said that during

debate they had raised the matters of meaningful fines and timescales for implementing improvements.

22 DESTINATION MANAGEMENT PLAN

Jim Oribine, Visit Bath introduced this item to the Panel by giving them a presentation. A copy of the presentation can be found on the Minute Book and as an online appendix to these minutes, a summary of the presentation is set out below.

A Destination Management Plan (DMP) for Bath and North East Somerset (2017 – 2022)

The DMP is a roadmap for stakeholders in tourism in Bath and North East Somerset

It marshals the evidence, considers the issues and seeks to provide a robust, realistic and forward looking plan in a succinct and clear document which partners can endorse.

Methodology

- Process managed by Bath Tourism Plus on behalf of B&NES.
- Steering Group comprising representatives from the public sector and private sector businesses.

Consultation & Research

- Wide consultation with individuals, sector groups, and B&NES councillors
- An enterprise survey with local tourism businesses
- Site visits to observe key facilities and services in the city and the surrounding area

Evidence Base

- The performance and economic impact of tourism in Bath and North East Somerset, including visitor profiles
- Competitor analysis
- The policy context for tourism – locally, regionally and nationally

Significance of the visitor economy

- An estimated 9,358 people employed in tourism across B&NES, around 10% of total employment
- The total annual expenditure associated with tourism trips to the B&NES area is £436.09m
- 6.2% average annual increase in direct spend by domestic staying visitors in recent years

DMP Proposition

- An overarching Vision for the destination
- 5 Aims for tourism development in Bath & North East Somerset
- 5 Strategic Objectives as a framework for action
- A series of Priorities for Action

The Vision

“Bath fully delivers on its potential as an iconic visitor destination on the international stage; a vibrant 21st century spa and wellbeing resort that capitalises on the city’s cultural heritage, World Heritage Site status and its connections with the surrounding rural landscape.”

Aims

- To strengthen the local economy and spread prosperity throughout Bath and North East Somerset by growing the year-round value of tourism in a sustainable manner
- To strengthen the appreciation and conservation of Bath as a World Heritage Site together with the area’s wider historic, cultural and natural assets
- To foster and sustain distinctive high quality local businesses
- To enhance the quality of life of local residents, through improved facilities, services, environment and experiences
- To provide visitors with a high quality and fulfilling experience, encouraging longer stays and more return visits

Target Visitor Markets

- Domestic short breakers – with an emphasis on Sundays -Thursdays when there is capacity in all parts of the sector
- Overseas visitors – with an emphasis on European markets France and Germany, and long-haul USA
- Day visitors – from home & on holiday elsewhere, eg London
- Family market - wanting a rural holiday with family-friendly attractions, events and activities and/or to visit Bath
- Local residents and those visiting friends and relatives
- Business tourism

Strategic Objectives

- Compelling promotion: To present Bath and the rest of North East Somerset, its distinctive assets and facilities, as an internationally renowned, must-explore destination to the identified target markets.
- Connectivity and dispersal: To improve access to and within the city and surrounding rural areas, facilitating orientation and exploration.
- Celebrated heritage: To conserve, enhance and celebrate the outstanding heritage, ambience and setting of the city and local market towns and villages.

- Diversified product: To enhance the range, quality and appeal of the product offer across the destination.
- Effective partnership: To ensure that all stakeholders are working in partnership and secure support for the delivery of the strategy.

Further Consultation

- Residents groups FoBRA, TARA
- 3600 residents of Bath & North East Somerset, using B&NES annual resident Voicebox Survey
- Town councils
- Members of BTP and Bath Bid, and local Chambers of Commerce – Bath, Keynsham & Somer Valley

Nicholas Tobin, Vice-Chairman, FoBRA addressed the Panel. A copy of his statement can be found on the Minute Book and as an online appendix to these minutes, a summary is set out below.

We were concerned to note that no Bath Councillors formed part of the Strategy Group that developed the draft Plan. Had they been, city residents' interests would have been served, but they were not.

As one of the most important stakeholders in Bath, FoBRA should have been a member of the strategy group from the start and, albeit belatedly, we now welcome the invitation to participate in the further formulation of the plan.

There should be more explicit recognition of the importance for the character of the city of retaining a vibrant residential population in central Bath, as set out in the Placemaking Plan. Residents are mentioned at various points, but not as a critical element in the equation, which they are.

There should be a proper discussion of what 'sustainable development' means. There are references at various points to negative impacts of tourism, there is even recognition of a threat from a negative reaction by residents to tourism. These thoughts are brought together to a degree, but this should be developed fully as a major policy element – when is enough enough?

While the Plan recognises that Bath has a serious traffic problem which affects visitors and a poor public realm, this should be developed into a call for urgent implementation of the Transport Strategy and the Public Realm & Movement Strategy.

Coaches are a major contributor to congestion, pollution and general loss of amenity and the Plan refers to a separate coach parking strategy, but this currently seems to be based on the premise that the city should basically accommodate whatever the coach operators want. Instead, we should ask tough questions like: do we actually want to encourage coaches that only stay for less than 3 hours, which comprise two-thirds of the total?

Some good actions are tabled, but the final one must include local residents amongst 'key stakeholders' – after all, do we not own most of the World Heritage Site Key Features, and does its appearance not depend largely on residents maintaining their properties at their own cost.

Communication with local residents is essential, but this must be a 2-way process.

The Chairman thanked Nicholas Tobin for his statement on behalf of the Panel.

Councillor Fiona Darey asked if he had any further comments to make regarding what FoBRA feel would recognise as sustainable development.

Patrick Rotheram replied on behalf FoBRA by drawing the Panel's attention to 5.4.4 of the Plan which stated that 500 new hotel bedrooms in the City will open soon. He said that no extra parking facility had been identified and questioned how long it would be before the City became empty of residents.

Councillor Barry Macrae queried how many FoBRA members had family employed in tourism and felt that the overall numbers relating to tourism employment in the presentation were underestimated. He added that the Council were endeavouring to grow the economy of the City and that the benefit to residents of tourism is vast.

Nicholas Tobin replied that he did not have any information regarding the employment of FoBRA family members and that he does recognise the importance of tourism.

Councillor Lisa O'Brien commented that she shared some of the concerns raised in relation to public engagement and the role of coaches within the City. She called for the Plan to be taken forward robustly and suggested a focus be given on promotion of the Spa, Bath Rugby and our hinterland.

Luke Emmett addressed the Panel. A copy of his statement can be found on the Minute Book and as an online appendix to these minutes, a summary is set out below.

On the whole I think the Plan does make a lot of sense but perhaps requires a little more thinking about the future vision of Bath (and how it may change because of technology and lifestyle changes etc) and could be bolder and more ambitious.

1.2 - Methodology - I'm not aware of any of the smaller artistic cultural orgs being consulted on this Plan. I think, if it is really to show a snapshot of Bath and the cultural offer here then there should be consultation and involvement from them which has been lacking in the past with the focus being primarily on the bigger orgs.

2.3.4 - Why are these events and festivals not achieving this? I would argue that it is because the visibility of them in Bath is restricted because of issues around the displaying of posters and banners etc throughout the city. When a festival is on in Bath, as a tourist you currently would not know this. There are easy ways to rectify this - using Edinburgh Fringe as example - they allow the promotion of the festival across the city. Simple things like triangular Periaktoi created using corrugated

material with posters printed on and then stood around lamp posts can make a huge difference. The fringe festival in Bath used to have pyramids that advertised the festival across the city. If we really want to promote culture as a tourist option then you have to find ways to make the events visible across the whole city. Bath is currently failing to do this.

One other solution - there are lots of empty shops in Bath. Theatre companies and arts organisations take advantage of this (with the support of the Council) and fill shop windows with show posters, photos, information etc. Why could this idea not be rolled out across the City to support all cultural tourism? That way it would increase visibility of events and attractions and would also go some way in disguising the fact that there are so many empty shops. If we can find a way to utilise the spaces that we have it can only be of benefit to the City as a whole.

A single information website. This has been discussed for some time but nothing has ever really materialised. We desperately need one single point of information in Bath and I believe that should be the VisitBath website and app. I worked for Wiltshire Arts Promoters and helped them launch the Wiltshire Loves Arts website which is directly linked to the VisitWiltshire website. On the backend of the site there is an application you can enable which allows users to upload their own events and content. I would also like to see links from this site to the other listings, venues and bloggers sites about Bath. This would give visitors a greater choice, help local events and venues market themselves and highlight Bath as a cultural city.

Bath as a brand - needs to focus more on Bath in 10 years. What will the offer look like then? I understand that a lot of our marketing is based around the Roman Bath's and WHS but Bath should also promote the future and not be stuck in the past. It has much more to offer than just the Roman's - I think this is perhaps where this plan lacks ambition and vision.

Residents as tourists and consumers - should not be over-shadowed by the promotion of facilities like the Roman Bath's etc. It is as important to advertise Bath and it's events to those who live here and spend money here all year around.

Core values: A vibrant, creative and exciting city with a contemporary 21st century vibe - Bath is nowhere near this yet. We do not feel contemporary and we are certainly not exciting. There are pockets which produce this (such as Bath Carnival, Bedlam Fair and Party in the City) but in reality these will become fewer and fewer as the impending arts cuts really hit those organisations producing this work. Investment is needed to help get us anywhere near aligning with this statement.

The Events Strategy and Cultural and Creative Strategy should be key to this plan. However without investment I'm not sure how relevant they will become. It needs proper and meaningful consultation with arts and cultural organisations and also those who are tasked with trying to create the work with no support or funding from the Council.

In three years' time the next round of Arts Council National Portfolio funding will come around. Currently in Bath we have one NPO organisation based in Midsomer

Norton. Bristol have over 20. We should be aiming to get more organisations within the National Portfolio and bringing much needed funding to Bath. What impact could this have on this strategy and also will B&NES be in a position to support those organisations as they will have an impact on tourism within the city?

The Chairman thanked Luke Emmett for his statement on behalf of the Panel.

The Divisional Director for Development informed the Panel that consent is in place for the use of lampposts and banners for advertising. She added that any alterations to shops that were classified as Listed Buildings would require Listed Building Consent and Advertisement Consent would be required to display any adverts.

Councillor Fiona Darey asked if the cost of advertising was a barrier to some organisations.

Luke Emmett replied that the costs were high for smaller organisations. He reiterated his view that a single point of information for events in Bath was required.

Councillor Colin Blackburn commented that he was aware of the use of WhatsApp in another City to notify of events.

Luke Emmett replied that the use of social media would be advantageous to some demographics, but not all.

Jim Oribine stated that section 5.4 of the Plan looks at how to develop an events strategy that establishes the overarching aims and objectives for events and festivals in Bath and North East Somerset. He said that information and data about events would be issued through a majority of channels. He added that he was happy to involve Mr Emmett further as this area of the Plan progressed.

Councillor Colin Blackburn commented that in some cases Bath needs to be highlighted over other local destinations such as Glastonbury Tor and Longleat.

Jim Oribine replied that this was an area they intend to address.

Councillor Fiona Darey said that she had sometimes heard Bath described as beautiful yet dirty.

Jim Oribine replied that he appreciated that this was an important aspect to address.

The Divisional Director for Community Regeneration commented that the work of the DMP must be seen in context and can't resolve all issues. He added that other work streams and strategies are in place to tackle issues such as street cleaning and transport.

Councillor Barry Macrae stated that alongside the need to promote tourism the Council has a responsibility to its residents. He called for web advertising fees to be fair for all organisations and for the City competitors with Bath to be analysed appropriately. He said that he felt that the Plan was heading in the right direction, but said that the worth of the work should be explained to the residents.

The Chairman asked what the timescales were for the Plan and who owned it.

The Divisional Director for Community Regeneration replied that it was to be a five year plan and it would be owned by the Council, Business Improvement District and Bath Tourism Plus.

The Chairman asked if the DMP would be considered by Council or the Cabinet at any point.

The Divisional Director for Community Regeneration replied that the DMP was not a statutory document, but he would be happy to discuss the most appropriate sign off process for the DMP outside the forum of this meeting.

Nicholas Tobin asked the best way in which FoBRA could pass on their more detailed comments regarding the Plan.

Jim Oribine replied that he would arrange to meet with Mr Tobin and discuss the concerns and views that FoBRA have.

The Chairman thanked the members of the public and the Panel for their comments and contributions to the debate.

23 PANEL WORKPLAN

The Chairman introduced this item to the Panel. He informed them that he had been contacted by the Group Manager for Policy & Environment to ask if the Panel wished to receive a report on either the West of England Joint Spatial Plan or B&NES Local Plan Options consultation at their November meeting.

The Panel discussed this proposal and decided that they would like to have a report on the B&NES Local Plan Options consultation and allow for any comments they may have on the West of England Joint Spatial Plan to be raised at Council on November 9th.

Councillor Barry Macrae requested that the Panel receive a report regarding the status of the Somer Valley Enterprise Zone.

Councillor Colin Blackburn requested that the Panel receive a report regarding Broadband Provision.

Councillor Lisa O'Brien asked if the Panel could receive an update regarding Foxhill.

Councillor Colin Blackburn asked if the Panel could receive two briefing notes, one relating to the Additional Licensing Scheme for HMOs and one in relation to the issue of Party Houses.

The Panel **RESOLVED** to approve all of these proposals.

The meeting ended at 4.40 pm

Chair(person)

Date Confirmed and Signed

Prepared by Democratic Services

This page is intentionally left blank

Bath & North East Somerset Council	
METING	Planning, Housing & Economic Development Policy Development Scrutiny Panel
MEETING DATE:	7 th November 2017
TITLE:	B&NES Local Plan 2016-2036, Options document
WARD:	All
AN OPEN PUBLIC ITEM	
List of attachments to this report: Appendix 1 – B&NES Local Plan Options consultation document	

1 THE ISSUE

- 1.1 In order to facilitate delivery of the West of England Joint Spatial Plan, and to ensure an up-to-date planning policy framework for B&NES, the Council needs to prepare a new Local Plan. The Local Plan will:
- (1) review the adopted Core Strategy; and
 - (2) Provide an opportunity to formally combine the adopted Core Strategy and Placemaking Plan.
- 1.2 It will cover the period from 2016 – 2036. The first stage of preparing the new Local Plan is the options stage. This report seeks the comments of the Panel on a Local Plan options document for public consultation.

2 RECOMMENDATION

- 2.1 The Panel is asked to consider and comment on;
- (1) the Local Plan options consultation document attached as Appendix 1,
 - (2) the public consultation arrangements in para 8.3 of this report

3 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 3.1 The preparation of the Local Plan will be funded from the LDF budget. Primary costs relate to securing essential evidence and specialist expertise on selected issues and the implementation of a comprehensive and collaborative process. The LDF Budget is funding the preparation of the Local Plan and other necessary planning policy documents and their preparation programmes as set out in the Local Development Scheme.

- 3.2 External funding sources will be sought to secure the delivery of proposals such as the Housing Infrastructure Fund, Housing Deal and Devolution Funding.
- 3.3 The cross service nature of the preparation work will require close collaboration between services and the appropriate arrangements are in place to enable this.
- 3.4 The Local Plan also needs to be prepared in partnership with local communities which will have different capacities to participate.
- 3.5 The JSP and the Local Plan together will have implications for the development process and hence for the value and use of land. Preparation of the new Local Plan will also require a review of the Community Infrastructure Levy (CIL) and the Planning Obligations Supplementary Planning Document in due course.

4 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL

- 4.1 The Local Plan will be prepared in compliance with the Planning and Compulsory Purchase Act 2004 (“the 2004 Act”) and The Town and Country Planning (Local Planning) (England) Regulations 2012 (“the Regulations”). Once adopted, it will be a statutory Development Plan Document (“DPD”).
- 4.2 Preparation of the Local Plan will also accord with national policy in the National Planning Policy Framework (NPPF) and guidance in the National Planning Practice Guidance (NPPG).
- 4.3 The Local Plan options document, subject of this Report, marks the start of consultation under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (“the Regulations”).
- 4.4 The Local Plan will be subject to a fully integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) in line with the requirements of the SEA Regulations (Statutory Instrument 2004 No. 1633: The Environmental Assessment of Plans and Programmes Regulations 2004). The options document attached as Appendix 1 has been subject to Sustainability Appraisal, which is available as a background paper to this Report.
- 4.5 Given this options document represents a very early stage of plan-making and does not set out policies or proposals it will not be used for Development Management purposes in the determination of planning applications. Preparation of the new Local Plan will need to take account of legislative changes that may arise from the 2017 Housing White Paper.

5 THE REPORT

- 5.1 The [Core Strategy, adopted in July 2014](#), includes a commitment to an early review of the housing requirement. This review is being undertaken through the [West of England Joint Spatial Plan](#) which will provide a new strategic planning context for all four West of England authorities including Bath & North East Somerset. In late 2016 the Council consulted on the Core Strategy Review commencement document. The review, which is not solely focussed on housing requirements, is being undertaken through the preparation of a new Local Plan for B&NES. This also provides an opportunity to formally combine the adopted Core Strategy and Placemaking Plan into one Local Plan (as now required by national policy).

5.2 The Local Plan is therefore being prepared:

- in the context of and to deliver the Joint Spatial Plan; and
- to respond to changed local circumstances and new national policy and legislation.
- to encompass a development strategy to guide site allocations (including strategic development locations and smaller sites) to meet development requirements, identify and facilitate delivery of associated infrastructure requirements; and
- to include district-wide Development Management policies for determining planning applications.

5.3 It will cover the same period as the Joint Spatial Plan (2016 – 2036). Upon its adoption it will replace the Core Strategy and Placemaking Plan.

5.4 Preparation of the Local Plan will be supported by a range of evidence and the Council will work closely with the local community and other stakeholders through the various stages of the preparation process. Comments received on the commencement document have been considered and issues regarding the scope and nature of this Plan and ensuring statutory requirements are met have been and will be addressed throughout the preparation process.

5.5 The document which is the subject of this Report marks the start of the options consultation. The purpose of the options stage is to facilitate and encourage discussion and comment around the key issues facing B&NES and to test possible solutions to address these issues. The scope of the Local Plan outlined above is broad comprising various inter-related elements. Therefore, in order to expedite the process of testing options relating to a range of policy areas and to help focus discussion the consultation is being divided into phases. The first phase (comprising two periods of consultation) will be a discussion around options and the second phase will be consultation on the preferred approach. The options document covers four main areas:

- 1. Vision & Priorities – outlining the key challenges facing B&NES and spatial priorities that the Local Plan should address*
- 2. Strategy – within the context of the Joint Spatial Plan starting the conversation about possible alternative approaches to providing additional homes not being provided in strategic development locations*
- 3. Strategic Development Locations – presenting the emerging proposed approach to development at the strategic locations at North Keynsham and Whitchurch and raising key questions & issues for discussion*
- 4. Student accommodation – as a key element of housing need initial consideration of University expansion and possible approaches to providing student accommodation that will need to be considered within the context of the other development pressures and the strategy for Bath*

5.6 Consultation on these issues will take place over a seven week period in parallel with that on the Joint Spatial Plan, commencing on 22nd November 2017 and ending on 10th January 2018. Consultation will be supported by publication of the options document, a range of publicity and staffed exhibitions/drop-in events at key

locations. The options document attached as Appendix A has been subject to Sustainability Appraisal and is supported by a number of Topic Papers which are available as background papers.

- 5.7 A second Options consultation will be undertaken in the spring of next year. This will be supported by the publication of an options document which will be brought to Members for consideration prior to consultation. It is envisaged this document will cover issues including Development Management policies that require review and place-based strategy issues. Following further evidence based work and consideration of the comments received consultation will take place in the summer of 2018 on the preferred approach (including strategic development sites and smaller site allocations).
- 5.8 The options/preferred options stage outlined above, which encompasses extensive stakeholder consultation and engagement, will enable reasonable alternatives to be thoroughly tested and will inform the preparation of a Draft Local Plan. The Draft Plan will set out the proposed site allocations and policies. It will be subject to formal consultation prior to submission for Examination by a Planning Inspector. The currently anticipated programme for the preparation and adoption of the Local Plan is summarised below.

Preparation Stage	Programme
Options/Preferred Options	November 2017 – May 2018
Draft Plan	Autumn 2018
Examination	Spring 2019
Adoption	Autumn 2019

6 RATIONALE

6.1 The UK Planning system is a Plan-led system. This means that planning applications for development must be determined in accordance with Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework requires that each Local Authority should produce a Local Plan for its area and emphasises the importance of having it up to date. Publication of the commencement document in December last year marked the start of the process of preparing an updated Local Plan which will be progressed through the publication of and consultation on the options document appended to this Report.

7 OTHER OPTIONS CONSIDERED

7.1 None. Preparation and maintenance of an up-to-date Local Plan is national requirement and the preparation procedures are regulated by statute.

8 CONSULTATION

8.1 Preparation of the Local Plan options document has entailed significant internal consultation, including with Strategic Directors, Cabinet Members and the LDF steering group. The Council's Monitoring Officer and section 151 Officer have had the opportunity to input to this report and have cleared it for publication.

8.2 The Local Plan options document is being published to facilitate discussion with and comments from a wide range of stakeholders across the District, including residents, businesses, various interest groups and statutory consultees. Therefore,

both this options document and the Local Plan at key stages in its preparation will be subject to extensive consultation.

8.3 The public consultation arrangements have been designed to be inclusive (in light with the Council's Statement of Community Engagement) but need to be within the scope of the LDF budget. The key elements are as follows;

- Publication of a NLP consultation document (see attachment 1)
- Two mail-outs to all stakeholders, first giving advance notice of the consultation and then inviting them to comment on the NLP Options document
- Four staffed exhibitions in Whitchurch, Keynsham, Bath, Somer Valley with bespoke events on the University Issues
- An item in Council's 'Together - Residents' magazine (replaces Connect Magazine) to reach every household in B&NES
- Continuing with the on-going work with Parishes/Town Councils (including Parish Liaison Meeting - 26 October 2017, bespoke briefings and technical work)
- Publicity and information available at Council Offices and on the website with posters/flyers available for distribution.

8.4 In making the above recommendations the officer have had regard to the Equalities Act 2010 and the Human Rights Act 1998.

9 RISK MANAGEMENT

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

Contact person	<i>Lisa Bartlett 01225 477550, Simon De Beer, 01225 477616, Richard Daone 01225 477546</i>
Background papers	<i>West of England Joint Spatial Plan publication Draft 2017</i> <i>Sustainability Appraisal of B&NES Local Plan 2016 – 2036 Options document (part 1)</i> <i>Background Paper 1: Settlement classification</i> <i>Background Paper 2: North Keynsham Strategic Development Location, key issues and evidence</i> <i>Background Paper 3: Whitchurch Strategic Development Location, key issues and evidence</i> <i>Background Paper 4: University student numbers and accommodation</i> <i>B&NES Core Strategy 2014</i> <i>B&NES Placemaking Plan 2017</i>
Please contact the report author if you need to access this report in an alternative format	

This page is intentionally left blank

Local Plan 2016-2036

Issues & Options Consultation

Winter 2017

Contents

Contents

- 1. Introduction —1**
- 2. Vision & Spatial Priorities —3**
- 3. Spatial Strategy Options—9**
- 4. Strategic Development Location: North Keynsham—15**
- 5. Strategic Development Location: Whitchurch—20**
- 6. Housing Needs And Student Accommodation—28**
- How To Get Involved & Consultation Exhibitions—32**

1. Introduction

Setting the scene

1.01 Bath & North East Somerset Council is preparing a new Local Plan for its area which covers the period up to 2036. The Local Plan is principally concerned with the use and development of land.

1.02 The new Local Plan is being produced alongside the West of England Joint Spatial Plan. This also covers the period from 2016 to 2036, and provides the overarching strategic planning context for the four West of England local authorities of Bath and North East Somerset, South Gloucestershire, Bristol City Council and North Somerset. It focusses on establishing the housing requirement for the wider area and the job growth ambition, as well as a broad spatial strategy for accommodating growth

1.03 Alongside the Joint Spatial Plan the four authorities have prepared a West of England Joint Transport Study to identify key transport infrastructure measures required to support the growth.

1.04 The B&NES Local Plan will enable the delivery of the Joint Spatial Plan, and will respond to changed local circumstances and new national policy/legislation. It will encompass a strategy to guide development, provide a policy framework for specific site allocations and provide district-wide Development Management policies used in the determination of planning applications. The Local Plan is the means by which the Core Strategy review will be undertaken. Upon its adoption, the Local Plan will replace the Council's existing Core Strategy and Placemaking Plan.

1.05 The B&NES Local Plan will be supported by a range of evidence and the Council will work closely with communities and other stakeholders at various stages of the preparation process. Comments received on the Commencement Document, which was published in November 2016, have been considered. The Council's response to the key issues raised is outlined in the consultation statement.

Purpose and scope of Issues & Options

1.06 The purpose and scope of the B&NES Local Plan is broad and so to help focus discussion and comment, and to better align with preparation of the Joint Spatial Plan, the Issues and Options consultation is being divided into two broad phases.

1.07 This document represents the first phase of the Issues and Options consultation (Phase 1a) and covers four broad areas:

1. Vision & Priorities – outlining the key challenges facing B&NES and the spatial priorities that the Local Plan should address
2. Strategy – within the context of the Joint Spatial Plan starting the conversation about possible alternative approaches to providing additional homes over and above those being provided in strategic development locations
3. Strategic Development Locations – presenting the emerging proposed approach to development at the strategic development locations at North Keynsham and Whitchurch and raising key questions & issues for discussion
4. University issues - as a key element of housing need initial consideration of University

expansion and possible approaches to providing student accommodation that will need to be considered within the context of the other development pressures and strategy for Bath

1.08 This Issues and Options document is supported by Background Papers explaining the emerging approach for these areas. A number of evidence studies supporting the document have also been published, including a Housing & Economic Land Availability Assessment.

Issues and Options consultation – next steps

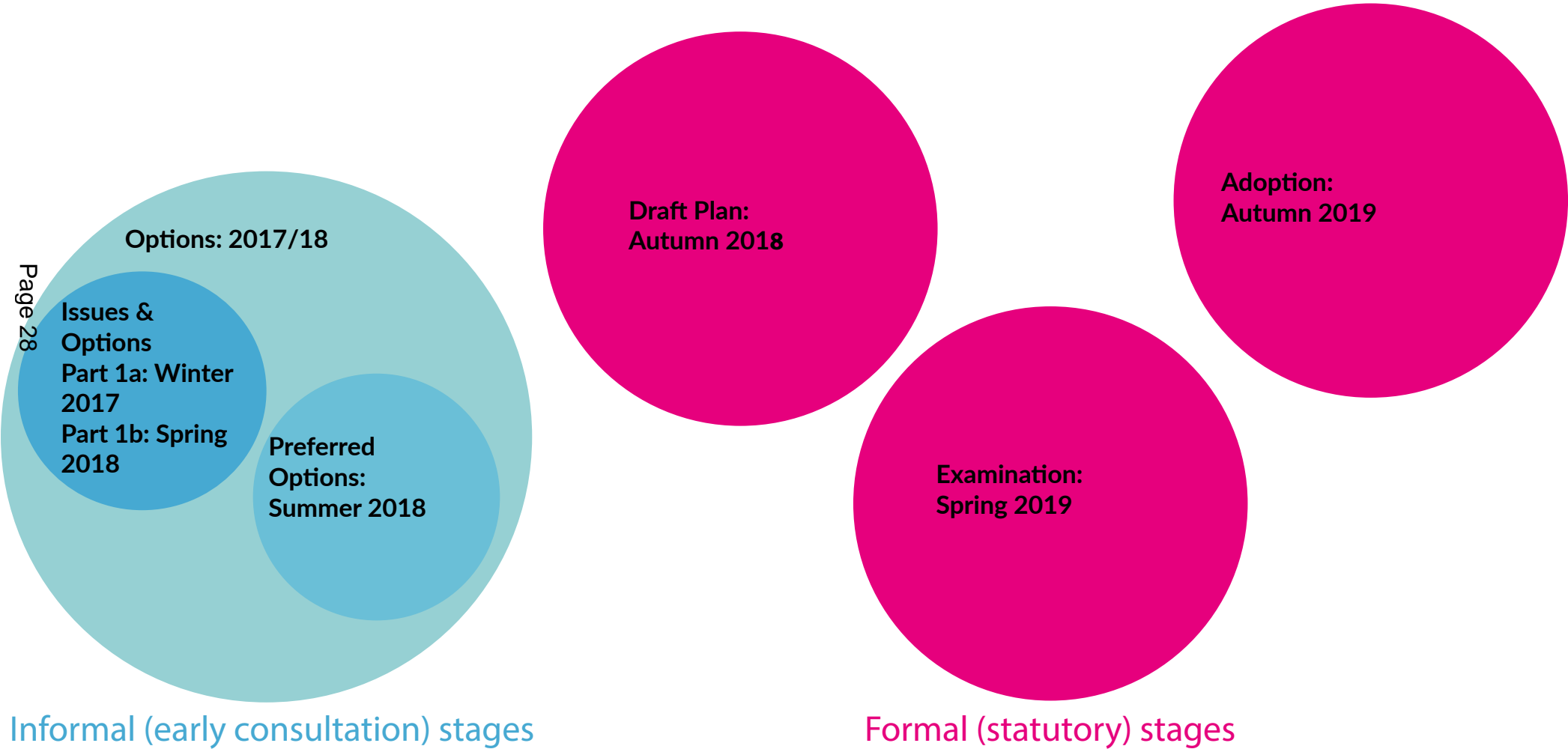
1.09 After this period of consultation there will be a further element of Issues and Options consultation (phase 1b) in spring next year. This will cover other place based issues and Development Management policies. Following consideration of comments on both these consultation phases, as well as further assessment work, the Council will publish its Preferred Options for consultation in summer 2018. This will encompass greater detail on the strategic development locations, as well as smaller site allocations.

1.10 The timetable for these stages of options consultation is represented in diagram 1 below.

Timetable

1.11 Following extensive consultation on and discussion of options the Council will prepare a Draft Local Plan which will set out the proposed site allocations and policies. The Draft Plan will be subject to formal consultation prior to submission for Examination by a Planning Inspector. The currently anticipated programme for the preparation and adoption of the Local Plan is set out in the Diagram 1.

Diagram 1: Local Plan consultation stages



2. Vision & Spatial Priorities

Setting the scene

2.01 In order to ensure an effective strategy, it is necessary to identify the critical issues which the Plan should address and the priorities for responding to these issues.

2.02 The adopted Core Strategy covers the period up to 2029. Its vision and strategic objectives need to be reviewed in light of changed circumstances, including the following:

- Changes in national context: a period of economic recession, followed by relative recovery and a still fragile economy has led to an increasing focus on promoting economic growth, diversity and resilience, as well as delivering new housing. The reduced level of government resources available has also resulted in a changed focus and way of doing things for public sector organisations, including the Council.

- Key challenges facing B&NES: updated information on the key challenges facing the area and its communities now and over the next 20 years.

- Whilst being more specific to B&NES, the Local Plan priorities will need to align with West of England Joint Spatial Plan vision and priorities for the wider sub-region.

- Council corporate strategy & priorities: these reflect the key challenges and changing context within which the Council operates and influence the spatial priorities of the Local plan. The Council's four key priorities (2016-2020) are illustrated in Diagram 2.

A vision for B&NES

2.03 The JSP sets out a vision for the West of England which focusses on the area being a fast growing and prosperous region with a rising quality of life for all. Environmental character is central to this prosperity and the need to ensure that patterns of development and transport are sustainable and resilient to and reduce impact on climate change.

B&NES Vision

Bath and North East Somerset will be internationally renowned as a beautifully inventive and entrepreneurial 21st century place with a strong social purpose and a spirit of wellbeing, where everyone is invited to think big – a 'connected' area ready to create an extraordinary legacy for future generations.

2.04 Within this framework, the Council's corporate 2020 vision is proposed to be taken as the Local Plan vision. This will help to ensure the Local Plan, as a key corporate strategy, helps to deliver the Council's wider aspirations.

Diagram 2: Corporate Priorities



Key challenges & spatial priorities

Critical issues

2.05 Drawing on the Sustainability Appraisal Scoping Report and other evidence, the key challenges facing B&NES are suggested in the table opposite.

2.06 As the Local Plan is able to influence spatial outcomes (changes to the use of land and buildings) a set of spatial priorities are suggested below to address these key challenges. The critical issues and priorities identified in the JSP also need to be taken into account and reflected in the Local Plan spatial priorities (see section 3).

2.07 The spatial priorities often inter-relate e.g. prioritising greater walking or cycling helps to address climate change issues, as well as increasing physical activity thereby addressing health priorities. The direct relationship between the spatial priorities outlined below to the Council's four corporate priorities is also referenced to illustrate how the Local Plan and the planning system will help to deliver the Council's broader aspirations.

2.08 The Local Plan's policy framework, including development site allocations, needs to help achieve the identified spatial priorities. In some instances there may be conflict between different priorities and as such 'trade-off' or a balancing process may be necessary. At this stage of Local Plan preparation the Council is outlining series of options which will need to be tested against the extent to which they achieve one or more of the spatial priorities.

2.09 The Council is seeking your views on the spatial priorities set out.

Suggested Critical Issues

Changing local population & housing needs:

- Housing affordability crisis across B&NES and lack of social housing
- Significant increase projected in younger and older age groups
- Considerable recent & projected student population growth
- Increase in the number of second homes in parts of B&NES

Health

- Health & life expectancy inequalities across B&NES
- 60% of adults over-weight or obese
- Poor air quality in parts of B&NES leads to health problems

Climate change

- Climate change impacts already being felt both globally & locally
- Technological advances create opportunities for low or zero carbon development

Economy

- Below average productivity levels & earnings in B&NES
- Retaining an adequate supply of employment land & premises in key strategic locations
- Inequality of employment opportunities

Environment

- High quality natural, built & historic environment requiring protection and enhancement
- Threat to environment & need for and maintenance of additional green infrastructure arising from development & other pressures

Transport & Infrastructure

- Severe traffic congestion in some parts of B&NES
- Poor accessibility to national/regional transport network
- Difficulties of providing infrastructure capacity to cope with increasing population

Financial changes

- Increased pressure on limited public sector resources to meet current & projected Financial changes
- Increased pressure on limited public sector resources to meet current & projected demands

QUESTIONS

Q1: Have we identified the critical issues facing the District over the next 20 years?

Q2: Are the suggested spatial priorities the right ones?

The Joint Spatial Plan

2.10 The overarching proposals for B&NES arising from the Joint Spatial Plan are illustrated in the key Diagram 4 and the housing requirement in the pie chart to the right.

2.11 The New Local Plan must conform with the Joint Spatial Plan, although it is acknowledged that the Joint Spatial Plan could be amended through the examination process. Therefore the new B&NES Local Plan will not be finalised until the outcome of the examination is clear.

Diagram 3: The JSP Housing Requirement for B&NES

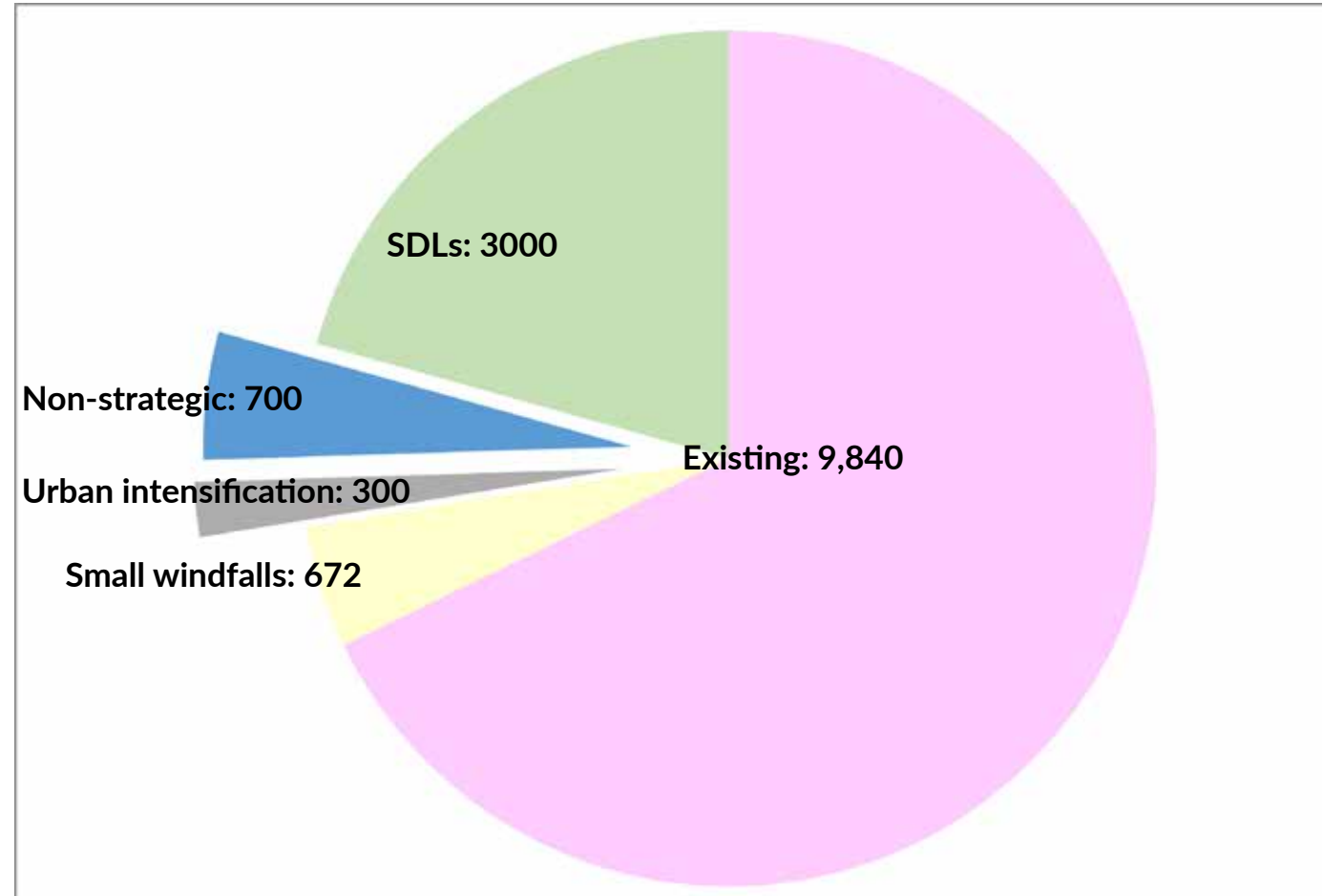
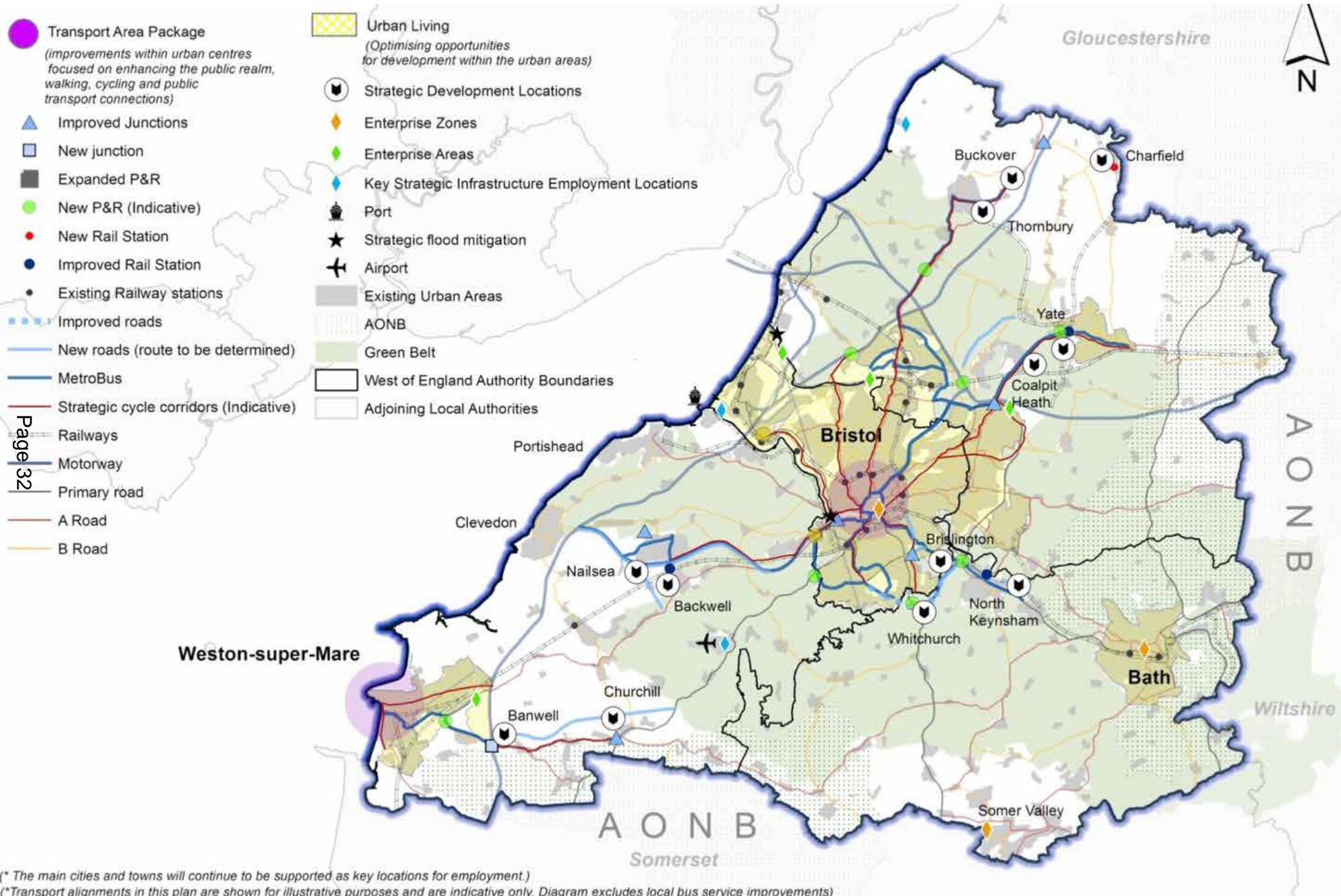


Diagram 4: JSP Key Diagram



(* The main cities and towns will continue to be supported as key locations for employment.)
(*Transport alignments in this plan are shown for illustrative purposes and are indicative only. Diagram excludes local bus service improvements)

Spatial Priorities	Council's Corporate Priorities
<p>1) Cross cutting objective: Pursue a low carbon and sustainable future in a changing climate</p> <ul style="list-style-type: none"> • Reducing the need to travel and encouraging sustainable travel through the location and layout of development • Encouraging increased renewable and low carbon energy generation • Promoting sustainable and energy efficient design & construction • Minimise vulnerability and provide resilience to impacts of climate change e.g. flood risk 	1,2
<p>2) Protect and enhance the District's natural, built and cultural environment and provide green infrastructure</p> <ul style="list-style-type: none"> • Ensuring growth & development takes place within the environmental capacity of the District, including prioritising the optimal use of brownfield sites • Maintain and enhance functional and connected high quality GI networks (helps tackle impacts of climate change, sustainable water management, deliver healthy lifestyles, improve local sense of place and attract investment) • Establish and maintain coherent and resilient ecological networks 	1,2,3
<p>3) Facilitate a strong, productive, diverse and inclusive economy</p> <ul style="list-style-type: none"> • Maintain/plan for an appropriate supply of business land and premises in sustainable locations across B&NES that are suitable for & attractive to businesses, focusing on the Bath & Somer Valley Enterprise Zone • Capitalise on innovation opportunities and facilitate growth in knowledge-based high value added sectors • Maintain & enhance city, town, district and local centres as important and vibrant commercial areas • Maintain a strong visitor economy and a strong & diverse retail sector 	1,3,4
<p>4) Meet housing needs arising from a changing and growing population</p> <ul style="list-style-type: none"> • Plan for the delivery of sufficient new homes to meet evidenced needs arising from demographic changes and to support economic development • Facilitate the sustainable provision of accommodation that meets a range of specific needs e.g. older people, young people and those on lower incomes • Enable the most efficient use of the existing housing stock to meet the range of accommodation needs 	1,2,3

<p>5) Plan for development that promotes health and well being</p> <ul style="list-style-type: none"> • Facilitate healthier lifestyles including active modes of travel • Promote/deliver local employment, training & regeneration opportunities contributing to reducing health & social inequalities • Ensuring access to sufficient health facilities for new development (e.g. through provision of social/physical infrastructure) • Reduce risk of hazards to human health including flood risk, improving air quality and designing out crime 	2,4
<p>6) Deliver well connected places accessible by sustainable means of transport</p> <ul style="list-style-type: none"> • Reduce the need to travel and encourage greater use of public transport, walking and cycling through the location and design of new development • Help to manage congestion through the location and form of development • Ensure development helps to provide high quality and attractive public transport and walking & cycling routes • In conjunction with strategic plans/initiatives covering the wider area facilitate enhanced accessibility to and within the District, including rural areas 	1,2
<p>7) Ensure the timely and efficient provision of infrastructure to support growing communities</p> <ul style="list-style-type: none"> • Direct development to those locations well served or capable of being well served by infrastructure in a cost-effective & efficient manner • Ensure the alignment of the development of new housing with the provision of all necessary infrastructure • Facilitate investment in improving social & recreational infrastructure 	1,2,3,4

Note Council's Corporate Priorities: 1 = A strong economy and growth; 2 = Focus on prevention; 3 = A new relationship with customers & communities; and 4 = An efficient business

3. Spatial Strategy Options

Setting the scene

3.01 Alongside the existing commitments, much of the housing growth will be accommodated in the Strategic Development Locations at Whitchurch and North Keynsham and through Urban Intensification in Bath. However, the new Local Plan has a key role in establishing how the 'non-strategic growth' of around 700 new dwellings will be delivered. This figure is in addition to the existing Core Strategy growth requirement and effective from 2016 (the start of the new Local Plan period).

3.02 The approach to development outside Bath and the two JSP Strategic Development Locations will relate to the sustainability of locations in terms of access to employment opportunities, facilities and services, as well as to public transport and the ability to meet infrastructure requirements effectively.

3.03 The Green Belt is a significant constraint on the location of development in the District. Exploring most sustainable locations will also mean considering whether exceptional circumstances exist to warrant removing land from the Green Belt to meet local needs. Options to avoid the loss of Green Belt must be considered first.

3.04 The level of development that rural settlements will be asked to accommodate will therefore depend on a number of factors including access to local schools, services, facilities, employment opportunities, public transport, and infrastructure and environmental constraints as well as Green Belt policy (see above).

Sites and locations

3.05 As part of reaching a preferred approach for accommodating non-strategic growth, the following issues are being investigated:

- The availability of suitable and deliverable brownfield sites in Keynsham, the Somer Valley and other sustainable locations
- Whether there are any available suitable and deliverable greenfield sites on the edge of the Somer Valley settlements and the rural villages not subject to Green Belt policy
- Whether there is scope and the exceptional circumstances to release land from the Green Belt: from the inner Green Belt boundary at Bath, Keynsham and other Green Belt insets settlements e.g. Saltford, Batheaston, Bathampton, Bathford and Farmborough.

3.06 Investigations are ongoing and iterative. Work on investigating suitable sites and locations is being undertaken in collaboration with Town and Parish Councils. This will be informed by the assessment of the sites in Housing and Economic Land Assessment (HELAA). Following consultation on the strategy options the Council will consult on potential site allocation options next year.

3.07 Diagram 6 illustrates the current level of key services and facilities at each settlement outside the main urban areas including access to local schools, employment opportunities, and public transport provision. This indicates that whilst some settlements are located on or near routes with a good public transport service, much of the District is inadequately served and largely car dependent for access to key services and facilities.

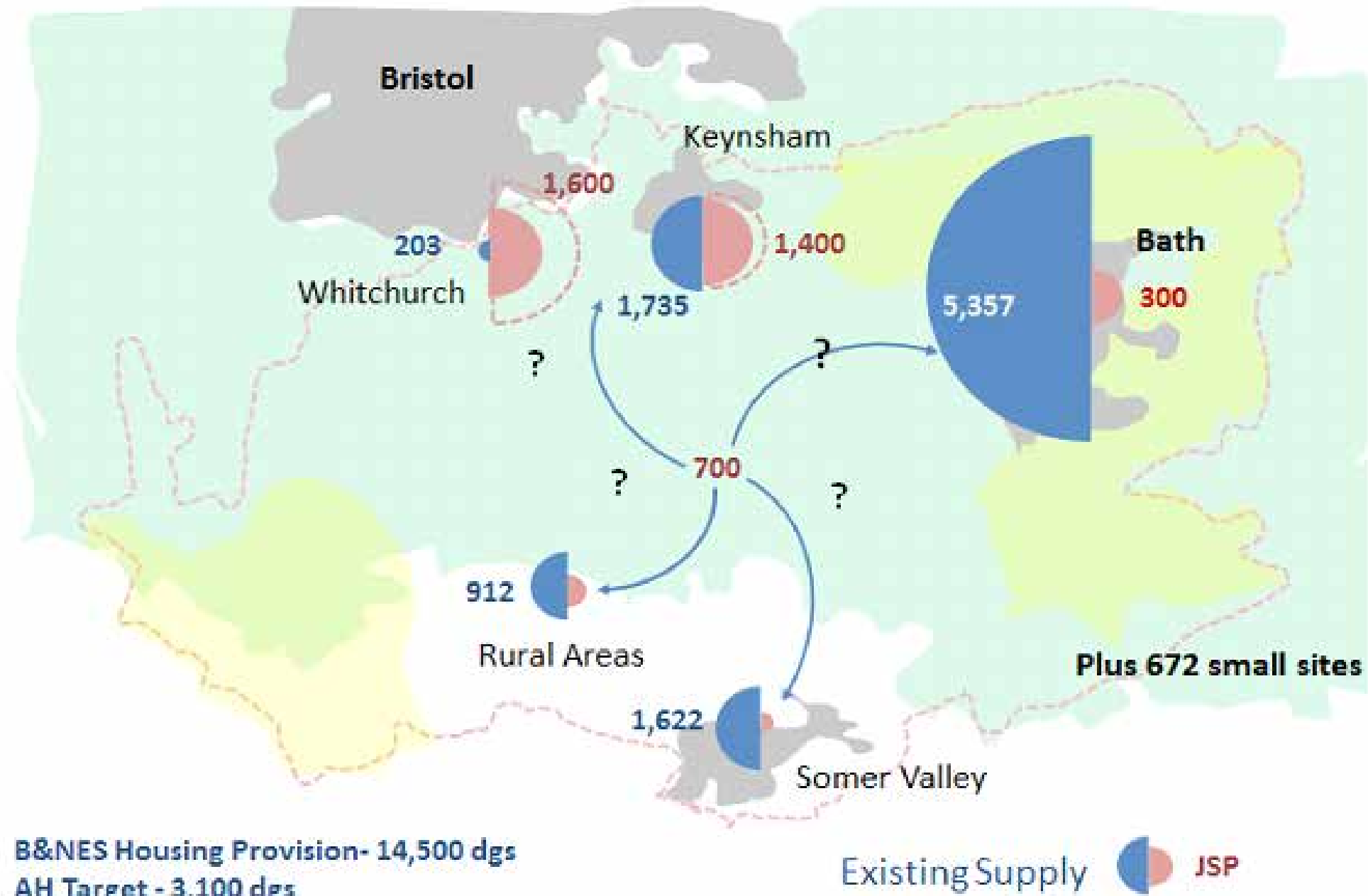
3.08 Given that one of the key sustainability

related and infrastructure requirements for housing proposals in villages outside the Green Belt is the existence of a primary school (as reflected in current policy), diagram 6 provides a snap-shot of which schools are currently at capacity and/or have no physical scope to extend plus those schools predicted soon to be at capacity (spaces to be filled with children arising from approved residential proposals) and with no further physical scope to expand. This is likely to have an impact on whether further residential development can be accommodated even in those settlements with a good level of services and facilities.

3.09 Diagram 7 indicates the physical extent of the Green Belt in B&NES. There are currently five villages 'inset within the Green Belt' (Bathampton, Batheaston, Bathford, Saltford, Farmborough and Whitchurch). It should be noted that Whitchurch is identified as a Strategic Development Location and therefore will not be expected to contribute to the non-strategic growth requirement.

3.10 There are also a number of villages 'washed over' by the Green Belt which have a 'good' or 'reasonable' level of key facilities and services and in other circumstances could be considered as potentially suitable locations for more than just limited infill.

Diagram 5: Existing Housing Commitments and JSP Requirements



Planning for non-strategic growth – the options

3.12 There are a number of broad spatial scenarios to be explored before agreeing the preferred approach for accommodating non-strategic growth. Such scenarios will be driven by the outcomes sought in the Vision and Spatial Priorities.

3.13 In all the scenarios presented below no sites would be allocated in the Green Belt (including in villages washed over by the Green Belt) unless it can be demonstrated that exceptional circumstances exist to justify removing land from the Green Belt and there is not sufficient capacity in sustainable locations on land outside Green Belt.

3.14 Provision of housing under any of the suggested approaches will include affordable housing to meet demonstrated needs. The approach to rural affordable housing will be considered through the next stages of Local Plan preparation.

3.15 Three broad options have been identified but others, or a mixture of these three, might constitute the preferred strategy.

Option 1 - Continue the existing hierarchical approach

3.16 This is where new development will be directed to the most sustainable locations outside the Green Belt where access to employment opportunities, facilities and services, as well as to public transport is best.

3.17 This could include locations on the edge of Bath; and at Keynsham; Midsomer Norton, Radstock and Westfield in the Somer Valley,

then the larger villages (with a primary school with capacity/scope to expand).

3.18 Beyond that, certain larger settlements outside the Green Belt with access to key facilities and services (including a primary school with capacity/scope to expand) and public transport could also be accommodate a proportion of the growth with other smaller non-Green Belt villages accommodating a lower proportion of the growth.

3.19 The drawback of this approach is that it can lead to some dispersal of development resulting in increased commuting and difficulties in providing infrastructure.

Option 2 - Focussed approach

3.20 In this scenario, all non-strategic development could be focussed at a few key locations, such as on the edge of the towns; or at two or three of the larger villages. These could act as the focal points for future housing development without the need to allocate sites at the smaller less sustainable settlements.

3.21 The benefits of this approach are that it could help to facilitate investment in infrastructure such as schools or open space. However the impact of these levels of growth on a village could be relatively significant.

Option 3 - Dispersed approach

3.22 A more dispersed approach would mean allowing a range of smaller sites across the District at a greater range of settlements, large and small. This could include sites at all settlements outside the main urban areas. However, this approach is likely to result in increased levels of travel by car, placing additional pressure on

an already congested transport network and additional school transport costs.

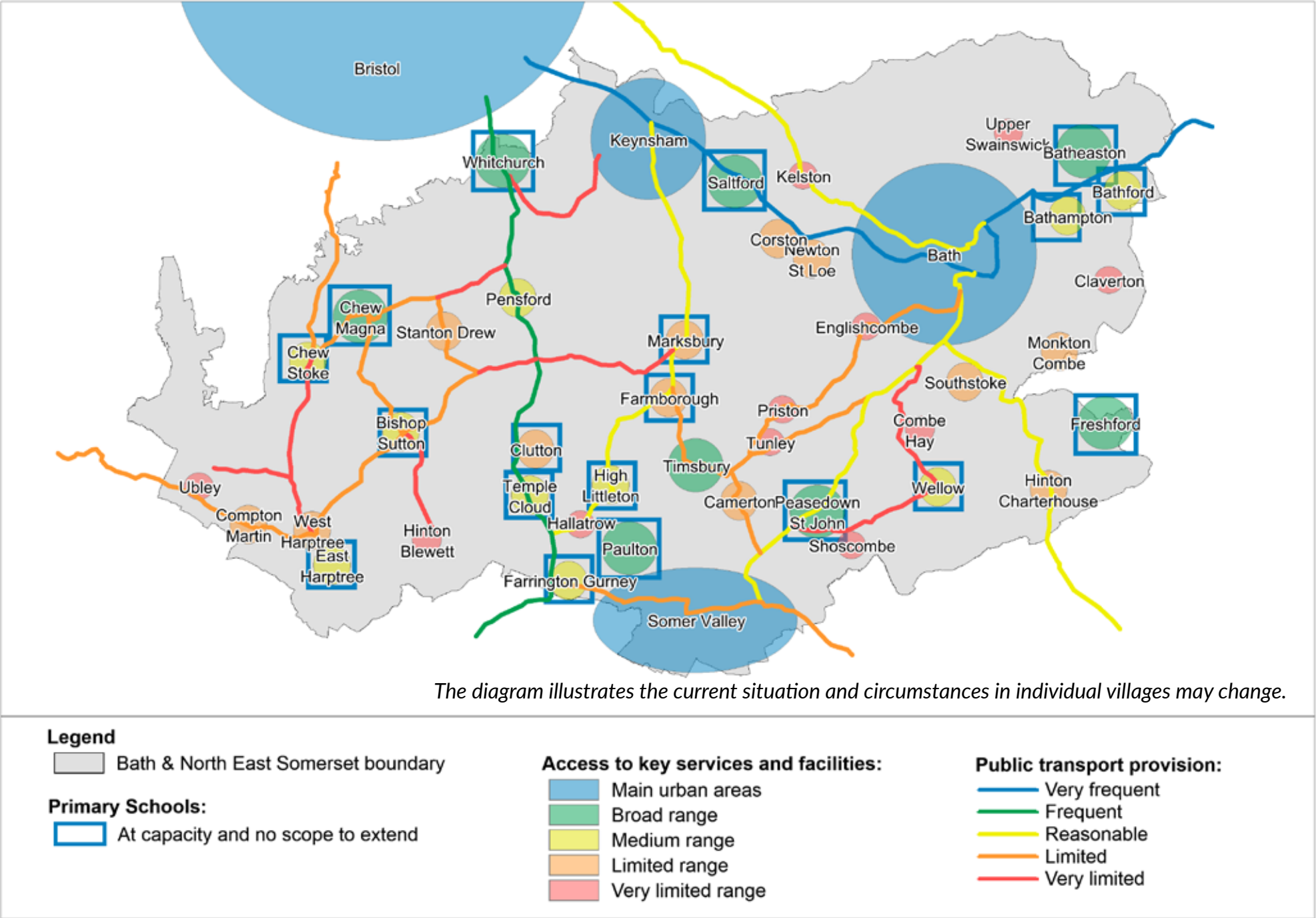
3.23 Diagrams 8 illustrates examples of what such strategies could entail. Please note these are illustrative and are not the Council's strategy. The Council will consider the evidence and comments received and formulate the most appropriate strategy at a later stage in the process

QUESTIONS:

Q1: Which of the three scenarios do you think best addresses the need to accommodate non-strategic growth? Please give reasons for your answer.

Q2: Are there any other approaches/scenarios you think should be considered for accommodating non-strategic growth in B&NES? Please give reasons for your answer.

Diagram 6: Services and Facilities in Rural Settlements and Public Transport Provision



The diagram illustrates the current situation and circumstances in individual villages may change.

Diagram 7: Green Belt Villages

Page 39

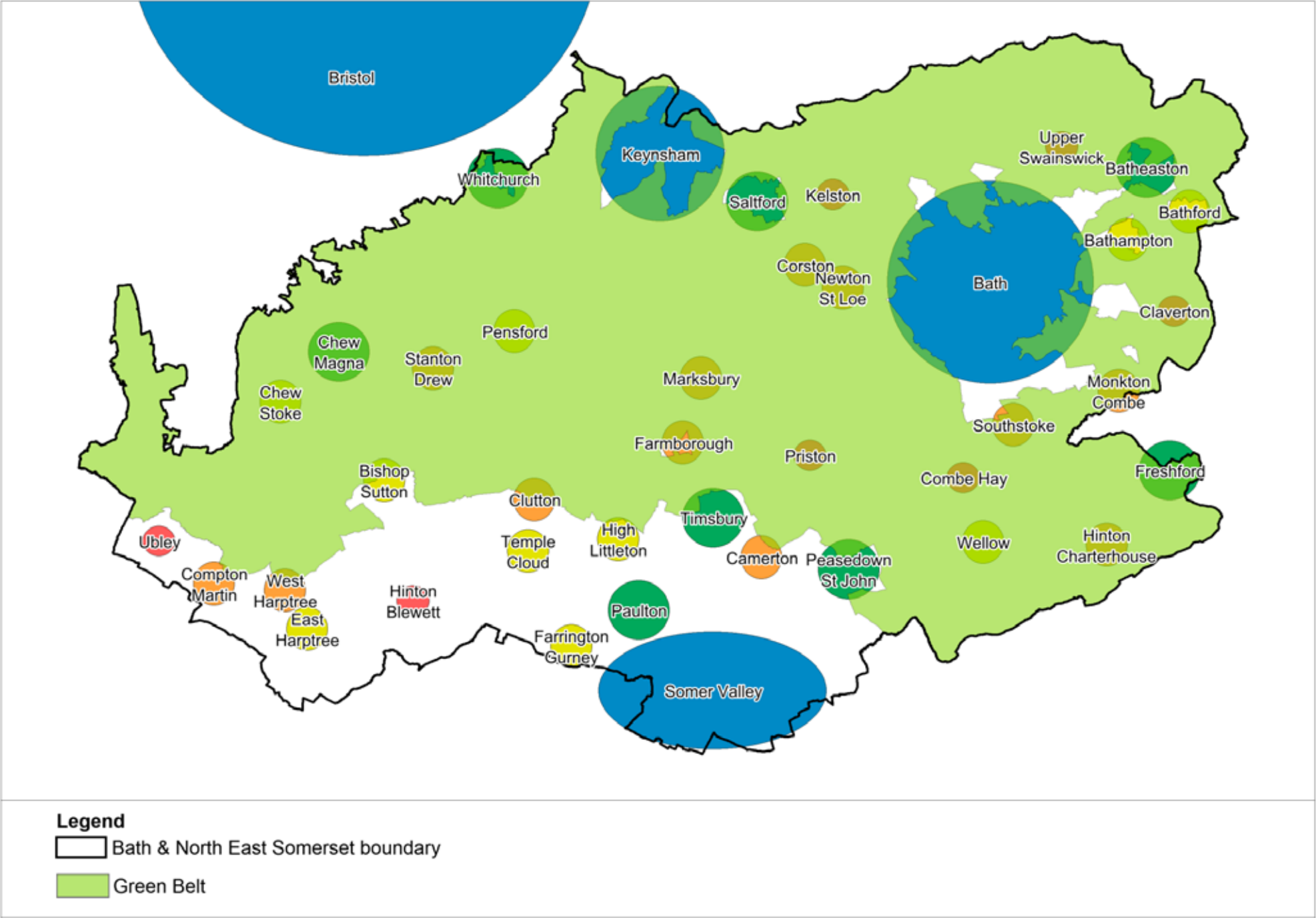
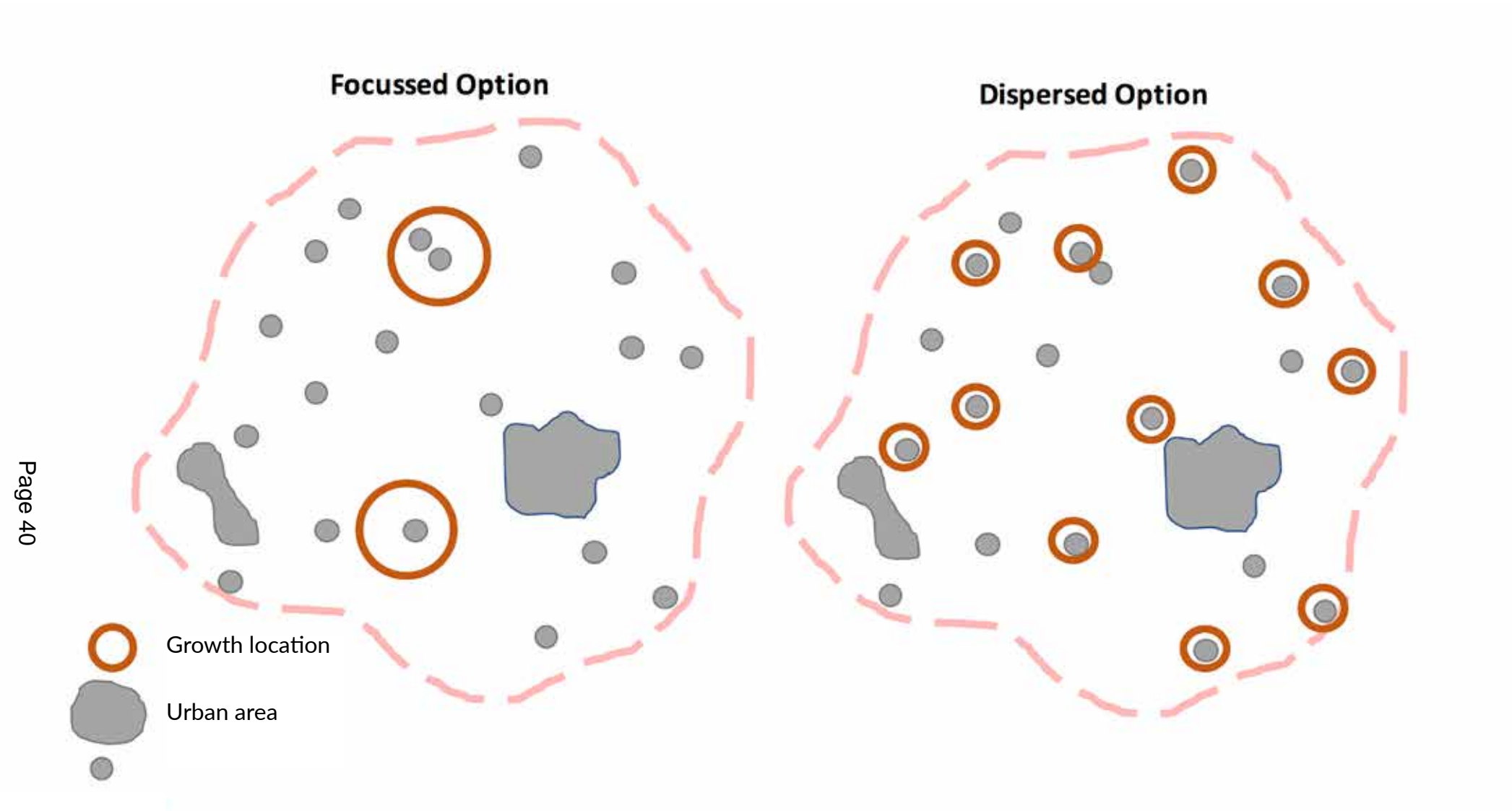


Diagram 8: Example Spatial Strategy Options



4. STRATEGIC DEVELOPMENT LOCATION: NORTH KEYNSHAM

INTRODUCTION

Site context

4.01 The site lies to the north-east of Keynsham, between the town and the River Avon, and also includes the land at East Keynsham that was safeguarded for future development in the Core Strategy. The majority of the site is currently within the Green Belt. The western end of the site lies within 500m of the train station and extends for 2km eastwards towards Saltford. It lies close to the urban fringe of the town but the main part of the site is isolated due to severance caused by the railway line. The site is largely level, sloping downwards to the floodplain and river. It is largely undeveloped but includes a range of uses including Broadmead Lane Industrial Estate, Wessex Water Sewage Treatment Works and Avon Valley Wildlife and Adventure Park. The site lies in close proximity to the A4 providing direct access to Bath and Bristol by car and public transport, and close to the Bristol and Bath cycle path to the east.

Joint Spatial Plan context

4.02 The site is identified within the Joint Spatial Plan as a Strategic Development Location, one which is capable of delivering large scale development which supports the spatial strategy in a sustainable way. Policy 7.1 of the Joint Spatial Plan sets out the bespoke requirements for the site. This forms the starting point for detailed assessment and allocation within the Local Plan.

4.03 In summary the Joint Spatial Plan for North Keynsham requires the development of **1,500 new homes** (including affordable housing provision), **50,000sqm of employment floorspace** (which could provide around 1,600 jobs), **a new school, local centre** and potential for a new **marina**. The development will require the completion of **key transport** infrastructure before the housing development starts including the **North Keynsham multi modal link road** from Avon Mill Lane to the A4, **Keynsham rail station improvements** and a **Metrobus** (high quality public transport) route from Bristol to Keynsham on the A4 corridor. Other transport requirements include **pedestrian and cycle connections** (including to the Bristol to Bath cycle path), a **high frequency local bus service** through the site and off site junction improvements.

4.04 The development is also required to incorporate a layout and form that produces a **high quality of design**, contributes positively to local character and distinctiveness, and that mitigates impact on sensitive views (including from the Cotswolds Area of Outstanding Natural Beauty). This should incorporate a well-integrated, multifunctional green infrastructure network.



View from Cotswolds

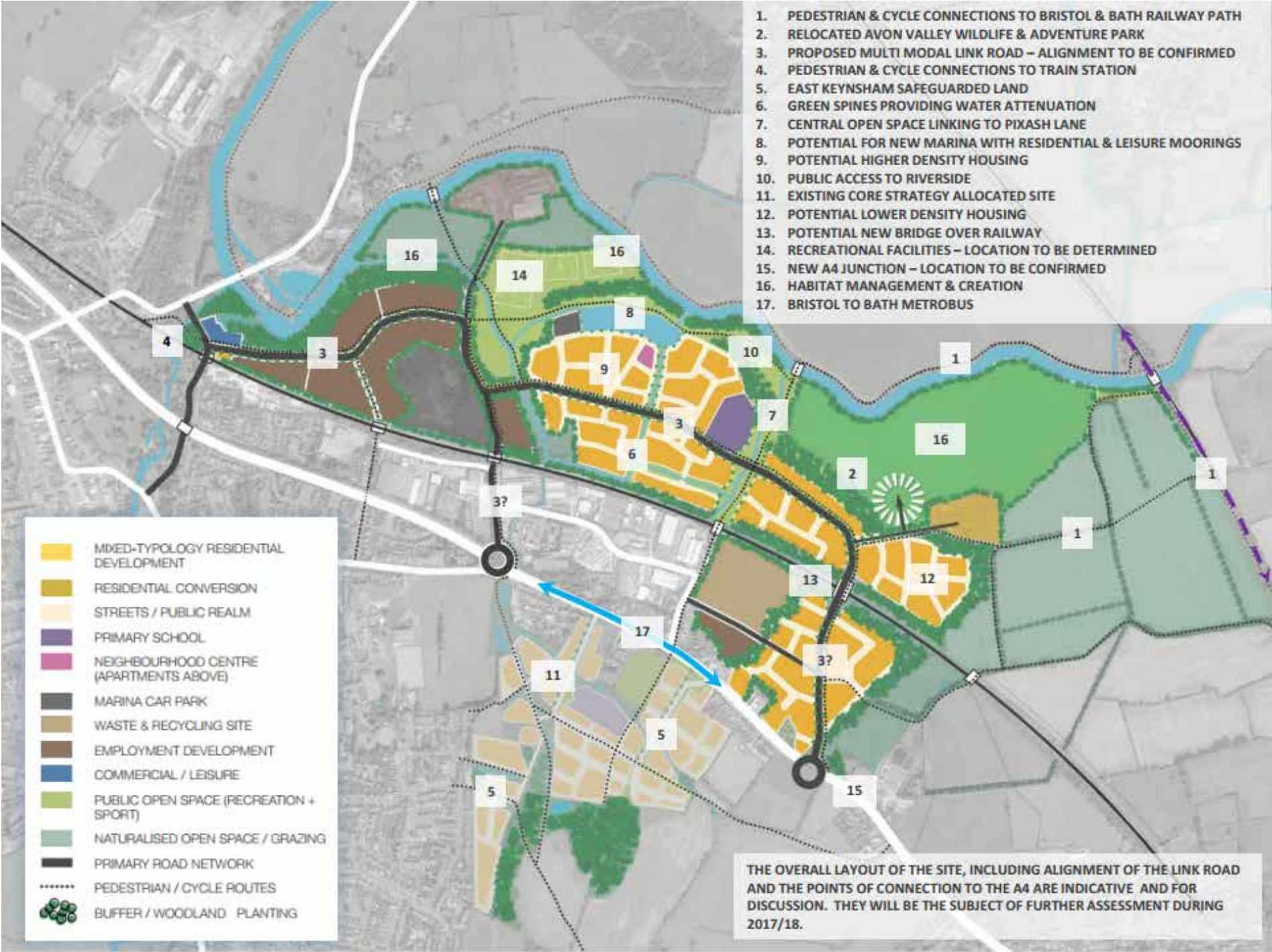


View from Pixash Lane Bridge



View of Paper Mill

Diagram 9: North Keynsham



EVIDENCE BASE

4.05 The Council has produced a Strategic Planning Framework for the location. This is the primary piece of evidence that underpins the identification of the site as a Strategic Development Location and should be read in conjunction with this consultation document. It demonstrates the potential for a high quality extension to Keynsham which responds to the strong landscape setting. This includes residential-led development focused around a new marina with supporting neighbourhood centre and primary school. Mixed employment development is included with extensive green infrastructure across the site. Diagram 9 is a Concept Diagram based on the Strategic Planning Framework in conjunction with the existing masterplan for the East Keynsham Safeguarded Land. Other pieces of evidence have been completed or are ongoing, including transport infrastructure, landscape, development viability and odour assessments. Your input will inform the next stages of policy formulation.

QUESTION

1a Have we considered all the issues?

1b What other evidence do you think we need to consider?

VISION AND OBJECTIVES

4.06 It is important to create a vision for North Keynsham as this will form the foundation of the Local Plan allocation and the subsequent development and type of place that is created. The vision describes the kind of place the area should become and what is needed physically, economically and socially. It will help to shape what happens on the site, giving it coherence and a real sense of identity and place. The vision is accompanied by a set of objectives which are set out in the Strategic Planning Framework.

Proposed vision

The vision for North Keynsham is to open up this currently isolated area to its environs in a sensitive way, creating a new sustainable urban neighbourhood with increased access to the River Avon and connecting Keynsham to strategic walking and cycle routes.

This will be a lively, safe, sustainable and healthy place which reinforces the distinctive character of Keynsham, improves connectivity, enhances our understanding and respect of nature and creates spaces around which a new community can start to form.

The community will thrive and develop within a well-integrated and multifunctional green infrastructure network of new wetland features, restored floodplain meadows and new woodland

QUESTION

The vision will be tested and expanded through the plan making process, particularly as the needs of stakeholders and partners are understood with increasing clarity.

2a What are your views on the vision and objectives?

2b What type of place should be created here?

THE CONCEPT DIAGRAM

4.07 The Concept Diagram (Diagram 9) has been developed from site analysis, the proposed vision and objectives and key urban design principles. It has been adapted from the Strategic Planning Framework and the existing East Keynsham masterplan to illustrate the possible extent of where development might take place (and where it might not). It provides a high level layout and an indication of site capacity. It has been structured to optimise residential and employment development, balanced against the flood risk, landscape sensitivity constraints and the limitations of buffer zones surrounding major utility pipelines. **The Concept Diagram is indicative at this stage.** The point of this Local Plan consultation phase is to explore potential options and encourage and stimulate further discussion and debate. We value your feedback on the Concept Diagram and key issues that it raises.

KEY ISSUES AND OPTIONS

4.08 The Concept Diagram and Strategic Planning Framework raise a number of key issues that we would like to test through this public consultation:

Link road alignment

4.09 Access to the northern part of the site is significantly constrained by the railway, the River Avon and by associated capacity constraints on the A4 and connecting roads. Existing lanes through the site are narrow and have constrained crossings of the railway. At present there is no public transport connectivity to the northern part of the site with the nearest services running along the A4 and Keynsham Road. While the site is close to Keynsham Rail Station, pedestrian and cycle access from the site is poor and indirect. The JSP Policy requires a series of strategic infrastructure improvements to be made to the transport network, including the highway, public transport, cycling and walking networks.

4.10 The key part of this strategy is the Avon Multi Lane to A4 Multi Modal Link Road which is required to be built before any dwellings are complete. **The Link Road has to serve two purposes:** it is needed in order to help reduce traffic currently travelling through Keynsham Town Centre, and it also has to access and serve the new development. **The Concept Diagram shows an indicative alignment** through the middle of the site which includes a new railway crossing east of Pixash Lane and options to join the A4 at a new junction and at Broadmead roundabout. **The road alignment and the points at which it joins the A4 are subject to further assessment work which will be complete by spring 2018.**

4.11 Through the site the route should be of an appropriate nature for a mixed-use environment and be designed to passively restrict vehicle speeds while working as a public transport and cycle corridor. Subject to where and how the link road connects to the A4 the

Strategic Planning Framework proposes that some of the existing crossings over the railway line could be downgraded for use of pedestrians and cyclists.

QUESTION

3a What do you think of the proposed road alignment?

3b Do you have any views on the existing crossing points? Have you got any thoughts on the overall movement strategy?

Internal street network and wider connections

4.12 The development proposes to adopt a simple, permeable and highly connected street network based on a strong street hierarchy. This would support sustainable and healthy transport options by providing a walkable neighbourhood, strong safe links to the pedestrian and cycle network (including the Bristol to Bath cycle path) schools and facilities and to local public transport connections on the A4 and Keynsham Rail Station. There is potential for new bridge connections across the river to South Gloucestershire.

QUESTION

4a What do you think of the proposed approach to the street network and wider connections?

4b Do you think it is important to create a healthy neighbourhood by encouraging walking and cycling?

Landscape impact

4.13 The site is visible from the Cotswolds and in Landscape and Visual Assessment is considered to be part of a continuous swathe of open countryside from the Avon Valley towards the hills. The eastern and riverside areas of the site are considered to be the most visible and least appropriate for development. We propose to respond to this by requiring lower density housing at the eastern edges where the visual impact will be greatest, with the edges of the developed areas also planted up with bands of woodland to around 30m depth to provide visual screening and privacy for residents. The riverside area would remain undeveloped and has significant potential to be made more publicly accessible and enhanced as both an amenity and environmental asset, linked into a wider green infrastructure network across the site. There is significant potential across the site to restore and re-create habitats and biodiversity, including new wetland features, restored floodplain meadows and new woodland.

QUESTION

5a What do you think of the proposed response to landscape impact, especially considering views from the Cotswolds?

5b How can we improve the Green Infrastructure network through the site?

Housing mix

4.14 In line with National Planning Policy Framework expectations we propose to plan for a mix of housing needs, including for older and disabled people, affordable housing and self-build and custom build development. This could help establish a strong and unique identity for the site.

QUESTION

6a What should the housing mix comprise of?

6b Is there any scope for other forms of housing, for example student accommodation?

Page 45

Zero carbon development

4.15 Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy infrastructure. The NPPF states that we should actively plan for new development in ways which reduce greenhouse gas emissions. In response, the JSP requires all new development to minimise energy demand and maximise the use of renewable energy, and where viable meeting all demands for heat and power without increasing carbon emissions. Through the production of the Local Plan, we will be investigating the potential for development at North Keynsham to be built to a Zero Carbon standard (net zero emissions from regulated and unregulated heat and power). If this is achievable, North Keynsham could become a beacon for sustainable development, and in the process provide a healthy environment and a low cost of living for its future residents.

QUESTION

7a Do you agree with the principle of aiming for a Zero Carbon development?

7b How ambitious should we be? How do you think this aim could be achieved?

Avon Valley Wildlife & Adventure Park

4.16 As an important local business and tourist attraction, an enhanced Wildlife and Adventure Park will be an integral part of the site. The main facilities are proposed to be relocated to the north-eastern end adjacent to Avon Valley Farm. These should be laid out to minimise visual impact on views from sensitive locations. Larger buildings and structures and any features such as parking should be appropriately screened using planting. Delivering access to the Bristol to Bath cycle path will be a key requirement.

QUESTION

8a How can Avon Valley Wildlife & Adventure Park be best integrated into the new development?

8b What opportunities are there to minimise visual impact from the Cotswolds?

8c Do you agree with the requirement to link with the Bristol to Bath cycle path?

5. STRATEGIC DEVELOPMENT LOCATION: WHITCHURCH

INTRODUCTION

Joint Spatial Plan

5.01 As explained in the introduction to this document, the Joint Spatial Plan is the strategic overarching planning framework for the West of England up to 2036. It sets out how the development needs of the area, particularly for housing, jobs and infrastructure are to be met, alongside protecting and enhancing our unique and high quality built and natural environment.

5.02 The Whitchurch site has been identified as a Strategic Development Location, one which is capable of delivering large scale development which supports the spatial strategy in a sustainable way.

5.03 The Joint Spatial Plan contains a number of key policies that will apply to all development within the West of England area. It also contains a strategic policy for each of the Strategic Development Locations. Policy 7.1 relates to Whitchurch and can be viewed on the website.

5.04 In summary the Joint Spatial Plan Policy for Whitchurch requires the development of 2,500 homes (including affordable housing), the provision of new schools, local centres, employment space, and the completion of key transport infrastructure such as a link road connecting the A37 to the A4.

5.05 The development is also required to be of high quality design that promotes active travel, incorporates green infrastructure and responds appropriately to the setting of Maes Knoll, the Wansdyke and Queen Charlton Conservation Area, and protects the landscape character of Stockwood Vale.

A new link road between A37 and A4

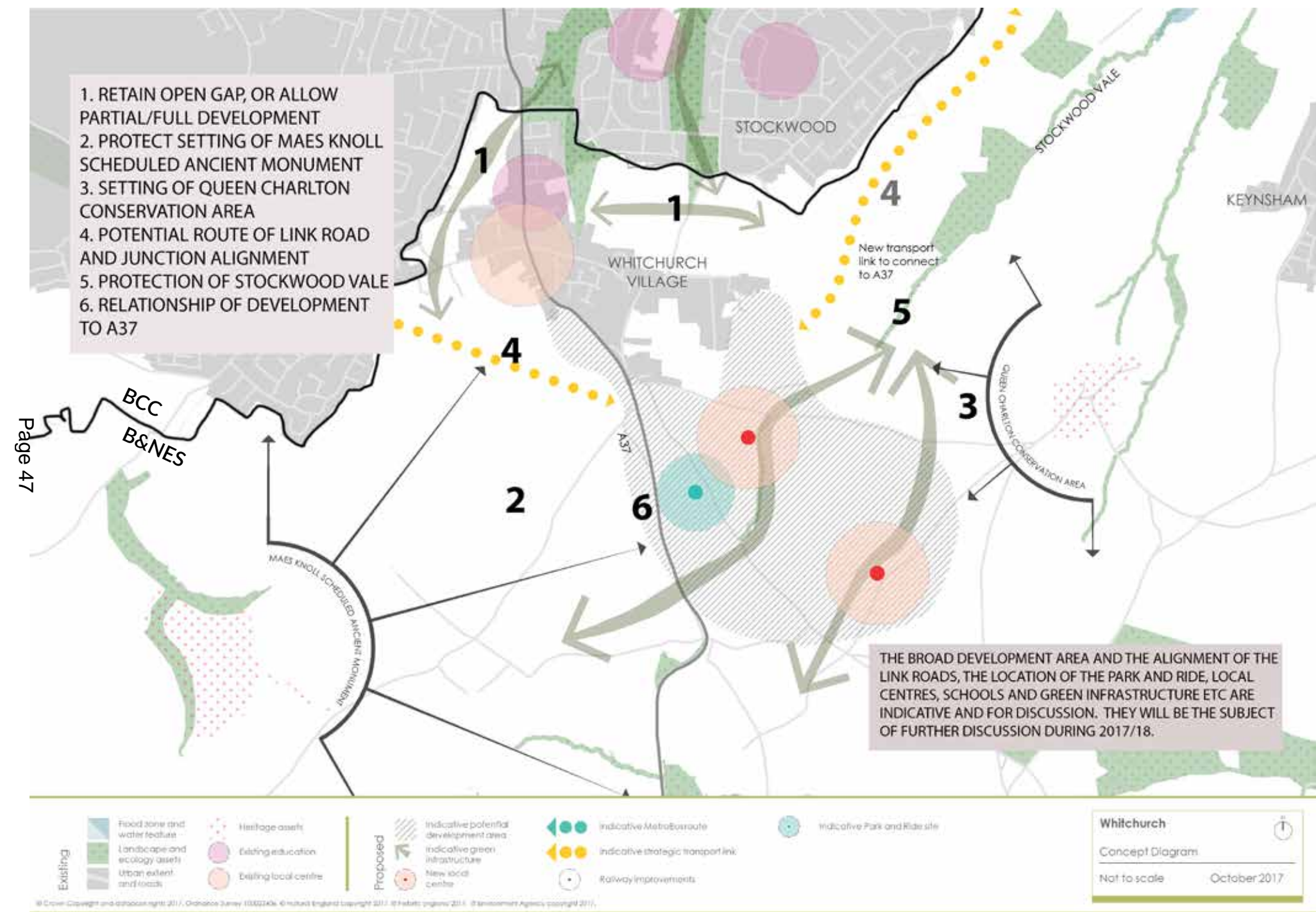
5.06 It is imperative that a new road that links the A37 and A4 is completed before the housing development is started.

5.07 A transport study is currently underway that is exploring the nature of this new link road and a preferred route for it to follow – the alignment of the road has not been identified as yet (although broad options are indicated in the Joint Transport Study). The study now underway will also assess technical deliverability, environmental impact and deliverability in terms of funding. Further consultation will take place on this after Spring next year.



Views from Maes Knoll

Diagram 10: Whitchurch Concept Diagram



Local Plan – Issues & Options document

5.08 The next task following the Joint Spatial Plan, is to explore the vision and detailed policy for the development area, ensuring that the right conditions are established that delivers an exemplary new development that responds to its sensitive environmental context.

5.09 The following vision is put forward to encourage and to stimulate debate:

- What sort of place should this new development be?
- How can we make it as sustainable as possible, for example in encouraging active travel?
- What are the most important elements that need to be delivered?
- How can we begin to recognise the positive aspects of development?
- And how do we ensure that high quality development happens?

Proposed vision

'The new community to the south east of Whitchurch village will be an exemplar sustainable development and an inspirational place; a high quality, people centred environment that feels safe, sociable and attractive for all. The design of the new development will respond positively to its sensitive and important environmental, landscape and historic context, and will be at least zero carbon.

It will be a residential led community, and will include local centres, two new primary schools and a secondary school, new health and community facilities, a variety of employment workspaces, all integrated with new parks, open space and green infrastructure.

New transport infrastructure will be put in place in a timely way to ensure that it is properly integrated and connected with its surrounding communities, and designed so that sustainable and active travel becomes the preferred option for most trips. The existing network of walking and cycle routes will be extended, public transport will be significantly improved, and a new multi-modal link road connecting the A4 to the A37, and onwards to the South Bristol Link Road, will be constructed prior to development.'

Questions

9a What additional aspirations would you have here?

9b How can this vision be delivered?

KEY ISSUES AND OPTIONS

5.10 The Concept Diagram shown above is an indication of what could happen, and the point of this Local Plan consultation phase is to explore the potential options for development. The following questions are intended to encourage and stimulate further discussion and debate. What kind of place could this be? How do we make sure that the impacts of new development are off-set by the creation of a great place?

5.11 In identifying land for new homes and related transport infrastructure at Whitchurch, the Council is suggesting a broad development location that is responsive to landscape and heritage sensitivities, and provides opportunities to enhance green infrastructure provision. This approach is in line with that set out in the [National Planning Policy Framework \(NPPF\)](#).

Heritage and landscape assets

5.12 This includes responding to the setting of Maes Knoll, the setting of the Queen Charlton Conservation Area, and the valued landscape character of the area such as Stockwood Vale. This approach is informed by evidence which is available on the website.

QUESTION

10a Is this the right approach?

10b Could some development take place in other areas outside of this broad development location? For example:

- In Stockwood Vale?
- Within the setting of Queen Charlton?
- Within the setting of Maes Knoll?

10c What would be the benefits of this?

10d What evidence is available to support development in these areas?

QUESTION

11 What should happen with the existing separation between Whitchurch village and Bristol urban area? Should we:

- i. Continue to protect the Green Belt gap & keep the village separate?
- ii. Allow some development, but keep a smaller gap?
- iii. Close the gap with development, and potentially have less elsewhere?

Local facilities

5.13 An important aspiration is to enhance the role of the existing village centre, and to provide for new local centres, schools and community facilities to support the new residential communities.

QUESTION

12a How could the existing village centre be enhanced to cater for the needs of an increased population?

12b How do we best integrate new local centre and facilities with the existing communities?

Green infrastructure

5.14 The provision of green infrastructure such as park and open spaces, allotments, as well as natural environments is very important for our health and wellbeing, and essential for biodiversity to flourish. It is a vital aspect to ensure that the new development becomes a successful place.

QUESTION

13a How can we improve the quality of green spaces, and ensure that people have better access to recreational facilities and to the natural environment?

13b How could we make more of Stockwood Vale or Maes Knoll as important environmental assets to the local area? Could they form part of a new strategic parkland for the area?

Sustainable and active travel

5.15 A key emphasis of the Joint Spatial Plan and of the Local Plan is to ensure the delivery of places that enable a greater shift to more sustainable modes of travel and for more active travel.

QUESTION

14a How can we enhance routes for walking and cycling, for example to Keynsham and towards Bristol?

14b How can we encourage greater use of public transport?

14c How can we encourage people to be more active, more often?

14d What other ideas could be explored to achieve these objectives?

Employment

5.16 The area has been identified in the Joint Spatial Plan as one that needs to provide for employment, and for this to be determined through the Local Plan.

QUESTION

15 What sort of employment would be suitable as part of the new development and how much?

DEVELOPMENT PRECEDENTS

QUESTIONS The following images from elsewhere are only for illustrative purposes, but can be used as ideas for the kind of development that we might like to see in the Strategic Development locations of Keynsham and Whitchurch.

16a What are the qualities of these places that could be used in either of the new development areas?

16b What aspects should we seek to avoid? 16c What other precedents would you use?

Page 50



ACTIVE FRONTAGE TO OPEN SPACES | STRONG BELT OF PLANTING AROUND EXPOSED EDGES OF THE SITE TO MITIGATE IMPACT ON SENSITIVE VIEWS



STRONG NEIGHBOURHOOD CENTRE AS FOCUS FOR COMMUNITY © GOOGLE 2017



OPPORTUNITY FOR SHARED AND COMMUNITY GARDENS AND ALLOTMENTS ALONGSIDE PRIVATE PROVISION AND PLAY / RECREATION SPACE



DEVELOPMENT PRECEDENTS (continued)

Page 51



MIX OF HOUSING TYPOLOGIES AND TENURES - POTENTIAL FOR DIVERSITY THROUGH ALTERNATIVE HOUSING MODELS AND CUSTOM-BUILD



PEDESTRIAN AND CYCLE FRIENDLY ENVIRONMENT WITH CONVENIENT, SAFE AND ATTRACTIVE MOVEMENT ROUTES



POTENTIAL TO USE THE MARINA AND SURFACE WATER MANAGEMENT AS A DEFINING FEATURE OF THE SITE, CREATING CHARACTER WHILE BEING FUNCTIONAL AND SUSTAINABLE (KEYNSHAM ONLY)





DEVELOPMENT PRECEDENTS (continued)



Images showing a range of energy efficient housing types with green spaces, and sustainable urban drainage.



DEVELOPMENT PRECEDENTS (continued)

Images showing a range of energy efficient housing types with green spaces, and sustainable urban drainage.



6. Housing needs and student accommodation

Setting the scene

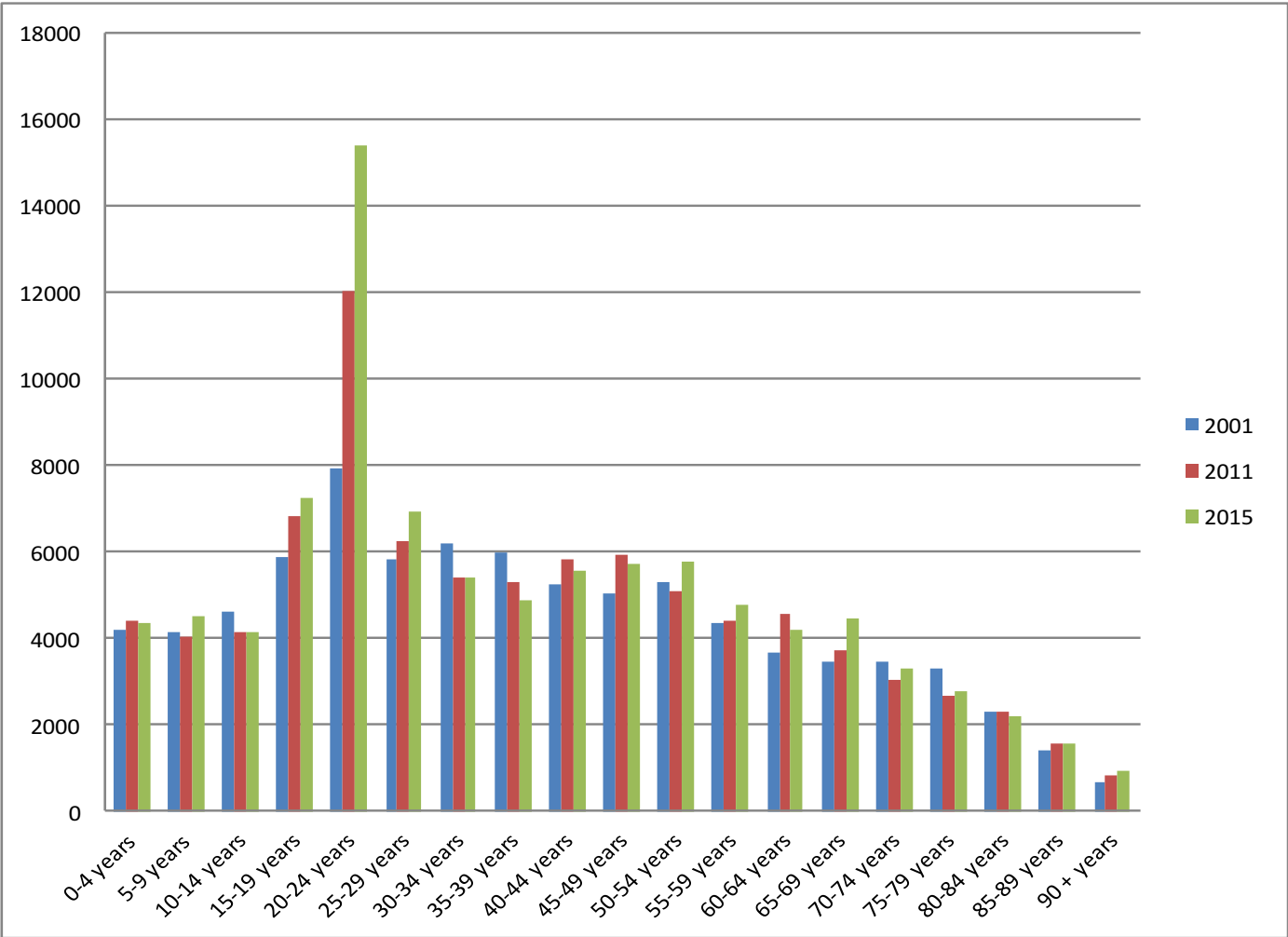
6.01 The JSP requires that provision is made for around 14,500 additional homes between 2016 & 2036. Other sections of this document consider the spatial strategy for accommodating this housing.

6.02 The overall amount of housing to be provided will address a range of specific needs. There is significant growth of population expected in the older and younger age groups within B&NES. As such housing needs relate not only to new family housing, but also focus on those of older persons and younger persons, including students.

6.03 The Council is undertaking further work to quantify specific housing needs and consider how these needs should be met. Options will be further explored in the next stage of consultation. However, given the significant implications of student accommodation pressure this issue is initially considered here.

6.04 The University of Bath and Bath Spa University both play an important role in the economy and life of the city. Whilst both Universities are beneficial to the city their recent growth and future aspirations have significant implications for the city e.g. in terms of the pressure placed on the existing housing stock through the creation of Houses in Multiple Occupation (HMOs); impact on the communities where HMOs are concentrated; and demand for the limited supply of land which is available

Diagram 11: Bath population change



for development within the city, including the impact on employment land.

6.05 Bath is the main centre of population and jobs in the District and therefore is the primary focus for development for a range of uses and activities. The Joint Spatial Plan requires that, in addition to housing planned for through the Core Strategy, further new homes are provided in the City. Both the JSP and the Local Plan are also facilitating significant job growth, which will to a large extent be focussed on the city, as a strategic employment location for the sub-region, and specifically the Bath Riverside Enterprise Zone. In addition there is pressure for the city to accommodate growth in shops and hotels as a regional shopping and international tourism destination.

6.06 Therefore, the strategy for addressing the academic space and student accommodation requirements associated with both Universities needs to be considered alongside these other development pressures and ensuring the city is able to continue fulfilling its strategic economic role.

6.07 The current strategy set out in the adopted Core Strategy and Placemaking Plan is to prioritise meeting the needs for general housing and employment uses (mainly office space), whilst also seeking to meet forecast demand for additional hotel space. It accepts that longer term retail growth will not be accommodated and the provision of additional purpose built student accommodation is restricted, particularly within the City Centre and Enterprise Zone. The strategy for Bath will be reviewed through the Local Plan and will be considered further in the next stage of the options consultation.

6.08 The Houses in Multiple Occupation SPD

seeks to ensure further high concentrations of HMOs development in the City are avoided.

6.09 There was an estimated population increase of 15,832 between 2001 to 2015 (census mid-year estimate) in Bath and North East Somerset, of which 8,547 is estimated to be from the age group of 20 – 24 years old in Bath, over 50% of the total increase in the District (Diagram 11). If these trends continue, there will be significant changes in the population profile resulting in a more student led mix in Bath.

Table 1: Student housing and HMOs

Factor	2016/ 2017	2020/ 2021	Change 2016/17- 20/21
Total student forecast	25,308	29,742	4,434
Total student housing need	17,918	20,836	2,917
Total PBSA bedspaces	6,673	7,633	526
Residual demand 2016/17 baseline	11,245	13,203	1,957
Bedspaces demand from 2016/17 assumed baseline			1,496
HMO equivalent needed (1 dwellings =4 bedspaces)			374

Universities' growth & student accommodation

6.10 Set out in Diagram 12 below is initial consideration of University growth aspirations and the associated student accommodation requirements, in order to start the process of considering potential alternative approaches moving forward.

6.11 It shows that about 1,496 bedspaces, (equivalent to 374 dwellings based on 1 dwelling = 4 bedspaces), are needed to realise the Universities' growth aspirations published in May 2016. The universities 5 year plans are under review and will inform the Local Plan Preferred Options stage.

6.12 Since that time national trends indicate a changing context. University student applications in 2017/18 from 'Home/EU' are 5% lower than the previous year. There are a range of factors contributing to this decrease such as increased fee level, availability of apprenticeships and Brexit (uncertainty regarding the fee for EU students).

6.13 In addition to levels of growth in student numbers the following issues are important:

- The affordability of student accommodation is becoming a big issue. Recently Purpose Built Student Accommodation has been coming forward as studio units, rather than cluster flats. Significantly higher prices are charged for studio units putting it out of reach for many domestic under graduates.
- Ensuring the needs of 2nd and 3rd year students are met – can and should these needs be met through Purpose Built Student Accommodation focussed on providing cluster flats?

- Student housing is seen as an attractive investment worldwide. Bath is listed in the top tier (high occupancy and rental growth) in the student housing development league table. (Savills 2017)

6.14 Within the changing national context and issues set out above understanding Bath's universities revised 5 Year Plans and the development capacities on campus is essential in reviewing and formulating the strategy for Bath. For example if both Universities maintain admissions numbers at or around their current level, less additional accommodation may be needed. However, even in these circumstances it may be sensible to plan for the provision of further Purpose Built Student Accommodation because providing the right type of accommodation in terms of rental levels, form and the students served may help to take some pressure off the private rented sector and the increasing numbers of HMOs.

6.15 The information above focusses on student accommodation numbers and provision. However, there are links between providing additional academic space as Universities expand and the need or demand for further student accommodation. In some University cities and towns e.g. Oxford, policies are in place that only allow additional academic space to be built if further student accommodation is also provided on campus or other land controlled by Universities. The introduction of such an approach in Bath needs to be considered.

6.16 Set out below are some options to help stimulate discussion.

Please see Student Numbers and Accommodation Topic Paper for details.

Options for responding to the universities' growth and student accommodation demand

Options	Pros	Cons
Option 1 Current approach: Prioritises homes and jobs in the City Centre/Enterprise Zone No specific Purpose Built Student Accommodation (PBSA) allocations	<ul style="list-style-type: none"> • Some protection for key employment and housing land • Flexibility as applications for PBSA will be considered on their own merits 	<ul style="list-style-type: none"> • Market-led development likely to lead to loss of employment and 'normal' housing land. • Market-led development is likely to lead to a predominance of studio type expensive PBSA. • Does not encourage on-campus development • Pressure on new HMOs continues potentially resulting in dispersing families outside Bath
Option 2 Identify and allocate sites in or outside Bath (on and off campus) to meet need for PBSA	<ul style="list-style-type: none"> • Better management of new development • Allows greater protection of employment and housing land • Further academic space will need to be matched with provision of additional student accommodation 	<ul style="list-style-type: none"> • Land suitable for student accommodation is often suitable for residential – could lead to loss of land that could be developed for 'normal' housing. • Does not necessarily encourage/prioritise on-campus development • Bath University: campus capacity not specifically identified. A masterplan is in preparation. • Bath Spa University – limited on campus capacity
Option 3 PBSA to meet need (including that linked to new academic space) only allowed on campus, with policies to refuse elsewhere	<ul style="list-style-type: none"> • Enables strong protection of employment and housing land • Additional academic space will need to be matched with student accommodation provision on campus 	<ul style="list-style-type: none"> • Potentially limit or constrain university growth • Bath University: campus capacity not specifically identified. A masterplan is in preparation. • Bath Spa University – limited on campus capacity
Option 4 Option 3 plus releasing further Green Belt land to facilitate more PBSA (subject to exceptional circumstances)	<ul style="list-style-type: none"> • Enables strong protection of employment and housing land • Academic space will need to be matched with student accommodation provision on campus or on land released from Green Belt 	<ul style="list-style-type: none"> • Bath University: campus capacity not specifically identified. A masterplan in preparation. • Bath Spa University – limited on campus capacity • Exceptional circumstances to release land from the Green Belt would need to be demonstrated • Loss of Green Belt land and environmental constraints such as AONB, WHS.

QUESTIONS

17a Which of the options should be the preferred approach?

17b Are there any other options?

How to get involved

7.01 The purpose of this document is to facilitate discussion and comment on some of the critical issues facing B&NES and to start to test potential approaches to addressing these issues. We want you to be involved in this process.

7.02 Consultation will commence on 22nd November 2017 with the opportunity to send us your comments up to 10th January 2018. There will be further opportunities to be involved in later stages of the Local Plan preparation and to consider other issues not addressed in this document.

7.03 This consultation will be supported by four staffed exhibitions listed below where you will have the opportunity to come and ask questions and discuss issues with us. The four exhibitions listed will be supplemented by bespoke sessions at the Universities and sessions with town/parish councils and the Bath City Forum.

Consultation exhibitions

Venue	Date
SOMER VALLEY The Board Room, Bath College Somer Valley Campus	Tuesday 28th November (3pm - 8pm)
WHITCHURCH United Reform Church Hall	Thursday 30th November (3pm - 8pm)
KEYNSHAM Civic Centre Community Space	Monday 4th December (3pm - 8pm)
BATH Brunswick Room, Guildhall	Friday 8th December (3pm - 8pm)

Your comments...

You are encouraged to submit comments on-line at www.bathnes.gov.uk/localplan or you can send them via email to

local_plan@bathnes.gov.uk or by post to:
Local Plan Consultation, Planning Policy, Bath & North East Somerset Council, Manvers Street, Bath, BA1 1JG.

Bath & North East Somerset Council		
MEETING	Planning Housing & Economic Development Policy Development & Scrutiny Panel	
MEETING:	7 th November 2017	EXECUTIVE FORWARD PLAN REFERENCE:
TITLE:	Somer Valley Enterprise Zone	
WARD:	Paulton : High Littleton : Midsomer Norton North : Midsomer Norton Redfield	
AN OPEN PUBLIC ITEM/		
List of attachments to this report:		
Appendix 1 : Somer Valley EZ site		
Appendix 2 : Business Rate Discount Policy		

1 THE ISSUE

- 1.1 In November 2016 the Panel received a report on the proposed conversion of the Bath City Riverside Enterprise Area to full Enterprise Zone (EZ) status and the inclusion of additional sites in the Somer Valley and Keynsham.
- 1.2 This report updates the Panel on the latest position with regard to the Somer Valley element of the EZ, based on the allocated employment site at Old Mills, which was included in the Bath & Somer Valley EZ formally designated by the government on the 1st April 2017.

2 RECOMMENDATION

- 2.1 The Panel is asked to note the latest position in relation to the Somer Valley element of the Bath & Somer Valley EZ.

3 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 3.1 To take forward the next stages of work on the Somer Valley EZ various sources of funding are being sought including the release of existing revenue reserve which were earmarked for developing proposals for the delivery of the Somer Valley EZ.
- 3.2 In addition steps are being taken to transfer the 2017/18 provisional Capital Programme item for the Enterprise Zone Infrastructure Plan into the approved Council capital programme to facilitate the development of a programme of highway infrastructure improvements to enable the development of the Old Mills site

4 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL

- 4.1 The legal powers to facilitate the proposed Enterprise Zone expansion have been granted by the Secretary of State for Communities and Local Government and the Bath & Somer Valley EZ is specifically designated in the Non-Domestic Rating (Designated Areas etc.) Regulations 2017
- 4.2 The proposed Governance Arrangements for the Enterprise Zone are in line with the pre-existing governance arrangements for the Bath Enterprise Area and have been agreed with the Local Economic Partnership.

5 THE REPORT

- 5.1 The Old Mills site extends to 13.5ha and will focus on industrial & office uses. In particular it will help to address the shortage of industrial floorspace across B&NES. Under the EZ Regulations the site is designated as both a Business Rate Retention (BRR) and a Business Rate Discount (BRD) site. The site map contained in the regulations is attached as Appendix 1.
- 5.2 As set out in the November report as a BRR site the Council is able to retain an element of future business rate income for re-investment to enable the delivery of the site.
- 5.3 As a BRD site the Council is also able to offer business rate discounts to businesses relocating to the site. The Council's adopted policy is attached as Appendix 2.
- 5.4 A cross-service Officer Group and a Steering Group, including Councillors Paul Myers & Charles Gerrish, have been set up to provide on-going governance for the Somer Valley EZ. The Steering Group have approved a Client Brief for the EZ and have also agreed a brief for the commissioning of a Commercial Delivery Framework to guide and inform the future delivery of the Old Mills site and the appointment of a Project Manager to oversee this process
- 5.5 The Commercial Delivery Plan will
- Undertake a full technical utility/infrastructure & financial appraisal of the investment requirement to enable delivery of the site.
 - Develop a masterplan & design guidance to be incorporated into Supplementary Planning Document (SPD) for the site
 - Define a Delivery Strategy/Mechanism for Implementation
- 5.6 Subject to securing the necessary resources it is planned to commission the Commercial Delivery Plan for projected completion in Spring 2018. This process will be linked to landowner & key stakeholder engagement and bids for funding for enabling highway infrastructure.
- 5.7 The Panel will be provided with a presentation which will provide more detail on the current position and next steps in relation to the Somer Valley EZ.

6 RATIONALE

- 6.1 The move to a national 100% Business Rates Retention Scheme by Government from 2019/20, with the Council part of the BRR pilot, will place more emphasis on delivering local economic growth, in line with the adopted planning policy framework, in order to provide the Council with funding to invest in local services.
- 6.2 In addition there are clear economic and financial benefits which can be gained from Enterprise Zone status, including the ability to attract funding for investment in enabling infrastructure through the Local Enterprise Partnership.

7 OTHER OPTIONS CONSIDERED

- 7.1 None

8 CONSULTATION

- 8.1 The Bath & Somer Valley Enterprise Zone proposals have been developed in conjunction with advice from external financial and commercial property consultants and in consultation with colleagues in Planning, Property, Project Delivery, Regeneration and Transport.
- 8.2 Consultation has been undertaken with relevant Cabinet Portfolio Holders and Group Members.

9 RISK MANAGEMENT

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

Contact person	John Cox : 01225 477294
Background papers	None
Please contact the report author if you need to access this report in an alternative format	

This page is intentionally left blank



This page is intentionally left blank

Enterprise Zone Business Rate Relief Policy

If your property is situated within the Bath and Somer Valley Enterprise Zone you could be eligible to receive Enterprise Zone Relief up to state aid limits.

You can use our [online](#) map to check whether your property is within the Enterprise Zone. Enter your postcode in the 'search for a location' box and then select your address from the list. The area covered by the Enterprise Zone is shaded in dark green.

Eligible businesses must fulfil the following criteria;

- They must employ at least five full-time equivalent employees within the enterprise zone area.
- The property must be rateably occupied.

Ratepayers resident within the Enterprise Zone from before 01.04.2017

- 50% relief will be awarded where the ratepayer can show that the number of full-time equivalent jobs created within the enterprise area has increased by more than 20% since 01.04.2017.
- 100% relief will be awarded where the ratepayer can show that the number of full-time equivalent jobs created within the enterprise area has increased by more than 30% since 01.04.2017.
- The award of relief will take effect from the date that the number of employees increased by the qualifying percentage.

Ratepayers who become resident in the Enterprise Zone from 01.04.2017 onwards

- 100% relief will be awarded, subject to occupation of the property by at least five full-time equivalent employees
- Restrictions will be imposed on the duration of the award where changes in occupation are between linked ratepayers; for example where one is a parent company of another.

Awards of relief will not be backdated more than 6 months after the financial year to which the application relates. Providing the qualifying criteria continue to be met, the length of the awards may continue for up to five years. It is intended that applications for relief will be accepted until 31.03.2022.

State aid

Awards such as Enterprise Zone Relief are required to comply with the EU law on state aid. You must declare whether you have received any other De Minimis State Aid, including any other relief you are being granted for premises other than the one your current application relates to, and confirm that the award of Enterprise Zone Relief does not exceed the €200,000.00 an undertaking can receive under the De Minimis Regulations EC 1407/2013.

In terms of declaring previous De Minimis aid, we are only interested in public support which is De Minimis aid (state aid received under other exemptions or public support which is not state aid does not need to be declared).

For more information visit [GOV.UK](https://www.gov.uk).

Apply for Enterprise Zone Relief

- Download and complete the Enterprise Zone Relief Application Form.doc (243 KB) and email it back to us at businessrates@bathnes.gov.uk

Any awards of relief will be conditional on the Council being satisfied that the qualifying criteria are met and to that end we may request evidence and information to support your application.

After you have applied for Enterprise Zone Relief

We will assess your entitlement and send you an amended bill if you qualify. You must tell us about any changes which may affect your entitlement to rate relief or an exemption. If you do not report a change, you may pay an incorrect amount for Business Rates and may even be investigated for fraud. If you would like more information on what changes to report please contact us

Council website link :

<http://www.bathnes.gov.uk/services/business/business-rates/rate-relief-and-exemptions/enterprise-zone-relief>

PLANNING, HOUSING AND ECONOMIC DEVELOPMENT POLICY DEVELOPMENT AND SCRUTINY PANEL

This Forward Plan lists all the items coming to the Panel over the next few months.

Inevitably, some of the published information may change; Government guidance recognises that the plan is a best assessment, at the time of publication, of anticipated decision making. The online Forward Plan is updated regularly and can be seen on the Council's website at:

<http://democracy.bathnes.gov.uk/mgPlansHome.aspx?bcr=1>

The Forward Plan demonstrates the Council's commitment to openness and participation in decision making. It assists the Panel in planning their input to policy formulation and development, and in reviewing the work of the Cabinet.

Should you wish to make representations, please contact the report author or Mark Durnford, Democratic Services (01225 394458). A formal agenda will be issued 5 clear working days before the meeting.

Agenda papers can be inspected on the Council's website and at the Guildhall (Bath), Hollies (Midsomer Norton), Civic Centre (Keynsham) and at Bath Central, Keynsham and Midsomer Norton public libraries.

Ref Date	Decision Maker/s	Title	Report Author Contact	Strategic Director Lead
7TH NOV 2017				
7 Nov 2017 9 Nov 2017	PHED PDS Council	B&NES Local Plan Options consultation	Simon De Beer Tel: 01225 477616	Strategic Director - Place
7 Nov 2017	PHED PDS	Somer Valley Enterprise Zone	John Wilkinson Tel: 01225 396593	Strategic Director - Place
16TH JAN 2018				
13TH MARCH 2018				
ITEMS YET TO BE SCHEDULED				
	PHED PDS	HMO Additional Licensing	Graham Sabourn Tel: 01225 477949	Strategic Director - Place
	PHED PDS	West of England Combined Authority (WECA)		Strategic Director - Place
	PHED PDS	Culture & Creative Strategy Refresh	Benjamin Woods Tel: 01225 477597	Strategic Director - Place

Ref Date	Decision Maker/s	Title	Report Author Contact	Strategic Director Lead
	PHED PDS	Future of Retailing in District Centres		Strategic Director - Place
	PHED PDS	Review of KPIs - Housing Performance Reports	Graham Sabourn Tel: 01225 477949	Strategic Director - Place
The Forward Plan is administered by DEMOCRATIC SERVICES : Mark Durnford 01225 394458 Democratic_Services@bathnes.gov.uk				