# Bath & North East Somerset Council

# Improving People's Lives

# Council

Date: Thursday 19th January 2023

Time: 6.30 pm

Venue: Council Chamber - Guildhall, Bath

To: All Members of the Council

Dear Member

You are invited to attend a Special meeting of the Council on Thursday 19th January 2023 in the Council Chamber - Guildhall, Bath.

The agenda is set out overleaf.

Yours sincerely



Jo Morrison Democratic Services Manager for Chief Executive

Please note the following arrangements for pre-group meetings:

Conservative Kaposvar room, floor 1
Liberal Democrat Brunswick room, ground floor
Labour Group room, floor 2
Independent Independent Group room, floor 2

Jo Morrison Democratic Services Lewis House, Manvers Street, Bath, BA1 1JG Telephone: 01225 39 4435

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: <a href="https://democracy.bathnes.gov.uk/ieDocHome.aspx?bcr=1">https://democracy.bathnes.gov.uk/ieDocHome.aspx?bcr=1</a>

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. We request that those filming/recording meetings avoid filming public seating areas, children, vulnerable people etc; however, the Council cannot guarantee this will happen.

The Council will broadcast the images and sounds live via the internet <a href="www.bathnes.gov.uk/webcast">www.bathnes.gov.uk/webcast</a>. 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.

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.

The Council now has a maximum time limit for this, so any requests to speak cannot be guaranteed if the list is full.

Further details of the scheme can be found at: 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 <a href="https://democracy.bathnes.gov.uk/ecCatDisplay.aspx?sch=doc&cat=13505">https://democracy.bathnes.gov.uk/ecCatDisplay.aspx?sch=doc&cat=13505</a>

#### Council - Thursday 19th January 2023

#### at 6.30 pm in the Council Chamber - Guildhall, Bath

#### AGENDA

#### 1. EMERGENCY EVACUATION PROCEDURE

The Chair will draw attention to the emergency evacuation procedure as set out under Note 5.

- 2. APOLOGIES FOR ABSENCE
- 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 complete the green interest forms circulated to groups in their pre-meetings (which will be announced at the Council Meeting) 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 4.4 Appendix 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.

4. ANNOUNCEMENTS FROM THE CHAIR OF THE COUNCIL OR FROM THE CHIEF EXECUTIVE

These are matters of information for Members of the Council. No decisions will be required arising from the announcements.

5. TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR

If there is any urgent business arising since the formal agenda was published, the Chair will announce this and give reasons why it has been agreed for consideration at this meeting. In making this decision, the Chair will, where practicable, have consulted with the Leaders of the Political Groups. Any documentation on urgent business will be circulated at the meeting, if not made available previously.

6. QUESTIONS, STATEMENTS AND PETITIONS FROM THE PUBLIC

The Democratic Services Manager will announce any submissions received. The Council will be invited to decide what action it wishes to take, if any, on the matters raised in these submissions. As the questions received and the answers given will be

circulated in written form there is no requirement for them to be read out at the meeting. The questions and answers will be published with the draft minutes.

7. BATH & NORTH EAST SOMERSET LOCAL PLAN PARTIAL UPDATE INSPECTOR'S REPORT AND ADOPTION (Pages 5 - 358)

The Council, in its statutory role as the local planning authority, has a duty to periodically review its Local Plan to determine whether it requires updating. In spring 2020, the Council commenced work on the Local Plan Partial Update (LPPU) which amends or updates parts of the adopted Core Strategy and Placemaking Plan (together comprising the Local Plan) to better address Council priorities, in particular the climate and ecological emergencies. The draft LPPU was submitted in December 2021 to the Secretary of State for examination by an independent Planning Inspector. The Inspector has completed his examination and has concluded that the submitted LPPU is legally compliant and can be made sound, subject to a schedule of 'main modifications' (Appendix 1). The Council now needs to consider and decide whether it accepts the Inspector's recommendation thereby enabling it to formally adopt the LPPU. If the Council does not accept all of the Inspector's recommendations, then it cannot adopt the LPPU.

8. MEMBERS' ALLOWANCES ANNUAL UPLIFT - RECOMMENDATION OF THE INDEPENDENT REMUNERATION PANEL (Pages 359 - 364)

The Member Allowances Scheme provides that Members' allowances are uplifted at the same rate as officers' salaries are adjusted, in line with the National Joint Committee agreement. In previous years, this has been done on a percentage basis but, as the officer increase this year is not a percentage but a fixed amount applied to each spinal point, the Independent Panel were consulted on an appropriate percentage to apply to Members' allowances.

9. QUESTIONS, STATEMENTS AND PETITIONS FROM COUNCILLORS

The Democratic Services Manager will announce any submissions received. The Council will be invited to decide what action it wishes to take, if any, on the matters raised in these submissions. As the questions received and the answers given will be circulated in written form there is no requirement for them to be read out at the meeting. The questions and answers will be published with the draft minutes.

The Committee Administrator for this meeting is Jo Morrison who can be contacted on 01225 394358.

Bath & North East Somerset Council			
MEETING/ DECISION MAKER:	Council		
MEETING/ DECISION DATE:	19 January 2023	EXECUTIVE FORWARD PLAN REFERENCE:	
TITLE:	Bath & North East Somerset Local Plan Partial Upda Report and Adoption	ate Inspectors	
WARD:	All		

#### AN OPEN PUBLIC ITEM

#### List of attachments to this report:

Please list all the appendices here, clearly indicating any which are exempt and the reasons for exemption

Appendix 1: Schedule of Main Modifications to the B&NES Local Plan Partial Update

Appendix 2: Schedule of Additional Minor Modifications to the B&NES Local Plan Partial Update

Appendix 3: The B&NES Local Plan Partial Update incorporating the Main Modifications and Additional Modifications (as set out above)

#### 1 THE ISSUE

1.1 The Council in its statutory role as the local planning authority, has a duty to periodically review its Local Plan to determine whether it requires updating. In spring 2020 the Council commenced work on the Local Plan Partial Update (LPPU) which amends or updates parts of the adopted Core Strategy and Placemaking Plan (together comprising the Local Plan) to better address Council priorities, in particular the climate and ecological emergencies. The draft LPPU was submitted in December 2021 to the Secretary of State for examination by an independent Planning Inspector. The Inspector has completed his examination and has concluded that the submitted LPPU is legally compliant and can be made sound, subject to a schedule of 'main modifications' (Appendix 1). The Council now needs to consider and decide whether it accepts the Inspector's recommendation thereby enabling it to formally adopt the LPPU. If the Council does not accept all of the Inspector's recommendations then it cannot adopt the LPPU.

1.2 There are also a number of additional modifications, which are not necessary for soundness, but are needed to ensure consistency and clarity (see Appendix 2).

#### 2 RECOMMENDATION

The Council is asked to:

- 2.1 Accept the Main Modifications listed in Appendix 1, which the Inspector considered are needed to make the Plan sound in accordance with section 20(5) of the Planning and Compulsory Act 2004 (as amended);
- 2.2 Agree the additional minor modifications listed in Appendix 2 to the B&NES Local Plan Partial Update, which are needed to ensure clarity, consistency and factual accuracy in the Plan;
- 2.3 Adopt the B&NES Local Plan Partial Update as modified in 2.1 and 2.2 above and as set out in Appendix 3, including for the purposes of section 38(6) of the Planning & Compulsory Purchase Act;
- 2.4 Agree the B&NES Policies Map is amended in line with 2.3 above;
- 2.5 Delegate responsibility to the Head of Planning Services, in consultation with the Cabinet Member for Planning and Licencing, to make minor textual amendments to the Local Plan Partial Update prior to publication

#### 3 THE REPORT

- 3.1 Once adopted the LPPU, alongside the already adopted Core Strategy and Placemaking Plan, sets out the Council's corporate position on issues relating to the development and use of land in the District. The LPPU policies will have the full weight as Development Plan policies of s.38(6) of the Planning & Compulsory Purchase Act 2004 and will, as relevant, be the primary consideration in the determination of planning applications.
- 3.2 Through the LPPU the Council has updated parts of the already adopted Core Strategy and Placemaking Plan, together comprising the Local Plan. In so doing and if successfully adopted the LPPU will mean that some policies in the Core Strategy and Placemaking Plan are replaced or superseded, some Core Strategy and Placemaking Plan policies become obsolete and are deleted from the Local Plan, as well as introducing some new policies. The replaced, superseded and deleted Core Strategy and Placemaking Plan policies are clearly indicated in Appendix 1 of the LPPU.
- 3.3 Upon adoption of the LPPU the Council will have an up-to-date Local Plan. This means there will be a primary development plan led basis for determining planning applications under section 38(6) of the Planning & Compulsory Purchase Act, comprising:
  - 1) The Core Strategy
  - 2) The Joint Waste Core Strategy
  - 3) The Placemaking Plan
  - 4) The adopted Local Plan Partial Update

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- 5) Made Neighbourhood Plans (for planning applications in areas covered by a made Neighbourhood Plan)
- 3.4 These are supplemented by a suite of adopted Supplementary Planning Document which are capable of being material considerations.

#### Scope

- 3.5 The LPPU is an update of parts of the already adopted Core Strategy and Placemaking Plan, together comprising the Local Plan, in order to reflect the Council's declaration of Climate and Ecological Emergencies and the commitment to securing carbon neutrality by 2030. As the LPPU is an update of the existing Local Plan and not a new Plan, the plan period was not altered (remains up to 2029) and the scope of the changes is confined to those areas that can be addressed without significantly changing the strategic policy framework of the adopted Plan. It therefore does not change the spatial priorities; the spatial strategy; or the strategic housing and job growth requirements in the Core Strategy and Placemaking Plan. In summary the scope of the LPPU was confined to:
  - Updating policies in order that they better address the climate and ecological emergencies
  - Replenishing housing supply in order that the Core Strategy housing requirement can be met and the necessary supply of housing land maintained with an appropriate degree of flexibility
  - Addressing a limited range of other urgent local issues
  - Amending policies for clarity and to ensure they are aligned with up-to-date national policy
- 3.6 As the LPPU is an update of parts of the existing Local Plan it is set out as a schedule indicating those parts of the Core Strategy and Placemaking Plan that have been updated. It is set out in the same order as the adopted Core Strategy and Placemaking Plan. If successfully adopted and to aid useability of the LPPU it is proposed publish a composite version of the Core Strategy and Placemaking Plan incorporating the LPPU changes.

#### **Main Modifications**

- 3.7 The LPPU was submitted in December 2021 for examination. The Inspector's role has been to ascertain whether the plan is legally compliant and sound as set out in the National Planning Policy Framework (NPPF). In summary, this means whether the LPPU is:
  - a) Positively prepared it seeks to at least meet objectively assessed development and infrastructure requirements;
  - b) Justified the most appropriate strategy, when considered against reasonable alternatives, and is based on proportionate evidence;
  - c) Effective it is deliverable over its period and is based on effective joint working on cross-boundary strategic matters; and
  - d) Consistent with national policy

- 3.8 In accordance with section 20(7C) of the Planning 7 Compulsory Purchase Act 2004 the Council requested that, if necessary, the Inspector should recommend any main modifications needed to rectify any matters that make the plan as submitted for examination unsound and therefore, incapable of adoption. Through the examination hearings the Inspector indicated that some modifications would be necessary to make the Plan sound. The scope and wording of the main modifications necessary for soundness, along with other additional (minor) modifications were agreed by the Inspector. These modifications were agreed by Council in September 2022 for public consultation for a period of 6 weeks.
- 3.9 Public consultation on the main modifications took place between 21<sup>st</sup> September and 2<sup>nd</sup> November 2022. The Inspector has considered the representations received in preparing his Report. The Inspector has concluded that with the main modifications which were subject to consultation in September to November 2022 (with some additional minor and non-substantive wording changes) the LPPU is sound and capable of adoption. The main modifications required to the LPPU are set out in Appendix 1.

#### **Additional Minor Modifications**

3.10 Whilst not necessary for soundness it is recommended that a number of additional minor modifications to the submitted Plan are made for reasons of clarity, consistency or factual accuracy. Most of these additional minor modifications were published in September 2022 alongside the main modifications but were not subject to public consultation and comment because they are not necessary for soundness. These additional minor modifications are set out in Appendix 2.

#### 4 STATUTORY CONSIDERATIONS

- 4.1 The Planning Acts require that any determination to be made like planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 The LPPU is a statutory Development Plan Document (DPD) and its preparation processes are prescribed by statute and regulations. Of particular relevance here is section 20 of the Planning & Compulsory Purchase Act 2004 (as amended).
- 4.3 All DPDs are subject to public examination by an independent Planning Inspector appointed by the Secretary of State who must ascertain if a plan is legally compliant and 'sound'. Soundness is defined in the NPPF.
- 4.4 The Inspector can make recommendations about how the LPPU must be modified in order to make it sound. It is also possible for the Council to make additional minor modifications which do not materially affect the policies in the LPPU.
- 4.5 In this case the Inspector has made recommendations for main modifications which he considers are necessary in order for the LPPU to be considered sound. Officers have also recommended additional minor modifications which are needed to ensure consistency and clarity.

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- 4.6 Consideration has been given to the Human Rights Act and Equality Act implications. The adoption of the LPPU is a key part of the Council's function as the local planning authority and having an up-to-date Local Plan will enable the Council to perform that role more effectively.
- 4.7 The LPPU will ensure the Council's planning policy framework reflects and better address the Council's corporate priorities, including the climate and ecological emergencies. Its preparation has entailed ensuring compliance with a range of procedural requirements, including:
  - Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) undertaken at each key stage of LPPU preparation
  - Consultation statement summarising how the Council has engaged with the general public and other stakeholders throughout the plan preparation process
- 4.8 Background papers to the report include the SA and HRA of the LPPU as proposed to be adopted.
- 4.9 Under section 33A of the Planning & Compulsory Purchase Act 20024 (as amended) the Council has a duty to co-operate (engage constructively, actively and on an on-going basis) with prescribed bodies on strategic cross boundary issues addressed by the Plan. Given the purpose, scope and remit of the LPPU such cross-boundary strategic issues were limited. The Inspector has concluded that the duty to co-operate has been met.

### 5 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 5.1 The Council's panning policy framework is critical to the delivery of the corporate priorities. The formulation of planning policy requires extensive cross-service working to ensure a co-ordinated approach and an efficient use of resources.
- 5.2 Preparation of the LPPU has been led by the Planning Policy Team and been funded from the LDF Budget, along with input from a range of services.
- 5.3 The planning framework in B&NES, of which the LPPU if adopted will form an important element, has been particularly successful in bringing substantial income into the Council such as CIL, S106 agreements, New Homes Bonus and Housing Infrastructure Fund relative to its size.

#### 6 RISK MANAGEMENT

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

#### 7 EQUALITIES

7.1 An Equalities Impact Assessment (EqIA) has been prepared at each formal stage of preparing the LPPU, including of the draft LPPU submitted for examination and of the Main Modifications consulted on in September to November 2022. The EqIA has now been updated to assess the LPPU as proposed to be adopted. As the Inspector has not recommended any substantive

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changes to the Main Modifications previously consulted upon no further equalities issues are identified.

#### 8 CLIMATE CHANGE

8.1 The LPPU was prepared in order to ensure the Council's planning policy framework better addresses the climate emergency. Specifically, it includes policies that will secure zero carbon development, help facilitate the delivery of renewable energy installations of an appropriate scale in the most suitable locations and further encourage the shift towards more sustainable forms of transport (walking, cycling and public transport).

#### 9 OTHER OPTIONS CONSIDERED

- 9.1 The Council must comply with the provisions set out in s.23 of the Planning & Compulsory Purchase Act 2004 regarding the adoption of local development documents. If the Council rejects one or more of the Inspector's recommended main modifications it cannot then proceed to adopt the LPPU. The Council therefore has three options:
  - a) Adopt the LPPU with the main modifications recommended by the Inspector; or
  - b) Adopt the LPPU with the main modifications recommended by the Inspector and additional minor modifications recommended by officers; or
  - c) Resolve not to adopt the LPPU
- 9.2 In the case of c) the Council would need to withdraw the LPPU and progress preparation of the new Local Plan (as it is already doing). However, this would leave the Council with a policy framework that does not so well reflect the climate and ecological emergencies and more vulnerable to speculative non-development led planning applications in the absence of an up-to-date policy framework whilst the new Local Plan is prepared. The new Local Plan is not currently anticipated to be adopted until 2025.

#### 10 CONSULTATION

10.1 Preparation of the LPPU has entailed considerable consultation and community engagement, both formal and informal. This has been undertaken in accordance with the Council's Statement of Community Involvement. The consultation and engagement undertaken are set out in the LPPU consultation statement.

Contact person	Richard Daone, Deputy Head of Planning, 01225 477546
Background papers	B&NES Local Plan Partial Update (LPPU) Inspector's report, December 2022
	LPPU Submitted Draft Plan

Sustainability Appraisal of the LPPU as proposed to be adopted

Habitat Regulations Assessment of the LPPU as proposed to be adopted

Equalities Impact Assessment of the LPPU as proposed to be adopted

Planning & Compulsory Purchase Act 2004 (as amended)

Town & Country Planning (Local Planning) (England) Regulations 2012

National Planning Policy Framework 2021

Please contact the report author if you need to access this report in an alternative format

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# Appendix 1

# **Schedule of Recommended Main Modifications to the submitted Plan**

Adopted Plan: Plain text

Submitted Plan: added text shown as Bold text and deleted text as strike though

Main Modifications: added text shown as Bold and Underline, deleted text as strike though and Underline

Mod Ref	Policy	Proposed changes
	Volume 1	
MM1 Page 13	Para 29a	Paragraph 21 of NPPF (2021) states that "Plans should make explicit which policies are strategic polices." Where a single Local Plan is prepared, the non-strategic policies should be clearly distinguished from the strategic polices. Local Plan Part 1: Core Strategy sets out a strategic planning framework to guide change and development in the District and Part 2: Placemaking Plan covers site allocations and detailed development management policies. <u>, and together they address B&amp;NES council's priorities for the development and use of land in its area. Therefore, it is considered that all policies in the Core Strategy and Placemaking Plan are 'strategic' policies. Therefore, in principle the Core Strategy policies are considered to be 'strategic' policies as they establish the overall strategy for the District. In addition, Placemaking Plan and Local Plan Partial Update development management policies setting out the overall strategy/approach, as well as strategic site allocations for housing, employment and key infrastructure, including those which entail a strategic change to the Green Belt, are also considered to be strategic policies. All strategic policies are</u>
MM2	After para 56  Policy DW1 2)	listed in Appendix 3 in Volume 6 of the Local Plan: Appendices and Glossary.  56a. Paragraph 66 of the NPPF 2021 states that strategic policies should set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Set out below is a list of designated neighbourhood areas and their proposed housing requirement, comprising the total number of dwellings on site allocations without the benefit of planning permission (both those within the adopted Core Strategy and Placemaking Plan and additional allocations proposed in the partial update) for the remainder of the plan period (2021 - 2029). A table setting out a housing requirement for the remainder of the planperiod for each of the designated Neighbourhood Areas is included in Policy DW1.
	<u></u>	2. making provision to accommodate:

- a net increase of 10,300 jobs;
- an increase in the supply of housing by around 13,000 homes. <u>Diagram 3a sets out the proposed delivery at adoption of the Local Plan Partial Update. The table below sets out how this will be achieved.</u>

Table 1C

Table 10					
	<u>Bath</u>	<u>Keynsha</u> <u>m</u>	Somer Valley	Rural	<u>Total</u>
<u>Completions</u> (2011-2022)	<u>3,576</u>	<u>1,982</u>	<u>1,937</u>	<u>1,289</u>	<u>8,784</u>
Extant Permissions	<u>2,070</u>	<u>260</u>	<u>490</u>	<u>80</u>	<u>2,900</u>
Existing Allocations from the Core Strategy and Placemaking Plan	880		100		980
New allocations through the LPPU	<u>530</u>	330	80		940
<u>Windfalls</u>	<u>450</u>	90	<u>180</u>	<u>320</u>	1,040
Total (rounded)	<u>7,500</u>	<u>2,660</u>	2,790	1,690	14,640

The table below sets out the designated neighbourhood areas housing requirements for the remainder of the plan period (2022-2029). The figures below are not a 'cap' on development and additional housing may come forward in designated neighbourhood areas, including through site allocations in Neighbourhood Plans.

Table 1D

<b>Designated Neighbourhood</b>	Allocations in	Proposed	<u>Housing</u>
Area	adopted Core	LPPU	requirement
	Strategy/	allocations	
	Placemaking Plan		
<u>Bathampton</u>	<u>0</u>	<u>0</u>	<u>0</u>

Batheaston	0	0	0
Chew Valley	0	0	0
Claverton	0	0	0
Clutton	0	0	0
Englishcombe	0	0	0
Freshford and Limpley Stoke	0	0	0
High Littleton and Hallatrow	<u>0</u>	<u>0</u>	<u>0</u>
Keynsham	0	336	336
Midsomer Norton	100	0	100
Paulton	0	80	80
Publow and Pensford	0	0	0
Radstock	10	0	<u>10</u>
Stanton Drew	0	0	0
Stowey Sutton	0	0	0
Timsbury	20	0	20
Westfield	0	<u>0</u>	0
Whitchurch	0	0	0

- ng land to meet the District's Key Diagram and allocated on the
  - Land adjoining Odd Down
  - Land adjoining East Keynsham (now incorporating allocation of land previously safeguarded for development)
  - Land adjoining South West Keynsham
  - Land at Whitchurch
  - Land allocated for use as transport interchanges at the Odd Down, Newbridge and Lansdown Park and Ride sites

MM3	Para 88	The core and development management policies and the place <b>and site</b> specific policies are complementary so it is important that
		the policy framework is read as a whole. For each of the sites allocated for development in order to meet the plan
		requirements, a policy is set out which details specific requirements of development for that site. For the allocated sites

	the plan must also be read as a whole as the <u>Dd</u> istrict-wide development management policies also apply, including (but not limited to) policies relating to sustainable construction, biodiversity net gain, affordable housing and sustainable transport. <u>Some policies in the plan also reference Supplementary Planning Document (SPDs) or other guidance that supplements and supports the policy. Whilst not part of the development plan, decision makers should have due regard to these documents as referenced. The policies set out below do not replicate existing national policy.</u>
MM4	Standalone renewable generation
Para s	for wind energy and ground mounted solar (previously shown in Policy SCR3). Where either generation types are is proposed in the Green Belt, reference will also need to be made to relevant Green Belt policies. The Council has previously prepared a Guidance Note on renewable energy in the Green Belt. Proposals over 50MW, other than for battery storage, are considered Nationally Significant Infrastructure projects. These are determined in accordance with the decision-making framework in the Planning Act 2008 (as amended) and relevant national policy statements for major infrastructure, as well as any other matters that are relevant (which may include the National Planning Policy Framework and Development Plan).
Para s	99f. In 2020 onshore wind energy was recognised in a report by the Department for Business, Energy & Industrial Strategy as being one of the cheapest forms of energy generation (including conventional generational sources). The Local Plan Partial Update presents an opportunity to reconsider the Council's approach to wind energy development in light of the need from NPPF requirement to identify suitable areas for development and the contribution that it can make

#### Para 99h

The Landscape evidence also provides guidance for wind energy development in each of the landscape character types identified within the study, which can help applicants in designing or mitigating the landscape impact of their proposals

99h. 99g. In the NPPF, and outlined above, developments for wind energy need to be able to demonstrate that, through consultation, the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing. Whether the proposal has the backing of the affected local community is a planning judgement for the decision maker. It is recognised that any development may not be able to achieve 100% support from the community, particularly in relation to renewable wind energy development in rural areas, however examples of community support could be (but not limited to):

#### Para 99k

- Community Renewable Energy Schemes (as set out in SCR4)
- Support from representative organisations, such as Parish Councils

Renumbering of subsequent paragraphs within policy explanatory text. 99i to 99h and 99j to 99i and

Given the rural nature of the <u>dD</u>istrict, and the opportunities for ground mounted solar arrays as part of the renewable energy mix, it is anticipated that <u>such Ground Mounted Solar A arrays</u>, to which should be sited on land of lower agricultural quality and which is not functionally linked to nationally protected sites (SACs, SPAs and SSSIs), will continue to contribute significantly towards the <u>dD</u>istrict wide renewable energy target.—in CP3, and to facilitate Green Infrastructure and biodiversity gains this policy is considered necessary (e.g. provisions for wildlife Placemaking Plan as proposed to be adopted - July 2017 66 and inclusion of permissive paths).

Renumbering of subsequent paragraphs within policy explanatory text. 99l to 99k

99m. An vidence base study has been undertaken to assess the Landscape Potential for solar energy of different scales of solar farm within the district. The Council particularly encourages ground mounted Solar energy development proposals in the high, moderate-high and moderate potential areas set out in the Solar Assessment Report and on land which is not functionally linked to nationally protected sites (SACs;SPAs,SSSIs). However proposals can be submitted in other landscape areas, provided that applicants clearly demonstrate that adverse impacts on the landscape can be satisfactorily mitigated and recognising that other considerations need to be addressed and as set out in the policy criteria below. The Landscape evidence also provides guidance for solar development in each of the landscape

#### New Para 99I

character types identified within the study, which can help applicants in designing or mitigating the landscape impact of their proposals.

**Identifying Suitable Areas for Renewable Energy Development** 

991. The Policies Map illustrates geographically the assessed landscape potential for renewable energy development in the District. Through the LPPU the Council has set out a landscape led approach for wind energy and ground-mounted solar PV to guide development to the best locations which is based on the Landscape Sensitivity Assessment (LSA) for Renewable Energy Development (LUC, 2021). Through Policy CP3:

New Para 99m

- Wind energy development proposals will be supported where they lie within a landscape area identified as being potentially suitable for this type of development (high, moderate-high, moderate and low-moderate potential areas) and will be normally refused in areas of low landscape potential.
- Solar energy proposals are encouraged within locations with the best landscape potential (high, moderate-high, moderate potential). However, applications can be submitted in all areas and will not necessarily be refused in areas of lower landscape potential, provided that applicants can clearly demonstrate that the adverse impacts on the landscape can be satisfactorily mitigated.

New Para 99n

99o

New Para

99m. The LSA provides judgements on the landscape potential of different parts (or landscape character types and areas) of the B&NES landscape to accommodate ground-mounted solar and wind energy development of differing scales. The results of this study provide an indication of landscape sensitivity and potential across the District, as well as information on potential opportunities and constraints for siting such developments. This evidence identifies broad areas of search for ground-mounted solar and wind energy development as illustrated by the Policies Map.

99n. It is important to note that the LSA assessment does not provide guidance on the wide range of other planning issues that need to be considered as part of the preparation and determination of planning applications for renewable energy developments; these are addressed within the criteria of Policy CP3, as well as the expectation that applicants and decision makers should read the plan as whole.

99o. The LSA assesses the suitability of different scales of developments, based on bandings that reflect those that are most likely to be put forward by developers.

					Wind Energy Development	
		Ground-mounted	Solar PV		Banding Turbine Height (to blade	
		Development (me	easured in hectares		tip)	
		(Ha), covering the	e areas taken up by			
		solar PV panels o	only)		• Band A 18 – 25m	
					David Dioc. Com	
		<u>• Band A ≤5ha</u>			• Band B 26 – 60m	
		• Band B >5 to 10	ha		• Band C 61 – 99m	
	N D					
	New Para 99p	• Band C >10 to 1	<u>5ha</u>		• Band D 100 – 120m	
	ээр	. Danid D > 45 to 2	Oh o		• Band E 121 – 150m	
		• Band D >15 to 3	<u>una</u>		<u> </u>	
				l		
+						
ag				<u>se sensitivit</u>	<u>y criteria has been translated into over</u>	all categories of 'landscape
Page 19		potential' in Policy CP3	<u>3:</u>			
9		5 (Low potential)	Kev characteristic	s and qualit	ies of the landscape are highly	
					lar PV or wind energy developments ar	e
			likely to result in a	significant	change in character. Therefore, there i	<u>-</u> <u>S</u>
			low landscape pot	ential for ne	ew development within the Landscape	
			Character Area (LC	CA) /Landsc	ape Character Type (LCT).	
		4 (Low – Moderate			ies of the landscape are vulnerable to	
		potential)			wind energy developments. There may	
					I to accommodate developments witho	<u>ut</u>
				_	ape character. Great care would be	
			needed in siting a	<u>nd design.</u>		
		3 (Moderate	Some of the kev cl	haracteristic	cs and qualities of the landscape are	
		potential)			h the landscape may have some	

			notantial to accommodate new solar DV or wind energy dayslanment	
			potential to accommodate new solar PV or wind energy development, it is likely to cause a degree of change in character. Care would be	
			needed in siting and design.	
		2 (Moderate-High	Fewer of the key characteristics and qualities of the landscape are	
		potential)	vulnerable to change. The landscape is likely to be able to	
		<u>potonially</u>	accommodate new solar PV or wind energy development with limited	
			change in character. Care is still needed when siting and designing	
			schemes to avoid adversely affecting landscape character.	
			continue to avoid davorously amounting landscape orial dotor.	
		1 (High potential)	Key characteristics and qualities of the landscape are robust in that	
	New Para		they can withstand change from the introduction of new solar PV or	
	99q		wind energy developments. The landscape is likely to have high	
			potential to accommodate such development without a significant	
_			change in character. Care is still needed when siting and designing	
Page 20			these developments to ensure best fit with the landscape.	
e				
8				
		99a Fach of the I CTs	across the District is attributed a category of landscape potential for the different	scales of
			elopment. Landscape potential is presented as maps of the LCTs covering the who	
			e Policies Map. The LSA assessment report also presents the results of the asses	
			ach of the LCTs in B&NES. These detail:	Silicit as
		ocparate promocror co	torror the Edito in Banes. Those detain.	
		• A summary description	on of the LCT against each of the assessment criteria, giving a landscape sensitivi	ty assessment
		rating for both develop	ment types.	
			scores' for new solar PV and wind energy development within each of the differen	t bandings,
	New Para	using the five-point sc	ale (listed above).	
	99r	• An overall discussion	on the landscape potential of the LCT to new solar PV and wind energy developm	ents
	00.		features, attributes or locations which may be more or less sensitive.	icito,
		referencing particular	catales, attributes of locations willoft may be more of less sensitive.	
	i			

- Discussion on any variations to the overall LCT scores at the LCA level.
- Recommendations and guidance for accommodating future solar PV and wind energy developments in the landscape.

#### **Policy CP3 Approach**

99r. Part 1 of the policy sets out the criteria that apply to all types of renewable energy installations. In relation to both wind and ground mounted solar PV, further specific criteria have been added for each type of development under Parts 2 and 3 respectively. Please see Policy SCR2 for roof mounted/building integrated scale solar PV.

- Wind energy development proposals will be supported where they lie within a landscape area identified as being potentially suitable for this type of development (high, moderate-high, moderate and low-moderate potential areas as indicated in the Policies Map) and will be normally refused in areas of low landscape potential.
- o <u>In addition, this part of the policy sets out other specific factors/criteria that need to be addressed or mitigated. In line with the NPPF, applicants would need to demonstrate that, following consultation, the planning impacts identified by the affected local community have been fully addressed by the proposal.</u>

#### New Para 99s

- Approach to ground mounted solar (Part 3):
  - The policy seeks to positively guide solar energy development to the most suitable locations in terms of landscape potential (high, moderate-high, moderate potential as indicated in the Policies Map), however applications can be submitted in all areas and will not necessarily be refused in areas of lower landscape potential, unless applicants cannot clearly demonstrate that the adverse impacts on the landscape can be satisfactorily mitigated.
  - Specific factors relating to this kind of development to be addressed/mitigated are also set out in this part of the policy.

### New Para 99t

99n-99s. Part 4 of the policy relates to balancing or energy storage plant. As the most common renewable energy sources are intermittent there is a greater need for power reserves that can "balance" the grid by releasing power onto the grid at times when demand exceeds supply. Balancing plant can be gas turbines or gas engines that can be turned on at short notice to meet temporary demand. Alternatively, energy storage plants can be used to balance the grid, most

# Policy CP3 Renewable Energy

commonly battery packs although other technologies are emerging. These either store energy from the grid to release when supply is scarce or can be co-located with renewable energy infrastructure to release renewable power when renewable energy production is otherwise unable to meet demand.

990-99t. It is acknowledged that there is a need for flexibility and stability in the energy supply, and that grid balancing plant will be required to help enable transition to 100% renewable electricity. However, the burning of fossil fuels for energy generation, including by gas balancing plants, would increase the <u>Ddistrict's</u> carbon dioxide emissions and is therefore not supported since it is inconsistent with the Council's Climate Emergency Declaration. As part of the Council's commitment to the Climate and Nature emergency, it is also vital that biomass/fuel electricity generators are committed to sustainable sources for fuels at the planning stage and that such sources are utilised once the energy plant is operational. If such plants do not use sustainable sources clearly this undermines the benefits of this source of energy and its contribution to responding to the climate emergency, contrary to the 2008 Act.

# Policy CP3 Renewable Energy Targets

Development should contribute to achieving the following minimum level of Renewable Electricity and Heat generation by 2029.

	Capacity (Megawatt)
Electricity	110MWe (Megawatt Electricity)
Heat	165MWth (Megawatt Thermal)

Proposals for low carbon and renewable energy infrastructure, including large-scale freestanding installations, will be assessed under the national policies and against the following:

a: potential social and economic benefits including local job creation opportunities

b: contribution to significant community benefits

c: the need for secure and reliable energy generation capacity

d: environmental impact (see Policy CP6

#### **Proposals for All Standalone Renewable Energy Types**

- 1) Proposals for all renewable and low carbon energy-generating and distribution networks, will be supported in the context of sustainable development and climate change, where:
- a) They balance the wider environmental, social and economic benefits of renewable electricity, heat and/or fuel production and distribution; and
- b) They will not result in significant adverse impacts on the local environment that cannot be satisfactorily mitigated or do not and they accord with national policy, including:
- impacts to biodiversity;
- landscape and visual impacts including cumulative effects;
- impacts on the special qualities of all nationally important or protected landscapes, which must be conserved or enhanced;
- when considering applications for development within Areas of Outstanding Natural Beauty permission should be refused for major development other than in exceptional circumstances as set out in national policy, and where it can be demonstrated that the development is in the public interest; and
- c) They are informed by an assessment of the impact the development might have on the significance of heritage assets and their settings, including the outstanding universal value of Bath World Heritage Site. Any harmful impact on the significance of a designated heritage asset requires a clear and convincing justification, detailing the benefits of the proposal and enabling them to be weighed against any harm that would be caused; and
- d) They are supportive of land diversification and continued agricultural use; and
- e) They provide at least 10% biodiversity net gain and multi-functional Green Infrastructure e.g. permissive paths and wildlife corridors; and

# f) They Commercial led energy schemes with a capacity over 5MW shall provide an option to communities to own at least 5% of the scheme

#### ; and

gf) There are appropriate plans and a mechanism in place for the removal of the technology on cessation of generation, and restoration of the site to its original use or an acceptable alternative use;

Opportunities for co-location of energy producers with energy users will be supported.

<u>Significant weight Support</u> will be given to community led energy schemes where evidence of community support can be demonstrated, with administrative and financial structures in place to deliver/manage the project and any income from it.

In addition, the following criteria will be used to assess proposals for each of the following energy generation types:

#### Wind energy

- 2) Wind energy development proposals will be supported where they:
- a) Lie within a landscape area identified as being potentially suitable for this type of development (high, moderate-high, moderate and low-moderate potential areas set out in the Wind Energy Assessment Report and shown on the Policies Map). There will be a presumption against wind energy development proposals in low potential landscape areas.

Applicants would need to clearly demonstrate that adverse impacts on the landscape can be satisfactorily mitigated in these areas; and

- b) Demonstrate that, following consultation, the planning impacts identified by the affected local community have been fully addressed by the proposal; and
- c) Avoid or adequately mitigate shadow flicker and adverse impact on air traffic operations, radar and air navigational installations; and
- c) There is sufficient separation from the proposed wind turbines and/or mitigation measures, to protect residential amenity as a result of noise, shadow flicker and visual intrusion;

- d) The proposals have addressed any potential adverse effects on the safety of aviation operations and navigational systems;
- e) Potential interference to television and/or radio reception and information and telecommunications systems will be avoided and/or mitigated;
- f) The proposed site access arrangements and access routes are suitable for the construction phase, including the delivery of turbine components and construction materials, the operational phase, and the decommissioning of the proposed wind farm. The use of aggregates, concrete batching and provision of grid connection infrastructure ensure adverse impacts are avoided or satisfactorily mitigated; and
- <u>dq)</u> Ensure flight paths and habitat corridors of protected mobile species such as birds and bats, and functionally linked habitat associated with protected sites (SACs; SPAs; SSSIs), are not adversely affected

#### **Ground Mounted Solar Energy**

3) The Council particularly encourages ground mounted solar energy development proposals on land which is not functionally linked to nationally protected sites (SACs;SPAs,SSSIs) in the high, moderate-high, moderate potential areas set out in the Solar Assessment Report and shown on the Policies Map (subject to the other criteria in this policy).

Proposals will be acceptable in other areas (of lower potential) provided that applicants clearly demonstrate that adverse impacts on the landscape can be satisfactorily mitigated (as set out in 1b). (See SCR2 for roof mounted solar)

In addition, ground mounted solar energy development proposals will be supported where they:

- a. Are not sited on the best and most versatile agricultural land (Grades 1, 2, and 3a) unless significant sustainability benefits are demonstrated to outweigh any loss;
- b. Maintain grazing regimes within SAC bat sustenance zones;
- c. Avoid the loss of hedgerow & woodland connectivity; and
- d. Avoid the loss and deterioration of UK priority habitats (as shown on the Policies Map); and

		e. Meet current best practice guidelines and standards on protection and enhancement of biodiversity.
		Energy balancing plants
		4)Energy installations to balance electricity demand and supply in order to assist the transition to 100% renewable electricity must be met by:
		1. Energy storage plant co-located with renewable energy generation plant; or
		2. Freestanding energy storage plant
		Balancing plant, or other freestanding energy generation plant, that increases the <u>Delistrict's</u> carbon emissions, for example those that burn fossil fuels directly, such as gas or fuels derived from oil, will be refused unless it can be demonstrated by the applicant that the proposal is required for the purposes of temporarily supporting energy needs for a specified and limited temporary period of time.
Page 26		Applications for energy plant utilising virgin plant feedstocks will need to robustly demonstrate that the feedstock will be sourced sustainably.
MM5	Para 107a	Through the Local Plan Partial Update there is an opportunity to revise the sustainable construction polices with an aim to achieve net zero construction. Therefore, policy CP2 of the Core Strategy and SCR1 of the Placemaking Plan will be has been replaced with a new sustainable construction policy.
	Para 107b	The government is proposing to update part L of the Building Regulations to achieve more energy efficient homes. The new Part L will be called the Future Homes Standard and is planned to be implemented from 2025. In January 2021 the government released their response to the Future Homes Standards Consultation. The results of the consultation have confirmed that local authorities will still be able to set their own standards. The government has stated their intention to bring in the Future Homes Standards in 2025 but the exact method of how carbon reduction will be enacted is still subject to future consultation. As an interim measure the government are now proposing an uplift of 31% above current Building Regulations requirements. This is due to be published in December 2021 and come into effect June 2022. As an interim measure from June 2022, a 31% CO <sub>2</sub> reduction above Part L 2013 must be achieved to comply with Building Regulations requirements.
	Para 107e	

		107e.In order to minimise energy use development proposals should seek to optimise energy efficiency through building fabric and carefully considered design, orientation and innovation. <u>Development proposals where offsetting is relied</u> upon to comply with Policies SCR6 and SCR7 should have regard to the Sustainable Construction Checklist SPD and the
		Planning Obligations SPD. The Sustainable Construction Checklist SPD includes information which will guide the
		calculation of the residual on-site renewable energy generation (SCR6) and residual carbon (SCR7). The Planning
		Obligations SPD includes a formula which will be used to calculate the subsequent financial contribution value. The
	Para 107f	scale of offsetting required must also meet the statutory tests for planning obligations.
		107f The compliance tools for Building Regulations are not intended to accurately evaluate overheating, so large scale proposals are encouraged to use the more sophisticated CIBSE (Chartered Institute of Building Service Engineers) standards TM52 for non-residential development and TM59 for residential development. The CIBSE methodologies use the criteria below:
		• TM59 & TM52: "Hours of Exceedance", a measure of how often the temperature exceeds a threshold
$\downarrow$		comfort temperature during a typical warm season and sets a limit of 3% of occupied hours
Page 2		• TM52: "Daily Weighted Exceedance"; the severity of overheating within any one day. The limit is no more
TO S		than 6 hours a day above the thermal comfort threshold.  • TM52: "Upper Limit Temperature" which sets an absolute maximum temperature for a room beyond which
7		the level of overheating is unacceptable
		The Council recommends and encourages all development proposals to undertake a CIBSE TM59 overheating
	Para 107g	assessment to evaluate how overheating can be mitigated. This is not a policy requirement, but exemplary
	and h	developments will address climate adaptation through the submission of an overheating strategy in the Sustainable Construction Checklist SPD.
		The government is consulting on Buildings Regulations Part L for non-domestic buildings. This is called the Future
		Buildings Standard. The outcome of this consultation is not yet known. As it is currently uncertain what the new non-
		domestic Part L will be it is proposed to require non-residential buildings to demonstrate BREEAM excellent plus net
	New	zero carbon.
	paragraph –	BREEAM (Building Research Establishment Environmental Assessment Method) is a tool for assessing the
	107g (SCR6)	environmental sustainability of a development. The BREEAM standards will be applied to major non-residential
	Para 107h	<u>developments</u>
L	,	

# Policy SCR6 Sustainable Constructio n Policy for New Build Residential Developmen t

107g. Policy SCR6 applies to all types of residential development. This includes dwellings and purpose-built accommodation, such as PBSA and care homes. Policy SCR6 does not apply to existing buildings that propose applications for extensions, conversions and other changes of use.

107h.Applicants must adhere to the energy hierarchy of improving fabric first, then adding renewables and finally offsetting emissions that can't be mitigated onsite, but with no fixed targets at each stage due to the difficulty of setting targets when Part L (the baseline) is changing. Please refer to paragraph 107e for information on offsetting.

Policy SCR6 Sustainable Construction Policy for New Build Residential Development

New build residential development will be required to meet the standards set out below.

New build residential development will aim to achieve zero operational emissions by reducing heat and power demand then supplying all energy demand through onsite renewables. Through the submission of an appropriate energy assessment, having regard to the Sustainable Construction Checklist SPD a sustainable construction checklist, proposed new dwellings residential development will demonstrate the following:

- Space heating demand less than 30kWh/m²/annum;
- Total energy use less than 40kWh/m²/annum; and
- On site renewable energy generation to match the total energy use, with a preference for roof mounted solar PV
- Connection to a low- or zero-carbon dDistrict heating network where available

#### **Major residential development**

In the case of major developments where the use of on site renewables to match total energy consumption is demonstrated to be not technically feasible (for example with apartments) or economically viable, renewable energy generation should be maximised and the residual on site renewable energy generation (calculated as the equivalent carbon emissions) must be offset by a financial contribution paid into the Council's carbon offset fund where the legal tests set out in the Community Infrastructure Regulations are met.

Applications for 50 dwellings or more are required to demonstrate that the CIBSE TM59 overheating target has been met in the current climate, and a strategy submitted to show how overheating can be mitigated in the future climate

MM6	Policy SCR7 Sustainable Constructio n Policy for new Build Non- Residential Buildings	Policy SCR7 Sustainable Construction Policy for new Build Non-Residential Buildings  New build non-residential major development will maximise carbon reduction through sustainable construction measures. Through the submission of an appropriate energy assessment having regard to the Sustainable Construction Checklist SPD a sustainable construction checklist all planning applications will provide evidence that the standards below are met.  Major development is to achieve a 100% regulated operational carbon emissions reduction from Building Regulations Part L 2013 (or future equivalent legislation), following the hierarchy set out below.  • Minimise energy use through the use of energy efficient fabric and services  • Residual energy use should be met through connection to a low- or zero-carbon heat network if available  • Maximise opportunities for renewable energy to mitigate all regulated operational emissions  • Residual carbon emissions that cannot be mitigated on site should be offset through a financial contribution to the Council's carbon offset fund
Page 30	Para 107i  Policy SCR8 Embodied Carbon	107i.107h. Embodied carbon emissions are the carbon emissions resulting from the materials, production, demolition and disposal. An embodied carbon assessment in the context of the LPPU provides details of a building's materials used in the substructure, superstructure and finishes. This provides a true picture of a buildings carbon impact on the environment.  Policy SCR8 Embodied Carbon  Large scale new-build developments (a minimum of 50 dwellings or a minimum of 5000m² of commercial floor space) are required to submit an Embodied Carbon Assessment having regard to the Sustainable Construction Checklist SPD that
MM8	CP4 District heating	demonstrates a score of less than 900kgCO <sub>2</sub> e/m² 900kg/sqm of carbon can be achieved within the development for the substructure, superstructure and finishes.  POLICY CP4 DISTRICT HEATING The use of combined heat and power (CHP), and/or combined cooling, heat and power (CCHP) and district heating will be encouraged. Within the twothree "district heating priority areas", indicated on Diagram 19 (Bath Central, and Bath Riverside and Keynsham High Street), and shown in detail in the associated evidence base, development will be expected to incorporate infrastructure for district heating, and will be expected to connect to existing systems where and when this is available, unless demonstrated that this would render development unviable, or if an alternative zero carbon heat source is proposed.

MM9	Para 132b	Electric Vehicle Infrastructure is best provided at the construction stage. This policy seeks to provide electric vehicle infrastructure within new residential and non-residential development where parking is provided. There are grid connection cost exemptions that apply to providing vehicle charging infrastructure which are set out in Building Regulations and outlined in the Transport and Development SPD. Where costs for grid connections of 7kW minimum active and passive charging can be evidenced to exceed £3,600 (per dwelling), an exemption to a supply of slow charge, 16 amp 3.7 kW, single phase power supply active and passive charging may be applicable. Further exemptions may also apply for grid connections for 3.7 kW active and passive charging costing more than £3,600 (per dwelling). The policy will complement the aims set out in the councils On Street Electric Vehicle Charging Strategy.
P2012-31	Policy SCR 9 EV charging	New Policy SCR9 Electric vehicles charging infrastructure  New Build Residential Development: All dwellings with one or more dedicated parking space or garage must provide access to electric vehicle charging infrastructure. Further guidance will be set out in the Transport and Development Supplementary Planning Document. Where off street parking is not provided and parking is provided on streets within the proposed development proposed, the design and layout of the proposed development should incorporate infrastructure to enable the en-street charging of electric vehicles on the streets within the proposed development which does not compromise any special characteristics of the area, the public realm or the mobility of other users.
		New Build Non-residential development In all non-residential developments providing 1 or more car parking bays, access to electric vehicle charging infrastructure must be provided. Further guidance will be set out in the Transport and Development Supplementary Planning Document.  Grid Capacity Where the costs of providing the necessary capacity in the local electric grid infrastructure connections to support electric vehicle infrastructure are abnormally high (as defined in the Building Regulations and referenced in the
		<u>Transport &amp; Development SPD)</u> the applicant must provide evidence to robustly demonstrate why they are not able to comply with the above policy.

MM10	POLICY NE3:	Sites, Habitats and Species
	NES.	Insert the following text after clause 5.
		For protected species this means:
		Adverse impacts on European, UK protected species, UK Priority
		and locally important species must be avoided wherever possible
		(i) subject to the legal tests afforded to them, where applicable; and
		(ii) otherwise, unless the need for and benefits of the proposed development clearly outweigh the loss; and
		(iii) where impacts have been minimised; and
		(iv) it can be demonstrated that it is possible to mitigate and compensate for any loss
		(17) it can be demonstrated that it is possible to initigate and compensate for any loss
MM11	Para 267b	267b.The Environment Act 2021 aims to improve air and water quality, tackle waste, improve biodiversity and make other
10110111	1 414 2075	environmental improvements. All new development will be required to deliver a 10% increase in biodiversity and this
		should become mandatory late 2023. Biodiversity Net Gain (BNG) is the achievement of measurable gains for
		biodiversity through new development and occurs when a development leaves biodiversity in a better state than before
		development. The Environment Bill proposes to introduce a 10% mandatory requirement for biodiversity net gain for
4		certain development types, and will set out specific requirements, including use of different DEFRA metrics for major
ag		and minor schemes, and the requirement for long term habitat management plans for BNG habitats retained, created or
Page 32		enhanced.
<b>3</b> 3	Para 267c	
		267c Prior to the mandatory BNG requirements coming into effect the Council's BNG policy NE3a will reflect the
		proposed mandatory measures, including exemptions (see para 267f), use of the DEFRA metrics and emerging national
		guidance. The council will also seek use of the 10 BNG Good Practice Principles Biodiversity Net Gain: Good practice
		principles for development © CIEEM, CIRIA, IEMA, 2016. Development proposals subject to the requirements of Policy
		NE3a should also have regard to the Council's BNG Guidance Note (which will inform a future BNG SPD) and the
	Para 267e	Planning Obligations SPD.
		267e. The Council has prepared a BNG Guidance Note that will inform and be developed into Work is progressing on the
		<u>a</u> B&NES Biodiversity Net Gain Supplementary Planning Document (SPD) setting out local requirements for delivering
	Para 267f	biodiversity net gain and opportunities to deliver biodiversity net gain on householder and exempted brownfield sites.
	(new)	
		267f. For clarity, exemptions for the 10% mandatory BNG requirement include: Any development defined as Permitted
		Development by The Town and Country Planning (General Permitted Development) (England) Order 2015 (amended
		2022); Any development defined as a Householders Development (extensions/alterations/ outbuildings within the

		curtilage of a residential dwelling); and Change of Use Applications. Policy NE3a and the accompanying BNG Guidance
	Para 267g	Note encourage and support opportunities to secure BNG on exempted development schemes.
	Policy NE3a	267f 267g Research will be undertaken to explore It is proposed to take forward introducing a higher requirement of 15% BNG within through preparation of the new full Local Plan Review.
		New Policy NE3a Biodiversity Net Gain
		Development will only be permitted for major developments where a Biodiversity Net Gain of <u>at least a minimum of 10%</u> is demonstrated and secured in perpetuity (at least 30 years) subject to the following requirements:
		a The latest DEFRA metric or agreed equivalent is used to quantify the biodiversity value of the site predevelopment, post-development after application of the mitigation hierarchy and for any off-site areas proposed for habitat creation or enhancement both pre- and post development.
Pa		b That the assessment be undertaken by a suitably qualified and/or experience ecologist and is submitted together with baseline and proposed habitat mapping in a digital format with the application.
Page 33		c A management plan will be required, detailing how the post-development biodiversity values of the site and any supporting off-site provision will be secured, managed and monitored in perpetuity.
		d Any off-site habitats created or enhanced are well located to maximise opportunities for local nature recovery.
		For minor developments, development will only be permitted where no net loss and appropriate net gain of biodiversity is secured using the latest DEFRA Small Sites metric or agreed equivalent.
		Opportunities to secure Biodiversity Net Gain on householder developments and exempted brownfield sites will be supported.
MM12		Limited infilling Development in villages within the Green Belt
	Para 301.	301. There are a number of settlements in the District that are washed over by the Green Belt. These area: The following that have been identified to be a village and have a defined infill boundary are:

		<b>Burnett, Chelwood,</b> Chew Magna, Chew Stoke, Claverton, Combe Hay, <b>Compton Dando</b> , Corston, <b>Dunkerton</b> , Englishcombe, Freshford, Hinton Charterhouse, Kelston, Marksbury, Monkton Combe, Newton St. Loe, <b>North Stoke, Norton Malreward</b> , Pensford, Priston, <b>Queen Charlton</b> , Shoscombe, South Stoke, Stanton Drew (including Upper Stanton Drew and Highfields), <b>Stanton Prior</b> , Tunley, Upper Swainswick, Wellow and <b>Woolley</b> .
	Para 302	Para 302. The NPPF confirms that although the construction of new buildings is regarded as inappropriate development in Green Belt, limited infilling in villages is considered an exception to this policy. The <b>Adopted</b> Core Strategy defines 'infilling' in relation
		to housing as the filling of small gaps within existing development. e.g. the building of one or two houses on a small vacant
		plot in an otherwise extensively built up frontage, the plot generally being surrounded on at least three sides by
		developed sites or roads. In respect of housing development it comprises: a) The building of one or two houses on a
		small vacant plot in an otherwise extensively built-up frontage, and b) The plot is generally surrounded on at least three sides by developed sites or roads. When considering development proposals, the decision maker would still have to
		conclude whether a proposal constitutes inappropriate development, and if so, should not be approved except in very
		special circumstances.
	Para 302a	
		Para 302a. As the NPPF confirms that <u>limited</u> infilling in villages within the Green Belt is not regarded as inappropriate
Page 34		development, infill boundaries <u>were have been</u> defined in consultation with parish councils for all villages washed over by the Green Belt. Infill boundaries have been defined so as to encompass all parts of the village where there are
je (		opportunities for <u>limited</u> infill development and to exclude those areas where development would not be infill. As such
44		the infill boundaries define the areas where <u>limited</u> infill development that meets the definition in the Core Strategy
		would be acceptable in principle to help to avoid dispute over whether particular sites are covered by infill policies and
	Na Dana	provide certainty as to where new buildings would be acceptable in Green Belt settlements, subject to other material
	New Para 302b	considerations.
	3020	302b. The NPPF (paragraph 149) also lists other exceptions to inappropriate development. In determining planning
		applications the decision-maker will need to decide whether a proposal is inappropriate development in accordance with
		the NPPF, in which it case it will be refused other than in very special circumstances.
	Policy GB2	
	1 Olicy GB2	
		Policy GB2 <u>LIMITED INFILLING <del>DEVELOPMENT</del></u> IN GREEN BELT VILLAGES
		Development New buildings in villages in the Green Belt will not be permitted unless it is limited infilling or it falls under the
		exceptions to inappropriate development listed within the NPPF. is limited to infilling and the proposal is located within

			the defined Infill Boundary. in the case of residential development the proposal is within the defined Housing Development Boundary.
			Proposed limited infill development should be located within the defined Infill boundary shown on the Policies Map and will have to meet the definition of limited infill as set out below to be considered acceptable.
			The definition of limited infilling is the filling of small gaps in existing development comprising:
			a) The building of one or two houses on a small vacant plot in an otherwise extensively built-up frontage; and b) The plot is generally surrounded on at least three sides by developed sites or roads
			Forms of development which fall within the other exceptions to inappropriate development set out in NPPF, paragraph 149 will be dealt with consistent with national policy set out in the NPPF.
Page 35	MM13	Policy H2 HMO	Policy H2 HMO  i. If the site is within Bath, and within an area with a high concentration of existing HMOs (as defined in having regard to the Houses in Multiple Occupation in Bath Supplementary Planning Document, or successor document), further changes of use to HMO use will not be supported as they will be contrary to supporting a balanced community;
			vi. The HMO property does not achieve an Energy Performance Certificate "C" rating (unless one or more of the exemptions set out in the HMO SPD applies), unless one or more of the following exemptions applies:  a) The cost of making the cheapest recommended improvement would exceed £10,000 (including VAT).  b) Where all relevant energy efficiency improvements for the property have been made (or there are none that can be made) and the property remains below EPC C.
			c) Where the proposed energy efficiency measures are not appropriate for the property due to potential negative impact on fabric or structure.  d) Where the minimum energy performance requirements would unacceptably harm the heritage significance of a heritage asset.
	MM14	New 370a	370a. Purpose Built Student Accommodation (PBSA) is accommodation built, or converted, with the specific intention of being occupied by students. Such accommodation is usually provided in the form of cluster flats with shared facilities, individual en-suite units, or studios, and relates to buildings which are not classified by planning use class, or licensing, as HMOs.
		New 370b	

Page 36	New 370c	370b. The Council's policy framework seeks to address student accommodation needs arising from educational establishments, whilst not prejudicing other economic, environmental and social objectives from being achieved across the <u>dD</u> istrict.
	New Para 370d	370c. Policy B5 sets out the overall strategy to manage student accommodation. In accordance with the strategy set out by Policy B5, Policy H2A facilitates PBSA on-campus as a first priority, and sets out that it will only be allowed on other sites where a need can be demonstrated. Policies B5 and H2A set out that as a first priority PBSA should be developed on-campus, and that it will only be allowed on other sites where a need can be demonstrated. Policy H2A sets out the policy requirements for all new, extensions to and conversions to PBSA. on sites not allocated for student accommodation, including the demonstration of need in the form of a formal agreement between a developer and an education provider, confirming the number of bed-spaces and accommodation type required.
	New Para 370e	370d. The SHMA that underpinned the Core Strategy housing targets acknowledged the complexity of the population growth in Bath due to its large student population and stated that it is appropriate to provide more detailed local projections with more localised considerations. Therefore, the Council has been engaging with both of the city's Universities to help understand their expected future growth and associated student accommodation requirements and the impact of student growth on wider housing requirements.
	New Para 370f	370e. The current future growth projections for the University of Bath and Bath Spa University have been analysed to provide information on the additional PBSA bedspaces required in Bath to meet projected growth. The estimated number of additional bedspaces required to facilitate the universities' future growth over the Plan period is set out in the Authority Monitoring Report for University Growth and Student Accommodation Requirements. The Council will continue to work closely with the two Universities to understand growth projections on an annual basis throughout the Plan period.
	New Para 370g	370f. Accommodation required for first year students arising from the future growth of Universities will be met by new on-campus PBSA development allocated through policy SB19. It is established practice that the Universities guarantee PBSA accommodation for first year students, but not for second and third year students. This has resulted in the significant expansion of the student lettings market in the form of HMOs.
	New Para 370h	370g. Any PBSA bedspaces proposed off-campus must either meet the growth-related need of an educational establishment in the District, evidenced by the provision of a formal agreement with the establishment, or meet the need of second and third year university students who would often otherwise reside in Houses in Multiple Occupation (HMOs) across the city.

rage 3/	D		

370h. The following tables show an average cost comparison summary between renting a bedspace within a private PBSA development within the city, renting a university-led PBSA bedspace, and renting a room in a HMO. The first table shows an average cost comparison for PBSA in general, and the second table shows an average cost comparison only for cluster flats taken from the Council's Topic Paper: Price Comparison Research for Student Accommodation in Bath. The tables reflect the average rental costs for the different product accommodation types in 2021. As the product types vary in terms of what may or may not be included within the prices, such as utilities costs, they are illustrative only and direct comparisons should not be drawn.

New Para 370i Accommodation type
Private PBSA bedspace
University PBSA bedspace
E159
HMO
£125

New Para 370i

New Para 370k

Accommodation type	Average cost per person per week (2021)
Private PBSA bedspace (Cluster flats only)	£168
University PBSA bedspace (Cluster flats only)	£137
HMO	£125

370i. In order to meet the needs of second and third year students who would otherwise often reside in HMOs, PBSA developments must meet the requirements of such students with regards to type of accommodation. These students generally have a preference to live as a household with friends, at a cost level similar to renting a HMO. Such accommodation will likely comprise cluster flats with shared facilities.

370j. As necessary, a condition should be attached to any planning permission for such off-campus accommodation, to ensure that it is provided solely for second and third year students.

370k. Policy H2A criterion e) requires development to be well designed to sufficiently meet the needs of its occupiers. The appropriate standard described within the criterion will relate to:

3701

Policy H2A

**PBSA** 

- how functional, adaptable, and accessible spaces within the development are;
- whether there is sufficient space for furniture, activity and movement;
- whether the development comprises adequately sized rooms and convenient and efficient room layouts;
- whether the accommodation provides for appropriate levels of amenity, such as consideration of privacy, outlook and natural light; and
- whether the development provides adequate facilities for use by occupiers.

370l. Policy H2A criterion g) refers to provision of adequate storage for recycling and refuse, having regard to Waste Planning Guidance. Such guidance can be accessed on the Council's website at the following link: <a href="https://www.bathnes.gov.uk/services/bins-rubbish-and-recycling/waste-strategy-statistics-and-health-safety/waste-planning-guida">https://www.bathnes.gov.uk/services/bins-rubbish-and-recycling/waste-strategy-statistics-and-health-safety/waste-planning-guida</a>

#### **Policy H2A PBSA**

Purpose built student accommodation of an appropriate scale and design will be permitted:

- a) 1. On allocated sites where student accommodation use is specifically identified within the Development Principles; or
- <u>b) 2.</u> Elsewhere in the <u>dD</u>istrict (except for areas restricted by policy B5), only where it can be demonstrated that there is a need for additional student accommodation, and subject to the provisions of policy B5. All proposals for new, extensions to, or conversions to, In these locations proposals for Purpose-Built Student Accommodation on sites not allocated for student accommodation, will be required to demonstrate that:
- i. There is a need for additional student accommodation of the type and in the location proposed, evidenced by a formal agreement between the developer and a relevant education provider <u>located within the District, for the supply of bed spaces created by the development; or</u>
- ii. The proposed development meets the needs of second and third year university students.

All proposals for Purpose Built Student Accommodation proposals will also be required to demonstrate that:

		ii. a. The proposal will not result in a significant negative impact on retail, employment, leisure, tourism, housing or the council's wider strategic objectives;
		iii. <u>b.</u> The site is in a location accessible by sustainable transport methods, including to the educational establishment to which it is associated;
		iv. <u>c.</u> The use of the site for student accommodation is appropriate in relation to neighbouring uses;
		v. <u>d.</u> The development will not have an unacceptable impact on the amenity of surrounding residents. A management plan must be provided prior to occupation of the development, to ensure adequate management arrangements have been incorporated;
		vi. e. The internal design, layout and size of accommodation and facilities are of an appropriate standard;
ع ا		vii. f. The proposal provides an appropriate level of car parking having regard to relevant standards the Transport and Development SPD, and provides adequate provision for servicing, pick up and drop off;
Page 39		viii. g. The proposal provides adequate storage for recycling/refuse and bicycles, in line with relevant standards having regard to Waste Planning Guidance and the Transport and Development SPD;
		ix. h. The development has been designed in such a way that it is capable of being re-configured through internal alterations to meet general housing needs in the future if necessary; and
		x. <u>i.</u> The proposal accords with other relevant Local Plan policies relating to, but not limited to, impact on the historic environment, high quality design, landscape, transport and access, flood risk and drainage, nature conservation, pollution and contamination, and responding to climate change.
MM15	New Para 387e	New Para 387e For the purposes of this policy, residential development includes student accommodation, co-living, build to rent, specialist housing and older person housing all forms of residential accommodation where Building Regulations under Approved Document M: Volume 1 (dwellings) apply.
MM16	Policy ED1B	POLICY ED1B: CHANGE OF USE & REDEVELOPMENT OF <u>B1 (A)</u> OFFICE TO RESIDENTIAL USE

		1. Change of use (i.e. conversion) The conversion of office space (B1a) to residential C3 is normally permitted development, subject to the exceptions set out in the GPDO GDPO. (which includes listed buildings). The principle of change of use through conversion of listed buildings in office use to C3 residential use is also accepted, subject to the provisions of Policy HE1. provided there is no adverse impact on the significance of the listed building.
MM17	Policy RE1	POLICY RE1: EMPLOYMENT USES IN THE COUNTRYSIDE
		Proposals for employment uses in the countryside outside the scope of Core Strategy Policies RA1 and RA2 will be permitted providing they are consistent with all other relevant policies, and involves:
		<ul> <li>i) replacement of existing buildings;</li> <li>ii) the limited expansion, intensification or redevelopment of existing premises or redevelopment of previously developed land where it is not habitat functionally linked to a European site; and</li> <li>iii)they would not lead to dispersal of activity that prejudices town and village vitality and viability</li> </ul>
MM18	Policy ST2	POLICY ST2: SUSTAINABLE TRANSPORT ROUTES
MM19	, ,	Development which prejudices the use of safeguarded land including former railway land for sustainable transport purposes as shown on the Policies Map will not be permitted.
MM19	Policy ST2A	POLICY ST2A: Active Travel Routes RECREATIONAL ROUTES  1. Development which adversely affects the recreational and amenity value of, or access to, public rights of way and other publicly accessible routes for walking, cycling and riding will not be permitted, unless any harm can be successfully mitigated.  2. A development proposal affecting a publicly accessible recreational active travel route will be expected to maintain and/or incorporate the route within the scheme, provide appropriate enhancements to the route in-line with having regard to guidance set out in the Transport and Development SPD, and depending on the location, the Council will seek to negotiate the provision of support additional linkages between urban areas and the wider countryside, open spaces and the River or Canal.  Opportunities to make and enhance strategic connections between, and within, urban areas and other key origins/destinations, utilising these routes, should be investigated and implemented wherever feasible and necessary.  3. Development that adversely impacts on the established eycle active travel routes shown on the Policies Map will not be permitted, unless any harm can be successfully mitigated.
MM20	Policy ST3	POLICY ST3: TRANSPORT INFRASTRUCTURE Within the context of Core Strategy Policy CP6(1) the development of transport infrastructure will only be permitted provided that the following requirements have been met:
		5) Schemes which propose increases in traffic capacity will also be required to incorporate <u>commensurate appropriate</u> improvements to the sustainable transport network;

MM21	Policy ST7	POLICY ST7 TRANSPORT REQUIREMENTS FOR MANAGING DEVELOPMENT
	-	1) Development will be permitted providing the following provisions are met:
		b) Safe and convenient access to and within the site for pedestrians, cyclists and those with a mobility impairment is provided or
		enhanced. Walking and cycling assessment and facilities are provided in line with having regard to the Transport and
		Development SPD, including safe, convenient and inclusive access to and within the site for pedestrians and cyclists;
		2) In the case of new development proposals, facilities for charging plug-in and other ultra-low emission vehicles will be sought <u>in</u> <u>line with having regard to</u> the Transport and Development SPD.
		3) Transport assessments/statements & Travel Plans
		a. Planning applications for developments that generate significant levels of movement should be accompanied by a transport
		assessment or transport statement in accordance with National Planning Policy Framework and Planning Practice Guidance.
		Schemes will be expected to be tested through transport the Council's modelling, as necessary.
		b. Travel Plans will be expected to be provided in line with having regard to the Transport and Development SPD.
	Bath	
MM22	Context	SB8 <u>Bath</u> Western Riverside
Page 41	New Para 152d.	152d. The second phase of the Bath Riverside development offers great potential to further deliver sustainable connections through the site and with the wider area to the benefit of the city. The route of the former railway line that runs through the site and westwards through the Newbridge Riverside Policy area to connect to the Bristol Bath Railway Path (BBRP) is safeguarded as a Sustainable Transport Route. The delivery of this route through this site is a key requirement. It is also a requirement to provide a direct, well-aligned and high quality crossing over Windsor Bridge Road and to deliver an upgrade to the disused former railway bridge over the river to allow use by pedestrians and cyclists and to link the site with the BBRP. The Council recognises that further work is required at the Development Management stage on the feasibility of the various options for the crossing of Windsor Bridge Road, which may include the assessment of crossing options both at grade and grade separated.
	Policy SB8 Bath	Policy SB8 Bath Western Riverside
	Western Riverside	Development Requirements and Design Principles
		Collectively, across the entire SB8 area, development proposals will:
		1 Deliver high density residential development of around 1,750 dwellings across the whole site. Proposals for Purpose Built Student Accommodation shall not be permitted.

2.Deliver <u>a Primary School,</u> an early years facility and a new community hub with communal facilities to promote healthy lifestyles and community cohesion.

4 Ensure that new streets and spaces throughout the area are implemented by the developer/s and are to be in accordance with the relevant typology as set out in the Bath Pattern Book.

<u>5-4</u> Be required to provide a comprehensive Transport Assessment to assess the transport requirements of development proposals. This will need to include a traffic impact assessment modelling the effects of additional transport demand on the Upper Bristol Road and Lower Bristol Road corridors and additional locations to be agreed with the Local Highways Authority. It will also need to investigate which specific infrastructure elements, such as integrating with emerging Metrobus/Mass Transit proposals and the options for crossing Windsor Bridge Road, are feasible solutions for the provision of sustainable transport. Development is to provide comprehensive on and off site transport infrastructure, <u>as found necessary through the Transport Assessment</u> including, but not limited to:

- c. Low car development will be supported and must be accompanied by high quality sustainable transport alternatives to car usage and ownership, including <u>integrating with emerging Metrobus / Mass Transit proposals and providing access</u> to electric car club vehicles.
- d. Provide a level of car parking consistent with that has regard to the standards set out in the Council's Transport & Development SPD, with any departure from these standards robustly justified on the basis that proposals are an exemplar for sustainable travel.
- g. Deliver the Sustainable Transport Route from east to west across the site. This is required to: iii.\_\_Deliver a direct, well-aligned and high-quality pedestrian and cycle crossing <u>ever-of</u> Windsor Bridge Road to <u>that</u> connects to the former railway bridge over the river and to the Bath Riverside Site. Modelling will be required to demonstrate the effects of interaction with existing junctions.
- v. Integrate with emerging <u>Metrobus / Mass Transit proposals</u>. Design of the route should support Mass Transit proposals as they emerge, which may involve direct usage of the route by the Mass Transit scheme.

Amend Clause vi. to clause v.

			6 5 Retain and enhance green infrastructure and habitats along the riverside edge where possible, providing a biodiversity led approach towards the treatment of this area. Where vegetation clearance is necessitated for site preparation the vegetation shall be reinstated. Built form shall be set back from the existing retained or reinstated riverside habitat infrastructure by a buffer of at least 10 metres where feasible. This buffer could be used for informal public open space but must retain a habitat function, a light shielding function, and improved access to the river for maintenance purposes. Built form must respond appropriately to this habitat buffer.
			Amend Clause 7 to clause 6
			8 7 Provide and implement a bird and bat enhancement strategy to deliver a minimum of 20 nest or roost site per apartment block, in the form of integrated bird and bat boxes within new buildings, and/or as standalone features within the public realm, such as bat walls and swift towers. Additional features such as log piles, insect hotels, bee bricks, hedgehog connectivity measures and green and brown roofs / walls are also required.
			Amend Clause 9, 10, 11, 12 to clause 8, 9, 10 and 11
Page 43			13 12 Not detract from important views over the site including, but not limited to, longer, sweeping views towards the Georgian City and views from historically important viewpoints as set out in the WHS Setting SPD; and should respond appropriately to the general characteristics of buildings heights within the city. An analysis is required to enable an appropriate response and to influence the height, massing and design of buildings. The Bath Building Heights Strategy (BBHS) should be used as part of the evidence base and the starting point for this analysis which must also include a detailed Landscape and Visual Impact Assessment (LVIA). The BBHS identifies this site as being within zone 3 – the Valley Floor and recommends that for new development 'building shoulder height should be 4 storeys. One additional setback storey within the roofscape is likely to be acceptable'. Note that this is a recommendation for the general height only and is subject to modifiers.  Amend Clause 14 to 13.
-	MM23	Policy B3g Strategic Policy for	Policy B3 Policy B3g Strategic Policy for Twerton and Newbridge Riverside Clause 2(g) University Locksbrook Campus (Policy SB22) is located within the Newbridge Riverside. There are significant
		Twerton and	opportunities for new development increasing activity in creative industries and improving the retention of graduates.

		Newbridge Riverside New Para 167h	167h.This is the area allocated for a Creative Industry Hub where Bath Spa University and businesses will work together to increase local growth and innovation. The Hub aims to:  • Encourage universities to strengthen their roles as strategic partners in local growth  • Stimulate development of employment space including incubator or 'grow-on' space for small businesses in locations that encourage businesses to interact with universities and to innovate, as well as some higher education teaching
		SB22 (Creative Hub)	Policy SB22  1.Provide a mixed use development comprised of employment space including incubator units and 'grow-on' space, and teaching space, and higher education teaching space associated with Bath Spa University which can also be used as studio space with access to specialist equipment and facilities for start-up businesses and workspaces for local people, academics and students.  2. Ensure that teaching space is designed and managed to be available as flexible workspace that is offered to small and
Page 44			medium enterprises on reasonable terms. The economic benefit to the city especially for industrial uses will need to be demonstrated.  Update subsequent clause numbering. Amend clause 3, 4, 5, 6, 7, 8 and 9 to 2, 3, 4, 5, 6, 7 and 8.  New clause 9
			10. Retain and enhance green infrastructure and habitats along the riverside edge, providing a biodiversity led approach towards the treatment of this area. This area of green infrastructure could be used for informal public open space but must retain a habitat function, a light shielding function, and improved access to the river for maintenance purposes.  Built form must respond appropriately to this habitat buffer.
	MM24	SB23 Weston Island	Policy SB23 Weston Island 4. Respond to the restrictions on lightspill from development that has regard to set out in the Waterspace Design Guidance (June 2018) "Protecting Bats in Waterside Development"
	MM25	SB14 Twerton Park	SB14 Twerton Park Delete the duplicate words, as follows: 'Development proposals will: Development proposals will:'

		9. The site must be designed to prioritise pedestrian and cycle movements over vehicles and minimise conflict between users, whilst accommodating vehicle movements necessary for the successful commercial operation of the football club and the proposed additional development. The <u>masterplan layout</u> for the site as a whole must maximise permeability for pedestrians and cyclists and connect well with the wider transport network.
MM26	Para 214	214. The Trust's <b>ongoing</b> priorities <b>in updating the Estate Strategy</b> are to provide fit for purpose accommodation <b>to meet the clinical and operational needs</b> , demolishing unsuitable and outdated buildings, improving the sustainability of the Estate, <u>and colocating functions</u> to cluster <u>complementary</u> uses, <u>delivering a parking strategy that will improve on-site parking, improving wayfinding throughout the site, reducing off-site parking impacts and encouraging the use of sustainable modes of travel. <u>B&amp;NES will work collaboratively with the Trust on this Estates Strategy with a view to achieving a mutually agreeable outcome and including reference to it in the new Local Plan.</u></u>
—————Page 45	New Para 214a New Para	214a. To complement the Estates Strategy, the Trust will also develop a Sustainable Transport Strategy for the whole site that will reflect its commitment to being a sustainable organisation that is fit for the future. In addition, and complementary to measures to reduce travel demand and travel planning, this will support the transition to the use of more sustainable modes of travel, such as, by identifying measures that improve safe and suitable active travel routes, and supporting infrastructure such as parking, wayfinding, hire facilities, showers and changing spaces. B&NES will also commit to working collaboratively with the Trust on this document.
45	New Para 215a	215. Central to delivering the Trust's long term vision and objectives, and complementary to the Sustainable Transport Strategy, is an approach that seeks to improve integrated parking solutions and car park management across the site and maximises the efficient use of land. It will also is an overarching car park strategy for the campus that improves the current parking, site efficiency and circulation arrangements across the site (numbers, rationalisation of car parks and sign posting) and supports the vision as set out in the 2014 Estate Strategy. Potential off-site parking impacts on adjoining residential areas should be analysed and addressed as appropriate. Parking for bicycles and cars should be provided with reference to the Transport and Developments SPD, for both residential and clinical uses.
	Policy SB18 (RUH)	215a. Much has been achieved with the new visitor car park opening in 2016 and wider Trust initiatives including the Travel Plan encouraging changes to staff travel behaviour and modal shift. However, increases in staff, patient numbers, forecast population growth and associated healthcare service demands requires the site wide parking strategy, including the potential for decked car parking, to be reviewed as part of the Estate Strategy update Sustainable Transport Strategy. The Trust is continually assessing how best to improve access to site and implementing improvements, its ability to deliver significant modal shift is tied in significantly to the council strategy and approach. This is acknowledged by the council and a collaborative approach is to be taken.

#### Policy SB18 for RUH

- 1. The Council supports the improvement of this essential healthcare facility, including the principles and proposed building programme and proposals for car parking as set out in its Estate Strategy 2014. <a href="The Council will work collaboratively and support the Trust in developing the updated Estate Strategy">Trust in developing the updated Estate Strategy</a>, and its associated Sustainable Transport Strategy, in delivering the District's healthcare clinical needs and estate renewal.
- 3a Development proposals will be required to have regard to the Sustainable Transport Strategy, once completed to the satisfaction of both the Trust and B&NES, and introduce, as necessary, measures that improve safe and suitable active travel routes, provide supporting infrastructure such as parking, wayfinding, hire facilities, showers and changing spaces, and manage car parking appropriately.

Development proposals in the vicinity of the Manor House must:

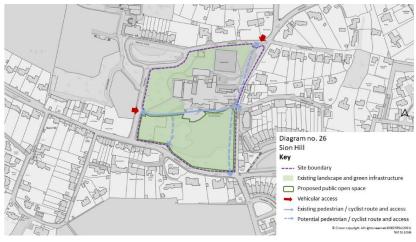
- <u>5a. Protect and enhance existing landscape infrastructure and habitats within the site, including trees, hedgerows, grassland habitats, planting and landscaped garden areas. Protect all habitats from increased light spill.</u>
- 7. Set out a sustainable transport masterplan for the whole of the RUH site.
- 8.7. Examine the pedestrian and cycle routes between the site and key local facilities, and make appropriate necessary enhancements to ensure that the walking and cycling are the natural choices for local trips. Specific opportunities for investigation and delivery as necessary to support safe and suitable access to the proposed development should include, but are not be limited to, the following:
- a. Pedestrian improvements at the Weston Lane/Crown Road/High Street junction;
- b. Pedestrian crossing facilities at the Weston Lane/Combe Park junction;
- c. Cycle linkages with recently delivered LCWIP improvements through Weston Village; and
- d. Active travel linkages between the site and the Riverside Path to the south.
- 9. Provide parking for bicycles and cars in line with that has regard to the parking standards in the Transport and Developments SPD, for both residential and clinical uses. Improved integrated parking solutions and car park management across the site should be investigated to maximise efficient use of land. Contributions to a Residents Parking Zone (RPZ) may be required as part of parking solutions for the site.

MM27	Para 220g	220g. The site is located in a highly sensitive hillside location, within the <u>City of Bath</u> World Heritage Site, <u>the Great Spa Towns of Europe World Heritage Site</u> , and Bath Conservation Area. The site has many layers of history prior to its development by Bath Spa University. There are known archaeological deposits in the area including Romano-British burials, an Iron Age site and the former site of St Winifred's Chapel and Well, the exact locations of which are not known. The site is the former ornamental landscaped garden of St Winifred's, a 19th century house built in 1803. There may be below ground remains of the property on site, and historic walls and railings survive in places around its perimeter. <a href="Various Multiple Grade II">Various Multiple Grade II, Grade II* and Grade II</a> listed buildings are located in the <a href="immediate area neighbourhood">immediate area neighbourhood</a> surrounding the site. <a href="immediate-including">including</a> Grade I listed buildings Somerset Place and <a href="Immediate-area neighbourhood">Lansdown Crescent are located</a> to the east. <a href="Immediate-area neighbourhood">Lansdown Crescent are located</a> to the east. <a href="Immediate-area neighbourhood">Lansdown Crescent are located</a> to the east. <a href="Immediate-area neighbourhood">Lansdown Crescent are located</a> to the east. <a href="Immediate-area neighbourhood">Immediate-area neighbourhood</a> surrounding the site.

through the site must include appropriate connections to the wider walking and cycling network, including safe crossings where necessary.

10. Development proposals must ensure safe and attractive walking routes to key destinations, including bus stops on Lansdown Road. A Transport Assessment for the site will be required to identify potential barriers for walking and cycling, and propose and deliver solutions as appropriate. Measures for investigation and delivery where necessary should include, but not be limited to:

Amend annotation on concept diagram 26 to remove orange arrow showing location of potential works to Winifred Lane. See amended diagram below:



MM28 SB25 St Martins Hospital

### **SB25 St Martins Hospital**

1. Ensure a comprehensive mix of uses across the site, comprising the delivery of around 50 residential dwellings, and the continued use of the south-eastern section of the site for clinical health services, and use of the Chapel of St Martin for a use which conserves the heritage significance of the building. Any application for the conversion or redevelopment of buildings within the site to non-clinical uses shall be supported by evidence to show that they have been formally declared as surplus to the operational healthcare requirements of the NHS by local health commissioners.

		8. Provide a minimum of one nest or roost site per residential unit, in the form of integrated bird and bat boxes within new buildings, and/or as standalone features within the public realm, such as bat walls and swift towers, subject to provision of these features ensuring the conservation of the heritage significance of the heritage assets within the site. Additional features such as log piles, insect hotels, bee bricks, hedgehog connectivity measures and green and brown roofs / walls are also required. All new garden boundaries should be permeable for hedgehogs.
		11.Examine the pedestrian and cycle routes between the site and key local facilities and make appropriate <u>necessary</u> enhancements to ensure that <u>the</u> walking and cycling are the natural choice for local trips. This <u>examination</u> should include, but not be limited to <u>the following</u> :
		11.b Upgrade to crossing over Frome Road at the entrance to <u>Fosseway Infant and Primary School St Martin's Garden Primary School to include widening to accommodate shared pedestrian/cycle use;</u>
P		12. Parking for bicycles and cars will need to be provided in line with current parking standards accordance with policy ST7, for both residential and clinical uses. Improved integrated parking solutions and car park management across the site should be investigated to maximise efficient use of land.
Page MM29	Policy SB19 The University of Bath at	Development Framework Plan  The strategy seeks the development of around 870 study bedrooms and 48,000 sq.m. of academic, research and support space at the Claverton Campus to address the potential long-term development needs of the University of Bath.
	Claverton Down (Including the Sulis Club)	The following development principles and parameters will ensure that the development capacity of the Claverton Campus is optimised within the context of the environmental constraints in seeking to provide around 870 study bedrooms and 48,000 sq.m. of academic, research and support space, together with associated infrastructure to address the University's potential long-term development needs.
		4. South Car Park (Area3) The southern edge of the multi storey car park should not adversely affect the residential amenity of properties to the south and special regard should be given to the design of the development in this area and the quality of views from The Parade and from outside the campus.
		7.Green Infrastructure and Landscape (the University Park, Green corridor and green open space) <u>Biodiversity will also be improved through the strategies set out in the Landscape and Ecology Management Plan, including the introduction of a more varied grassland management regime, introduction of wildflower species, installation of invertebrate refuges and nest boxes, and exploring opportunities for introducing small wildlife ponds.</u>

#### 8. Sports facilities

The loss of playing fields resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location consistent with national policy (NPPF para 99b). The provision of the 3G pitch will-would meet that requirement by significantly increase increasing the capacity and quality of the pitch provision across the campus. Responding to environment and health related concerns a precautionary approach must be taken and a completely recyclable 3G-pitch and natural crumb will be required unless it is demonstrated not to be feasible.

f) In all circumstances the design response should be evidenced as contributing positively to a campus wide strategy for green infrastructure, landscape and ecology (particularly in respect of protected species of Bats) such as the Landscape and Ecological

<u>Management Plan</u>. These matters should be intrinsic to development, which should enable the creation, protection, enhancement and management of networks affecting the campus. If it is necessary to cause harm to a network, this should be minimised and suitable compensatory measures must be made within the campus.

The implementation of the campus GI Strategy and Landscape and Ecological Management Plan (which will be updated periodically) is required to enhance the Green Infrastructure within the campus.

New development proposals should identify how Green Infrastructure, landscape and ecological assets within and around the development site have been satisfactorily addressed, any harm minimised / mitigated, and where appropriate enhanced, or localised green infrastructure linkages provided.

Biodiversity will also be improved through the strategies set out in the Landscape and Ecology Management Plan, including the introduction of a more varied grassland management regime, introduction of wildflower species, installation of invertebrate refuges and nest boxes, and exploring opportunities for introducing small wildlife ponds.

g) As part of a campus wide strategy and to implement its Travel Plan a<u>A</u>ll development proposals should enable <u>and encourage</u> sustainable transport choices to be made travelling to, and from and within the campus. This should be delivered as part of a campus-wide approach to sustainable travel including the active implementation of <u>an up to date Travel Plan.</u> This includes retaining but not increasing an <u>or reducing the current</u> operational level of car parking (about 2,200 spaces) of not more than 2,200 spaces so as not to harm the patronage of sustainable transport modes, their viability, or

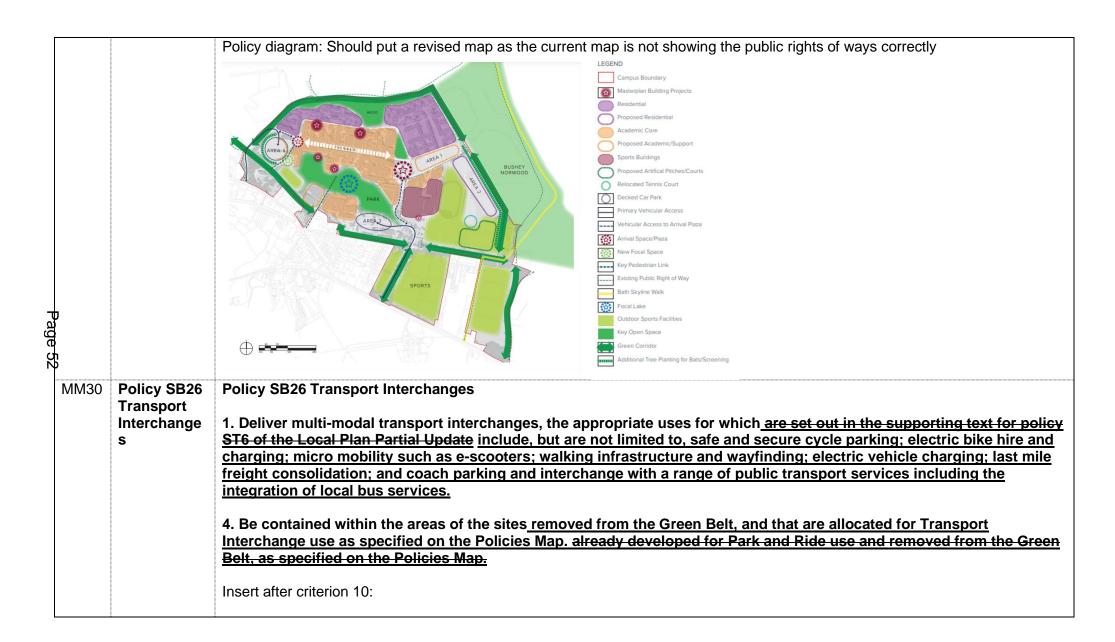
cause additional car trips to and from the campus.

h Decked parking as part of any reorganisation of parking supply and/or optimising development capacity should meet the design related criteria of this and other policies, including the B&NES Transport & Development SPD. Proposals to provided decked car parking will need to be accompanied by robust justification of the level of parking proposed, including e-bike parking, Blue Badge, cycle and ULEV, including demonstration of suitable measures aimed at reducing the demand for campus parking.

g) Travel demand to and from the campus will be actively managed through the University's academic offer and operations, the provision of PBSA on-campus and by enabling and encouraging the use of sustainable modes of travel. A campus-wide approach is required including the implementation of an up- to-date Travel Plan, that should include suitable measures which reduce the demand for car parking on the campus. The operational level of car parking (about 2,200 spaces) should be maintained or reduced to avoid additional car trips and to protect the patronage and viability of sustainable travel modes. Proposals for decked parking as part of the reorganisation of the parking supply and optimising development capacity on the campus should include provision for blue badge, ULEV and bicycles (including ebikes)

i-h.Apart from the Area 2 (current Eastern field playing field) which is identified for redevelopment following the rationalisation of the playing pitches and the provision of a 3G pitch, the loss of publicly accessible playing pitch capacity ----

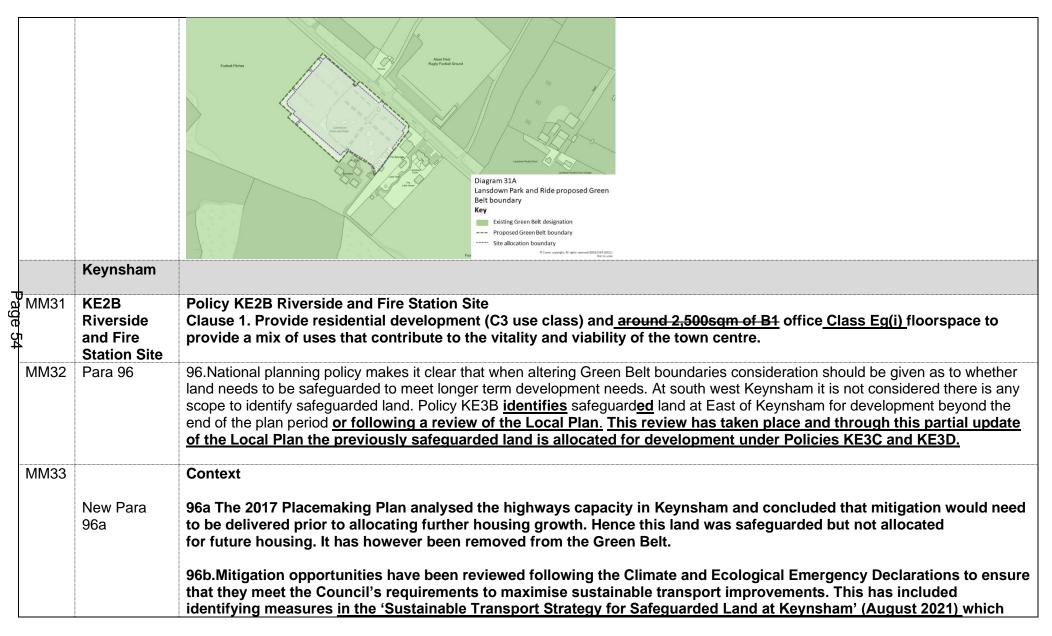
j. becomes i. and q. becomes j.



# Policy diagram







	New Para 96b.	will also shift some existing car trips to sustainable modes in order to release capacity for additional housing growth in advance of major strategic interventions such as metrobus and Mass Transit. Thus, the Council's position remains that mitigation is required to deliver growth, but the content of the mitigation package has been updated to meet the requirements of the Climate Emergency, enabling the safeguarded land to be allocated for much needed housing.
		Policy KE3C Keynsham East
	Policy KE3C Keynsham	8. Be accompanied by a Travel Plan and Transport Assessment, which assesses in detail the mitigation requirements of an individual site, in order that sufficient headroom capacity is created on the highway network through mode shift such that development does not result in a severe impact. Prior to first occupation m Mitigation proposals for the site must investigate, and provide as necessary deliver, but not be limited to, the following:
	East	a. Improved frequency of public transport services along the A4;
		b. Enhanced local town centre bus services connecting the development site with the town more widely and providing an opportunity to interchange with metrobus and Mass Transit Services;
		c. LCWIP route improvements to LTN1/20 standards within Keynsham, specifically between the development location,
Page 55		Wellsway School, and Keynsham Town Centre. This <u>could <del>must</del></u> include segregated pedestrian and cycle provision on the south side of the A4 between Grange Road and Broadmead Roundabout, and onward comparable provision along Bath Road to the Town Centre; and
Ġī		d. New active travel connection between the A4 and the Bristol Bath Railway Path via Clay Bridge, World's End Lane.
		9. Deliver biodiversity net gain of a minimum of 10% in accordance with Policy NE3a. Opportunities to deliver 10% biodiversity net gain within the site curtilage should be fully explored and tested before any off-site measures are
		proposed. The substantive retention of internal and boundary hedgerows, with 10-15m habitat buffers is expected.  Protective buffers of at least 25m are expected around the LNR woodland unless it can be clearly demonstrated by the applicant that a reduced buffer would adequately protect the woodland.
MM34		Context
IVIIVI34	New Para 96c	96c.The 2017 Placemaking Plan analysed the highways capacity in Keynsham and concluded that mitigation would need to be delivered prior to allocating further housing growth. Hence this land was safeguarded but not allocated for future housing. It has however been removed from the Green Belt.
		96d. Mitigation opportunities have been reviewed following the Climate and Ecological Emergency Declarations to ensure that they meet the Council's requirements to maximise sustainable transport improvements. This has included identifying measures in the 'Sustainable Transport Strategy for Safeguarded Land at Keynsham' (August 2021) which

#### New Para 96d.

will also shift some existing car trips to sustainable modes in order to release capacity for additional housing growth in advance of major strategic interventions such as metrobus and Mass Transit. Thus, the Council's position remains that mitigation is required to deliver growth, but the content of the mitigation package has been updated to meet the requirements of the Climate Emergency, enabling the safeguarded land to be allocated for much needed housing.

#### **Policy KE3D Keynsham East**

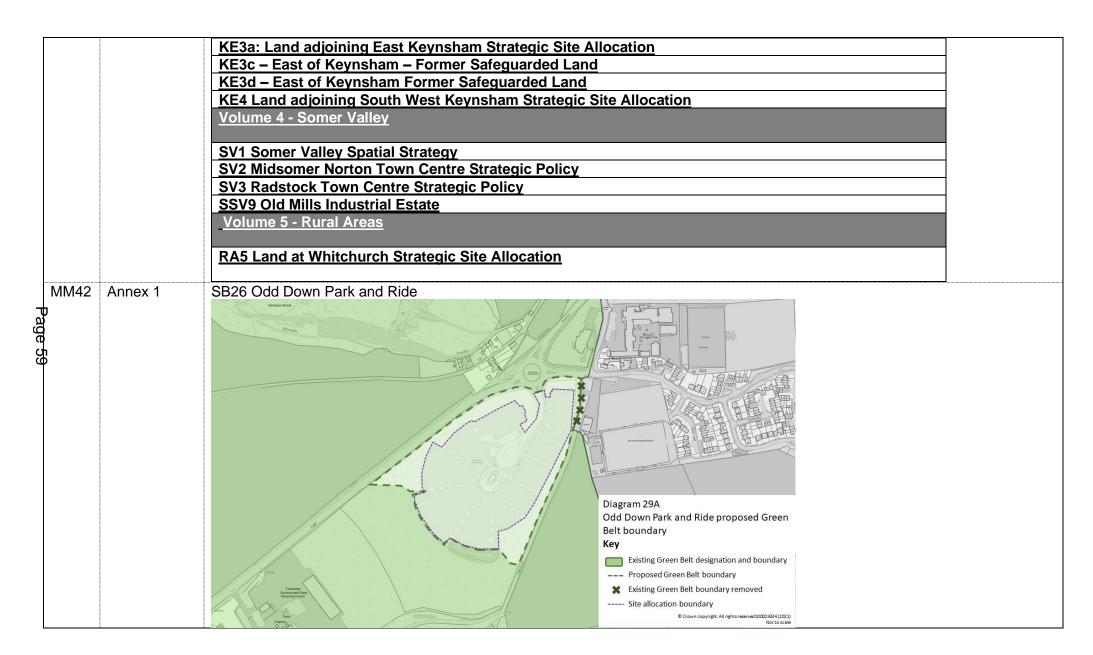
#### Policy KE3D Keynsham East

6. Be accompanied by a Travel Plan and Transport Assessment, which assesses in detail the mitigation requirements of an individual site in order that sufficient headroom capacity is created on the highway network through mode shift such that development does not result in a severe impact. Prior to first occupation mMitigation proposals for the site must investigate, and provide as necessary deliver, but not be limited to, the following:

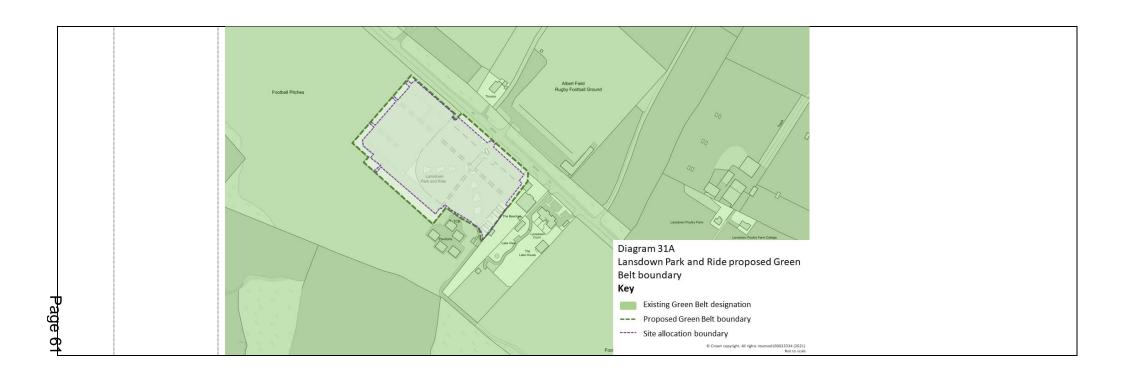
- a. Improved frequency of public transport services along the A4;
- b. Enhanced local town centre bus services connecting the development site with the town more widely and providing an opportunity to interchange with metrobus and Mass Transit Services;
- c. LCWIP route improvements to LTN1/20 standards within Keynsham, specifically between the development location, Wellsway School, and Keynsham Town Centre. This <u>could must</u> include segregated pedestrian and cycle provision on the south side of the A4 between Grange Road and Broadmead Roundabout, and onward comparable provision along Bath Road to the Town Centre;
- d. New active travel connection between the A4 and the Bristol Bath Railway Path via Clay Bridge, World's End Lane; e. The creation of a public footpath between KE3C and KE3D, connecting at Manor Road Community Woodland; and f. Upgrade of the footpath connection to Windrush Road to allow cycling this will entail altering the section of footpath in the existing residential areas to become a Bridleway via a TRO. A contribution to improve the existing footpath connection to Windrush Road, including to enable cycle access.
- 7. Deliver biodiversity net gain of a minimum of 10% in accordance with Policy NE3a. Opportunities to deliver 10% biodiversity net gain within the site curtilage should be fully explored and tested before any off-site measures are proposed. The substantive retention of internal and boundary hedgerows, with 10-15m habitat buffers is expected. Protective buffers of at least 25m are expected around the LNR woodland unless it can be clearly demonstrated by the applicant that a reduced buffer would adequately protect the woodland.

	Somer Valley	
MM35	Policy SSV9 Old Mills	Policy SSV9 OLD MILLS INDUSTRIAL ESTATE (Incorporating Somer Valley Enterprise Zone  7. Development of some retail, food & drink units (use classes E(a), (b)), ancillary retail (use class E(a)) and a hotel (use class C1) will be supported if of a scale, type and format that does not harm, but complements, nearby town centres and that benefits the attractiveness and operation of the Enterprise Zone.
	Volume 6	
MM36	Contents	21 Table 5 Saved Local Plan policies made obsolete deleted by the Placemaking Plan
MM37	Table 5	Table 5: Saved Local Plan policies from the B&NES Local Plan (2007) no longer required and will be obsolete with deleted by adoption of the Placemaking Plan
MM38	New Table 8	New table 8 Remove ST2 as it is reverted back to the original policy.
MM39	New Table 9	New Table 9 Core Strategy/Placemaking Plan policies that will be obsolete deleted in the Local Plan Partial Update
MM40 age 5	New Table 11	Table 11: Saved Bath & North East Somerset Council Local Plan policies that are now <u>obsolete deleted (i.e. no longer form part of the Development Plan)</u>
MM41	Appendix 3 New table listing Strategic policies	Appendix 3: Local Plan Strategic Policies  Volume 1 - District-wide Strategy and Policies  DW1 District-wide spatial Strategy  RA1 Development in the villages meeting the listed criteria  RA2 Development in villages outside the Green Belt not meeting Policy RA1 criteria  SD1Presumption in favour of Sustainable Development  CP1 Retrofitting Existing Buildings  SCR6 Sustainable Construction for New Build Residential Development  SCR7 Sustainable Construction Policy for New Build Non-Residential Buildings  CP3 Renewable Energy  CP4 District Heating  CP5 Flood Risk Management  CP6 Environmental Quality

HE1 Historic Environment
NE2 Conserving and Enhancing the Landscape and Landscape Character
NE3 Sites, Habitats and Species
CP7 Green Infrastructure
CP8 Green Belt
CP9 Affordable Housing
RA4 Rural Exceptions Sites
CP10 Housing Mix
CP11 Gypsies, Travellers and Travelling Showpeople
RA3 Community Facilities and Shops
ED2A Strategic (*) and other primary industrial estates
CP12 Centres and Retailing
ST1 Promoting sustainable travel and Healthy Streets
CP8a Minerals
CP13 Infrastructure Provision
Volume 2 - Bath
B1 Bath Spatial Strategy
B4 The World Heritage Site and its setting
B2 Central Area Strategic Policy
SB4 – Bath Quays North & Bath College
SB7 – Green Park Station West & Sydenham Park
SB8 Western Riverside
B3 Strategic Policy for Twerton and Newbridge Riversides
SB11 – Former MoD Fox Hill Park
B5 Off-Campus Student Accommodation and Teaching Space
SB19 University of Bath at Claverton Down
SB26 – Park and Ride Sites
B3a Land adjoining Odd Down, Bath Strategic Site Allocation
Volume 3 - Keynsham
KE1 Keynsham Spatial Strategy
KE2 Town Centre/Somerdale Strategic Policy
KE2a Somerdale







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# **Appendix 2: Schedule of Additional Minor Modifications**

# **B&NES Local Plan Partial Update**

# Schedule of Proposed Additional Minor Modifications to the submitted Plan

Adopted Plan: Plain text

Submitted Plan: added text shown as Bold text and deleted text as strike though

<u>Additional Modifications</u>: added text shown as **Bold** and <u>Underline</u>, deleted text as <u>strike though</u> and <u>Underline</u>

Ref	Para/Policy	Additional Amendments	Note
Volume 1	District wide		
AM1	Format Note	In order to address a range of urgent issues in B&NES, including the climate and ecological emergency	Editorial
ag		declarations, the Council has prepared is preparing a partial update of the Core Strategy and	amendment
Page 63		Placemaking Plan (which together comprise the Local Plan). The Local Plan Partial Update (LPPU) is set	
ω		out as a schedule of changes to the Core Strategy & Placemaking Plan combined document. Within the	
		schedule of changes new text is shown as underlined and bold and deleted text is struck through. The	
		schedule of changes below is published for consultation under Regulation 19. In addition to the	
		schedule below the Council will also be publishing the composite plan showing the changes, in order	
		that the reader can see the proposed changes in context. The composite plan is not available for	
		comment and is published for information only. Every effort has been made to ensure the changes	
		shown in both the schedule and composite plan are the same. However, should there be a difference	
		the proposed change shown in the schedule takes precedence.	
AM2	Para 5a-5c	<u>5a.</u> The Council is required to review the Local Plan every five years in order to determine whether it remains fit for purpose or whether all or part of it needs to be updated. A review of the Plan has identified that a number of policies needed to be updated. However, a full review of the Local Plan can	For clarification

		only be undertaken alongside the West of England Combined Authority Spatial Development Strategy	
		(SDS). As the SDS is scheduled for publication in 2023, B&NES is undertaking a Partial Update of the	
		Local Plan in the interim, to address a number of issues.	
		5b. In March 2019 the Council declared a climate emergency and pledged to enable carbon neutrality in the district by 2030. An ecological emergency has also been declared in response to the escalating threat to wildlife and ecosystems. The Council has also These Priorities were included in the Council's reviewed <a href="https://example.com/its-corporate-strategy">its-corporate-strategy</a> . The Council's overriding purpose is to improve people's lives and its core policies are addressing the climate and ecological emergency and giving people a bigger say. As this is a partial update to the existing Plan, and not a new Plan, the plan period was not altered (remains up to 2029) and the scope of the changes is was confined to those areas that can be addressed without significantly changing the strategic policy framework of the adopted Plan i.e. the spatial priorities; the spatial	
		strategy; or the strategic housing and job growth requirements in the Core Strategy & Placemaking Plan.	
Page 64		<ul> <li>5c. The scope of the partial update <u>is-was</u> therefore, confined to:</li> <li>Updating policies in order that they better address the climate and ecological emergencies</li> <li>Replenish housing supply in order that the Core Strategy housing requirement can be met and the necessary supply of housing land maintained <u>with an appropriate degree of flexibility</u></li> <li>Addressing a limited range of other urgent local issues e.g. related to the 'green recovery'</li> <li>Amending policies for clarity and to ensure they are aligned with up to date national policy</li> </ul>	
		5d. The Council is committed to expediting preparation of a new full Local Plan and work on the new Plan commenced in 2022. The new Local Plan will cover a plan-period of 2022-2042 and will be prepared in close co-operation with neighbouring authorities, addressing the strategic cross-boundary matters including consideration of any unmet housing need arising in Bristol.	
AM3	CP1	The policy will be supported by the Council's <b>Energy Efficiency, Retrofitting and</b> Sustainable Construction and Retrofitting Supplementary Planning Document.	For clarification

			!
AM4	Paras 80-83	80. In 2020 the Council commenced preparation of the LPPU, which was adopted in early 2023. The	The submission Plan
		LPPU does not alter the plan period and is confined to updating those parts of the Core Strategy and	stated that Paras 80-
		Placemaking Plan that can be addressed without significantly changing the strategic policy framework of	83 would be
		the adopted Plan i.e. the spatial priorities; the spatial strategy; or the strategic housing and job growth	updated to reflect work on the WECA
		requirements established in the Core Strategy & Placemaking Plan. The Council is committed to	Spatial Development
		expediting preparation of a new full Local Plan and work on the new Plan commenced in 2022.	Strategy and
		Preparation of the new full Local Plan Plan reviews will be undertaken in cooperation with neighbouring	associated Local
		authorities, particularly in the West of England in accordance with the Duty to Co-operate to ensure that	Housing Needs
		strategic cross-boundary issues are addressed. This will include a review of the The new full Local Plan is	Assessment. Therefore, the text is
		proposed to cover a plan period of 2022-2042. The timetable for the review of Local Development	updated as
		<del>Documents</del> <b>preparation of the new full Local Plan</b> is set out in the Council's Local Development Scheme.	discussed at the
<u>.</u>			examination
		81. Arrangements are already underway to review the West of England SHMA in preparation for a review	hearings.
2		of West of England Core Strategies in around 2016. This will entail a co-ordinated response to the outputs	
[		of the updated SHMA. The SHMA review includes a review of the Housing Market Area. The West of	
		England Combined Authority (WECA) is required to and started work on a Mayoral Spatial Development	
		Strategy (SDS) that sets out a spatial strategy for growth to meet the need for homes and jobs in a clean	
		and inclusive way across the WECA area over the next 20 years. Work on the WECA Mayor's SDS was	
		halted in May 2022. In the absence of any indication from the WECA Mayor as to when work might be	
		re-instigated on the SDS the Council remains committed to progressing preparation of the new full Local	
		Plan that will provide the full strategic planning framework. The three WECA UAs will co-operate on the	
		preparation of their respective Local Plans in order to ensure strategic cross-boundary matters are	
		addressed. This includes the assessment of future housing need through co-ordinated Local Housing	
		Needs Assessment, as well as responding to housing need across the WECA area.	

		82. If the SHMA review demonstrates the continued existence of separate housing market areas for Bath and Bristol, then under the duty to co-operate, B&NES will continue to work closely with the adjoining West of England authorities to consider the most appropriate proposals for accommodating housing needs that could not otherwise be met within the Bristol Housing Market Area.  83. If the SHMA review indicates that B&NES is part of the West of England HMA, and additional strategic housing provision is required, its delivery will be determined on a West of England wide basis through the duty to cooperate.	
AM5	Para 107g- 107i	Paragraph number corrections Para 107g-107i to 107i-107k	Editorial correction
AM6	Para 267d	under paragraph 267d. there is a missing bracket before 'Policy NE5)' which is an error and will be corrected as a minor modification prior to adoption of the Plan.	Editorial amendment
AM7	Policy RE3	Minor amendment to final paragraph of Policy RE3 to add missing comma  Where existing buildings cannot be re-used in accordance with Policy RE6, new buildings will be permitted only where they are required for uses directly related to the use of, or products from the associated land holding, are small in scale, well designed and grouped with existing buildings.	Editorial amendment
AM8	589f	Specifically, Bath's Clean Air Plan includes a Class C Clean Air Zone (CAZ), which came into effect in March 2021. The CAZ is required to help the city meet UK air quality legislation, as several places in Bath currently exceed the legal limits for Nitrogen Dioxide pollution, which is mainly caused by diesel and older petrol vehicles. The CAZ will charge provides for charging all higher emissions vehicles, except private cars and motorcycles, to drive in Bath's City Centre within the Bath CAZ boundary. Its aim is to deter the majority of drivers of higher emissions vehicles from entering the inner city CAZ area. It is accompanied by The CAZ arrangements include traffic management in Queen's Square, to provide the necessary additional localised measure to reduce emissions to an acceptable Nitrogen Dioxide to a compliant level in the part of Gay Street between the 'Square' and George Street without charging private vehicles. The Queen Square traffic management scheme is to be actively managed in order that	For clarification

AM9	Policy ST1	any detrimental impacts on alternative routes caused by the restraint of traffic at Queen Square can be understood and mitigated. The Queen Square traffic management scheme will remain in place until such a time that both the Council and the Joint Air Quality Unit agree that compliance in the part of Gay Street between the 'Square' and George Street has been achieved with the Primary Critical Success Factors contained with the scheme's Full Business Case.  6). 4-Proposals provide and enhance facilities for pedestrians, cyclists and the mobility impaired, including disabled people, including segregated provision that is fit for purpose and in line with have regard to the B&NES Transport and Development SPD;	To be consistent with the approach recommended by the Inspector.
AM10	Policy ST6	Delete Clause 1 (a-d and f) as they are superseded by new requirements through the LPPU.	Formatting correction
age	Bath		
AM11	Para 224	224. It is anticipated that this policy will enable the delivery of new on-campus study bedrooms to 2020/21 2029/30 at a rate which broadly matches the growth of the student population.	Editorial correction. This text was shown after Policy SB19 Diagram 28: University of Bath Development Plan Framework in the submitted Plan and is now shown under the right paragraph.
AM12	Heading after Para 236	Previous Statutory Planning and Master planning The area removed from the Green Belt (B&NES Local Plan adopted in 2007)	Editorial clarification

AM13	After Para	New Para 257a	For clarification
	257	The scope of the Local Plan Partial Update in terms of transport is limited to updating Policies to reflect	
		the Climate Emergency Declaration, and relevant inputs to site allocation policy. It is not appropriate for	
		the LPPU to fully redraft transport related text within the Place Volumes, as the Development Plan is	
		not the reference document for transport strategies, plans or programmes, This means that some	
		references within the Place Volumes are dated. The Journey to Net Zero sets out Bath and North East	
		Somerset Council's future ambitions, vision and objectives for transport in Bath.	
	Keynsham		
AM14	After Para 51	New Para 51a	For clarification
		The scope of the Local Plan Partial Update in terms of transport is limited to updating Policies to reflect	
		the Climate Emergency Declaration, and relevant inputs to site allocation policy. It is not appropriate for	
		the LPPU to fully redraft transport related text within the Place Volumes, as the Development Plan is	
		not the reference document for transport strategies, plans or programmes, This means that some	
		references within the Place Volumes are dated. The Keynsham Transport Strategy sets out Bath and	
		North East Somerset Council's future ambitions, vision and objectives for transport in Keynsham which	
		aligns with those contained in the Journey to Net Zero transport plan for Bath.	
AM15	New paragraph number	Paragraphs after the Policy KE5 KEYNSHAM TREETOPS – Context are numbered as 96e, 96f, 96g and 96h.	
	Somer Valley		
AM16	Para 46a	46a.An updated car parking survey was undertaken in 2019. This survey looked at the use of the car park in terms of capacity and duration of stay. The survey found that the car park was usually at around 80% capacity. It also found that the duration of stay was 1-2 hours suggesting that the car park is predominantly used by people looking to access that town centre rather than commuters who might stay all day. The survey therefore shows that the car park is important to support the vitality of the High Street. In light of the new evidence from the car parking survey the allocation of South Road car park for provision of a retail store will be removed and policy SSV2 will be deleted and it will be retained as a car park. Potential for other uses such as minor residential development or renewable energy provision will	For clarification

continue to be explored, but only where this is complementary to the car parking function and provision of public parking spaces.

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Appendix 3: The B&NES Local Plan Partial Update incorporating the Main Modifications and Additional Minor Modifications

# BATH AND NORTH EAST SOMERSET COUNCIL

Local Plan (Core Strategy and Placemaking Plan) Partial Update

To be adopted by the Council on 19<sup>th</sup> January 2023

Bath & North East Somerset Council

Improving People's Lives

# Contents

Volume 1 (District wide Development Management Policies)	2
Volume 2 (Bath)	120
Volume 3 (Keynsham)	199
Volume 4 (Somer Valley)	222
Volume 6 (Appendices)	242

Note: in the changes below additional text is **underlined** and deletions are shown as a strike through.

### **Volume 1 (District wide Development Management Policies)**

Paragraph/	Amendments		
Policy			
Format Note	In order to address a range of urgent issues in B&NES, including the climate and ecological emergency		
	declarations, the Council has prepared a partial update of the Core Strategy and Placemaking Plan (which		
	together comprise the Local Plan). The Local Plan Partial Update (LPPU) is set out as a schedule of changes to		
	the Core Strategy & Placemaking Plan combined document. Within the schedule of changes new text is shown as		
	underlined and bold and deleted text is struck through.		
After para 5	5a. The Council is required to review the Local Plan every five years in order to determine whether it remains fit		
	for purpose or whether all or part of it needed to be updated. A review of the Plan identified that a number of		
	policies needed to be updated.		
	5b. In March 2019 the Council declared a climate emergency and pledged to enable carbon neutrality in the		
	district by 2030. An ecological emergency has also been declared in response to the escalating threat to wildlife		
	and ecosystems. These Priorities were included in the Council's reviewed corporate strategy. The Council's		
	overriding purpose is to improve people's lives and its core policies are addressing the climate and ecological		
	emergency and giving people a bigger say. As this is a partial update to the existing Plan, and not a new Plan, the		
	plan period was not altered (remains up to 2029) and the scope of the changes was confined to those areas that		
	can be addressed without significantly changing the strategic policy framework of the adopted Plan i.e. the		
	spatial priorities; the spatial strategy; or the strategic housing and job growth requirements in the Core Strategy		
	& Placemaking Plan.		
L			

#### 5c. The scope of the partial update was therefore, confined to:

- Updating policies in order that they better address the climate and ecological emergencies
- Replenish housing supply in order that the Core Strategy housing requirement can be met and the necessary supply of housing land maintained with an appropriate degree of flexibility
- Addressing a limited range of other urgent local issues e.g. related to the 'green recovery'
- Amending policies for clarity and to ensure they are aligned with up to date national policy

5d. The Council is committed to expediting preparation of a new full Local Plan and work on the new Plan commenced in 2022. The new Local Plan will cover a plan-period of 2022-2042 and will be prepared in close cooperation with neighbouring authorities, addressing the strategic cross-boundary matters including consideration of any unmet housing need arising in Bristol.

Para 23

23. This will enable us to contribute to meeting the national, statutory carbon reduction target of 45% by 2020 78% by 2035 from 1990 levels and to achieve net zero by 2050.

23a.The Council has declared a climate emergency and has committed to providing the leadership for the District to be carbon neutral by 2030. This will contribute to the UK's legally binding target of net zero carbon by 2050. There are three key priorities to achieve this which are;

- Energy efficiency improvement of the majority of existing buildings (domestic and non-domestic) and zero carbon new build;
- A major shift to mass transport, walking and cycling to reduce transport emissions;
- A rapid and large-scale increase in local renewable energy generation.

23b.The Council's Climate Emergency Progress Report set out the scale of action needed to meet these priorities, including that "new homes and development need to be zero carbon or net positive carbon from now".

The Report was adopted in October 2019. As part of this work the council is seeking to update their adopted policies on climate change including a net zero carbon construction policy. 24c. The Council also declared an Ecological Emergency in response to the escalating threat to wildlife and ecosystems. The declaration recognises the essential role nature plays in society and the economy and provides a statement of intent to protect our wildlife and habitats, enabling residents to benefit from a green, nature rich environment. After para 29 29a.Paragraph 21 of NPPF (2021) states that "Plans should make explicit which policies are strategic polices." Where a single Local Plan is prepared, the non-strategic policies should be clearly distinguished from the strategic polices. Local Plan Part 1: Core Strategy sets out a strategic planning framework to guide change and development in the District and Part 2: Placemaking Plan covers site allocations and detailed development management policies. Therefore, in principle the Core Strategy policies are considered to be 'strategic' policies as they establish the overall strategy for the District. In addition, Placemaking Plan and Local Plan Partial Update development management policies setting out the overall strategy/approach, as well as strategic site allocations for housing, employment and key infrastructure, including those which entail a strategic change to the Green Belt, are also considered to be strategic policies. All strategic policies are listed in Appendix 3 in Volume 6 of the **Local Plan: Appendices and Glossary.** Para 50 ---. However, infrastructure constraints and national Green Belt objectives limit the level of development that the Town can accommodate. Land is also removed from the Green Belt at East Keynsham and safeguarded for possible development in the future. Development of this land will be permitted only when allocated for development following a review of the plan. The land removed from the Green Belt and safeguarded for development at East Keynsham is allocated for housing through the Local Plan Partial Update. These changes do not undermine the Core Strategy objective to maintain the town's separate identity.

After para 56	56a. Paragraph 66 of the NPPF 2021 states that strategic policies should set out a housing requirement for
	designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and
	any relevant allocations. A table setting out a housing requirement for the remainder of the plan period for each
	of the designated Neighbourhood Areas is included in Policy DW1.

#### Policy DW1

- 2. making provision to accommodate:
- a net increase of 10,300 jobs;
- an increase in the supply of housing by around 13,000 homes. <u>Diagram 3a sets out the proposed delivery at adoption of the Local Plan Partial Update.</u>

The table below sets out how this will be achieved.

#### Table 1C

	<u>Bath</u>	<u>Keynsham</u>	Somer Valley	Rural	<u>Total</u>
Completions (2011- 2022)	<u>3,576</u>	1,982	1,937	<u>1,289</u>	<u>8,784</u>
Extant Permissions	2,070	<u>260</u>	<u>490</u>	<u>80</u>	2,900
Existing Allocations from the Core Strategy and Placemaking Plan	880		100		980
New allocations through the LPPU	<u>530</u>	<u>330</u>	<u>80</u>		940
<u>Windfalls</u>	<u>450</u>	90	<u>180</u>	320	1,040
Total (rounded)	<u>7,500</u>	2,660	2,790	<u>1,690</u>	14,640

The table below sets out the designated neighbourhood areas housing requirements for the remainder of the plan period (2022-2029). The figures below are not a 'cap' on development and additional housing may come forward in designated neighbourhood areas, including through site allocations in Neighbourhood Plans.

Table 1D

Designated Neighbourhood	Allocations in	Proposed	<u>Housing</u>
<u>Area</u>	adopted Core	<u>LPPU</u>	<u>requirement</u>
	Strategy/	allocations	
	Placemaking Plan		
<u>Bathampton</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Batheaston</u>	<u> 0</u>	<u>0</u>	<u>0</u>
Chew Valley	<u> </u>	<u>0</u>	<u>0</u>
Claverton	<u>0</u>	<u>0</u>	<u>0</u>
Clutton	0	0	0
<b>Englishcombe</b>	<u>o</u>	<u>0</u>	<u>0</u>
Freshford and Limpley	<u>o</u>	<u>0</u>	<u>0</u>
Stoke	_		_
High Littleton and	<u>0</u>	<u>0</u>	<u>0</u>
<u>Hallatrow</u>			
<u>Keynsham</u>	<u> </u>	<u>336</u>	<u>336</u>
Midsomer Norton	<u>100</u>	<u>0</u>	<u>100</u>
<u>Paulton</u>	<u>0</u>	<u>80</u>	80
Publow and Pensford	<u>o</u>	<u>0</u>	<u>0</u>
Radstock	<u>10</u>	<u>0</u>	<u>10</u>
Stanton Drew	<u>0</u>	<u>o</u>	<u>0</u>
Stowey Sutton	<u>0</u>	<u>0</u>	0
<u>Timsbury</u>	<u>20</u>	<u>0</u>	<u>20</u>
<u>Westfield</u>	<u>o</u>	<u>0</u>	<u>0</u>
Whitchurch	0	0	0

- 4. retaining the general extent of Bristol Bath Green Belt within B&NES, other than removing land to meet the District's development **and sustainable transport** needs at the following locations identified on the Key Diagram and allocated on the Policies Map:
  - Land adjoining Odd Down
  - Land adjoining East Keynsham (now incorporating allocation of land previously safeguarded for development)

		<del>-</del>
		<ul><li>Land adjoining South West Keynsham</li><li>Land at Whitchurch</li></ul>
		<ul> <li>Land allocated for use as transport interchanges at the Odd Down, Newbridge and Lansdown Park and Ride sites</li> </ul>
		The first review will be timed to co-ordinate with the review of the West of England Core Strategies in around 2016.
•	Table 2	Policy GB2
	Locational	Burnett, Chelwood, Chew Magna, Chew Stoke, Claverton, Combe Hay, Compton Dando, Corston, Dunkerton,
	Policy	Englishcombe, Freshford, Hinton Charterhouse, Kelston, Marksbury, Monkton Combe, Newton St. Loe, North Stoke,
	Framework	Norton Malreward, Pensford, Priston, Queen Charlton, Shoscombe, South Stoke, Stanton Drew (including Upper
		Stanton Drew and Highfields), <u>Stanton Prior</u> , Tunley, Upper Swainswick <del>and</del> , <u>Wellow and Woolley</u>
5	Para 59	The villages identified in Table 2 are those with a Housing Development Boundary or an infill boundary in the case of
2		villages washed over by the Green Belt and subject to Policy GB2. In addition to the villages identified above there is
2		a range of smaller villages and hamlets in the District where a Housing Development Boundary or an Infill Boundary is
		not defined. These settlements are treated as open countryside with regard to the policy framework for residential
		development.
	Para 61	For Keynsham, the policy approach for considering housing development proposals on non-allocated sites is made clear in the Core Strategy. Policy KE1(2b) in the Keynsham place-based section allows residential development if it is within the Housing Development Boundary (HDB) or forms an element of Policies KE2 (Town Centre/Somerdale Strategic Policy), KE3 (East Keynsham Strategic Site Allocation and the previously safeguarded land), or KE4 (South West
		Keynsham Strategic Site Allocation).
	Para 64	Although the construction of new buildings is regarded as inappropriate development in Green Belt, limited infilling in villages is an exception to this policy. For settlements washed over by the Green Belt, Policy GB2 will apply as set out in
_		

	the Green Belt Development Management Policies section. Any proposals outside the HDBs Infill Boundaries would be considered inappropriate development in the Green Belt and Core Strategy Policy CP8 would apply.
Para 71	In villages washed over by the Green Belt with a housing development boundary an Infill Boundary as defined on the Policies Map proposals for residential and employment development will be determined in accordance with national policy set out in the NPPF.
Paras 80-83	80. In 2020 the Council commenced preparation of the LPPU, which was adopted in early 2023. The LPPU does
	not alter the plan period and is confined to updating those parts of the Core Strategy and Placemaking Plan that
	can be addressed without significantly changing the strategic policy framework of the adopted Plan i.e. the
	spatial priorities; the spatial strategy; or the strategic housing and job growth requirements established in the
	Core Strategy & Placemaking Plan. The Council is committed to expediting preparation of a new full Local Plan
	and work on the new Plan commenced in 2022. Preparation of the new full Local Plan Plan reviews will be
	undertaken in cooperation with neighbouring authorities, particularly in the West of England in accordance with the Duty to
	Co-operate to ensure that <u>strategic</u> cross-boundary issues are addressed. This will include a review of the <u>The new full</u>
	Local Plan is proposed to cover a plan period of 2022-2042. The timetable for the review of Local Development
	Documents preparation of the new full Local Plan is set out in the Council's Local Development Scheme.
	81. Arrangements are already underway to review the West of England SHMA in preparation for a review of West of
	England Core Strategies in around 2016. This will entail a co-ordinated response to the outputs of the updated SHMA.
	The SHMA review includes a review of the Housing Market Area. The West of England Combined Authority (WECA) is
	required to and started work on a Mayoral Spatial Development Strategy (SDS) that sets out a spatial strategy for
	growth to meet the need for homes and jobs in a clean and inclusive way across the WECA area over the next 20
	years. Work on the WECA Mayor's SDS was halted in May 2022. In the absence of any indication from the WECA
	Mayor as to when work might be re-instigated on the SDS the Council remains committed to progressing
	preparation of the new full Local Plan that will provide the full strategic planning framework. The three WECA
	UAs will co-operate on the preparation of their respective Local Plans in order to ensure strategic cross-

Masterplanning and 'major development' (as defined in the Town & Country Planning (Development Management Procedure (England) Order 2010) in the District should demonstrate that opportunities for the retention and retrofitting of existing buildings within the site have been included within the scheme. All schemes should consider retrofitting opportunities as part of their design brief and measures to support this will be introduced.

**Retrofitting Historic Buildings** 

The Council will seek to encourage and enable the sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings (including listed buildings and buildings of solid wall or traditional construction) and in conservation areas, whilst safeguarding the special characteristics of these heritage assets for the future. Proposals will be considered against national planning policy.

The policy will be supported by the Council's **Energy Efficiency**, **Retrofitting and** Sustainable Construction and Retrofitting Supplementary Planning Document.

#### **Houses in Multiple Occupation**

In the case of a house in multiple occupation the property must achieve an Energy Performance Certificate "C" rating as required by policy H2.

Part 2 amend as follows:

2 This policy will provide a basis for Development Management and will be supported by the Sustainable Construction and Retrofitting Supplementary Planning Document and sustainable construction checklist. The Sustainable Construction Checklist will be updated to include a section on sustainable refurbishment to raise awareness of the measures recommended in retrofitting existing buildings

Part 4 delete as follows

		4 Signposting of retrofitting information including Government financial initiatives and schemes, public awareness and demonstration events will also be provided by the Council.
•	Para 96	Sustainable Construction and Renewable Energy
		The EU has set a target for Nearly Zero Energy Buildings by 2020 which member states must respond to.
-	Policy CP2	Delete policy CP2. Replaced by new Policies SCR6 and SCR7
		POLICY CP2 SUSTAINABLE CONSTRUCTION
1		Sustainable design and construction will be integral to new development in Bath & North East Somerset. All planning applications should include evidence that the standards below will be addressed:
		Maximising energy efficiency and integrating the use of renewable and low-carbon energy (i.e. in the form of an energy strategy with reference to Policy CP4 as necessary);
		<ul> <li>Minimisation of waste and maximising of recycling of any waste generated during construction and in operation;</li> <li>Conserving water resources and minimising vulnerability to flooding;</li> </ul>
		Efficiency in materials use, including the type, life cycle and source of materials to be used;
		Flexibility and adaptability, allowing future modification of use or layout, facilitating future refurbishment and retrofitting;
		Consideration of climate change adaptation.
		Applications for all development will need to be accompanied by a B&NES Sustainable Construction Checklist.
		Delivery

- 1. This policy will provide a basis for Development Management.
- 2. The Sustainable Construction Checklist and Sustainability Statements will be used to assess the approach taken to sustainable construction in planning applications.

#### Para 98

- 98. In order to assist identifying the potential for supply and demand for renewable and low carbon energy and the impacts this might have on environmental and heritage assets in Bath and North East Somerset, the Council commissioned 'Renewable Energy Research and Planning' (June 2009) and a Research Update (Nov 2010). This Renewable Energy Research is available as a snapshot to assist in considering possible proposals and may be updated by the Council as technologies develop. was used to inform the renewable energy target in the Core Strategy.
- 99. Policy CP3 of the Core Strategy seeks to achieve an increase in the level of renewable energy generation in the District. These will be monitored and adjusted as technologies and initiatives improve. Whilst these targets are challenging, recent national commitments such as expansion of permitted development rights and financial incentives such as 'Feed in Tariff' and 'the Green Deal', should accelerate energy provision from renewable low carbon sources. These standards may be revised and updated through the Core Strategy review as sustainability methodologies, technologies and initiatives develop. The Local Plan Partial Update provides the opportunity to review progress towards achieving the target and recognise changes in Government Policy and trends in technologies.

#### Add new paragraphs

99a. National Policy Statement for Renewable Energy Infrastructure EN-3 notes the positive role that large-scale renewable projects play in the mitigation of climate change, the delivery of energy security and the urgency of meeting the national targets for renewable energy supply and emissions reductions. The latest monitoring in the district shows that only 21.7 MW electricity and 7.4 MW heat are available as of 2019. A significant increase in the development of renewable energy is needed to achieve the policy targets. Policy CP3 has therefore been reviewed and aims to set out a positive approach for determining applications and guiding development to the right locations.

99b. In addition, since the adoption of the Placemaking Plan in 2017, the Council has declared a climate emergency and has committed to providing the leadership for the District to be carbon neutral by 2030. This will contribute to the UK's legally binding target of net zero carbon by 2050. Whilst it should be noted that Core Strategy targets cannot be reviewed through the Local Plan Partial Update, it should be noted that the targets for renewable energy and heat generation are not a cap and are the minimum level to achieve by 2029.

#### Standalone renewable generation

99c. The revised Policy CP3 sets out the criteria for all stand alone renewable energy projects as well as specific criteria for wind energy and ground mounted solar (previously shown in Policy SCR3). Where either generation type is proposed in the Green Belt, reference will also need to be made to relevant Green Belt policies. The Council has previously prepared a Guidance Note on renewable energy in the Green Belt. Proposals over 50MW, other than for battery storage, are considered Nationally Significant Infrastructure projects. These are determined in accordance with the decision-making framework in the Planning Act 2008 (as amended) and relevant national policy statements for major infrastructure, as well as any other matters that are relevant (which may include the National Planning Policy Framework and Development Plan).

## New paragraphs

#### Wind energy

99d. For some time it has been Government policy for local planning authorities to have a positive strategy to promote energy from renewable and low carbon sources including the identification of suitable areas for renewable and low carbon energy sources.

99e. Particularly for wind energy development Local Plans should identify suitable areas for such development and make clear what criteria have determined their selection, including what size of development is considered suitable in these areas. The NPPF 2021 states that:

'A proposed wind energy development involving one or more wind turbines should not be considered acceptable unless it is in an area identified as suitable for wind energy development in the development plan; and, following

consultation, it can be demonstrated that the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing.'

99f. In 2020 onshore wind energy was recognised in a report by the Department for Business, Energy & Industrial Strategy as being one of the cheapest forms of energy generation (including conventional generational sources). The Local Plan Partial Update presents an opportunity to reconsider the Council's approach to wind energy development in light of the NPPF requirement to identify suitable areas for development and the contribution that it can make to help meeting our targets. Policy CP3 takes a landscape sensitivity-based approach to identifying suitable areas for wind energy development (see paragraphs 99r below).

99g. In the NPPF, and outlined above, developments for wind energy need to be able to demonstrate that, through consultation, the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing. Whether the proposal has the backing of the affected local community is a planning judgement for the decision maker. It is recognised that any development may not be able to achieve 100% of the support from the community, particularly in relation to wind energy development in rural areas, however examples of community support could be (but not limited to):

- Community Renewable Energy Schemes (as set out in SCR4)
- Support from representative organisations, such as Parish Councils

99h. Neighbourhood Planning Groups can also identify suitable areas for wind energy development through their Neighbourhood Plan.

New paragraphs

**Ground Mounted Solar Arrays** 

- 99i. Ground mounted solar arrays (also known as solar farms/solar fields) can make a significant contribution to our renewable energy target in Core Policy CP3.
- 99j. Given the rural nature of the District, and the opportunities for ground mounted solar arrays as part of the renewable energy mix, it is anticipated that such arrays, which should be sited on land of lower agricultural quality and which is not functionally linked to nationally protected sites (SACs, SPAs and SSSIs), will continue to contribute significantly towards the District wide renewable energy target.
- 99k. In addition, ground-mounted solar arrays can provide benefits to biodiversity and soils by providing an undisturbed area that can host a rich variety of species and rest core soil nutrients. Solar arrays can also retain agricultural uses such as sheep grazing, and can support rural businesses and the rural economy.

#### **Identifying Suitable Areas for Renewable Energy Development**

- 99I. The Policies Map illustrates geographically the assessed landscape potential for renewable energy development in the District. Through the LPPU the Council has set out a landscape led approach for wind energy and ground-mounted solar PV to guide development to the best locations which is based on the Landscape Sensitivity Assessment (LSA) for Renewable Energy Development (LUC, 2021). Through Policy CP3:
- Wind energy development proposals will be supported where they lie within a landscape area identified as being potentially suitable for this type of development (high, moderate-high, moderate and low-moderate potential areas) and will be normally refused in areas of low landscape potential.
- Solar energy proposals are encouraged within locations with the best landscape potential (high, moderate-high, moderate potential). However, applications can be submitted in all areas and will not necessarily be refused in areas of lower landscape potential, provided that applicants can clearly demonstrate that the adverse impacts on the landscape can be satisfactorily mitigated.

99m. The LSA provides judgements on the landscape potential of different parts (or landscape character types and areas) of the B&NES landscape to accommodate ground-mounted solar and wind energy development of differing scales. The results of this study provide an indication of landscape sensitivity and potential across the District, as well as information on potential opportunities and constraints for siting such developments. This evidence identifies broad areas of search for ground-mounted solar and wind energy development as illustrated by the Policies Map.

99n. It is important to note that the LSA assessment does not provide guidance on the wide range of other planning issues that need to be considered as part of the preparation and determination of planning applications for renewable energy developments; these are addressed within the criteria of Policy CP3, as well as the expectation that applicants and decision makers should read the plan as whole.

99o. The LSA assesses the suitability of different scales of developments, based on bandings that reflect those that are most likely to be put forward by developers.

Ground-infounted Solar PV
<b>Development (measured in hectares</b>
(Ha), covering the areas taken up by
solar PV panels only)
• Band A ≤5ha
• Band B >5 to 10ha
• Band C >10 to 15ha
• Band D >15 to 30ha

Ground-mounted Solar PV

Wind Energy Development Banding Turbine Height (to blade
tip)
• Band A 18 – 25m
• Band B 26 – 60m
• Band C 61 – 99m
<u>• Band D 100 – 120m</u>
• Band E 121 – 150m

# 99p. The LSA assessment against landscape sensitivity criteria has been translated into overall categories of 'landscape potential' in Policy CP3:

5 (Low potential)	Key characteristics and qualities of the landscape are highly vulnerable to change. New solar PV or wind energy developments are likely to result in a significant change in character. Therefore, there is low landscape potential for new development within the Landscape Character Area (LCA) /Landscape Character Type (LCT).
4 (Low - Moderate potential)	Key characteristics and qualities of the landscape are vulnerable to change from new solar PV or wind energy developments. There may
	be some very limited potential to accommodate developments without significantly changing landscape character. Great care would be needed in siting and design.
3 (Moderate potential)	Some of the key characteristics and qualities of the landscape are vulnerable to change. Although the landscape may have some potential to accommodate new solar PV or wind energy development, it is likely to cause a degree of change in character. Care would be needed in siting and design.
2 (Moderate-High potential)	Fewer of the key characteristics and qualities of the landscape are vulnerable to change. The landscape is likely to be able to accommodate new solar PV or wind energy development with limited change in character. Care is still needed when siting and designing schemes to avoid adversely affecting landscape character.
1 (High potential)	Key characteristics and qualities of the landscape are robust in that they can withstand change from the introduction of new solar PV or wind energy developments. The landscape is likely to have high

potential to accommodate such development without a significant change in character. Care is still needed when siting and designing these developments to ensure best fit with the landscape.

99q. Each of the LCTs across the District is attributed a category of landscape potential for the different scales of renewable energy development. Landscape potential is presented as maps of the LCTs covering the whole District, which are shown on the Policies Map. The LSA assessment report also presents the results of the assessment as separate profiles for each of the LCTs in B&NES. These detail:

- A summary description of the LCT against each of the assessment criteria, giving a landscape sensitivity assessment rating for both development types.
- Landscape potential 'scores' for new solar PV and wind energy development within each of the different bandings, using the five-point scale (listed above).
- An overall discussion on the landscape potential of the LCT to new solar PV and wind energy developments, referencing particular features, attributes or locations which may be more or less sensitive.
- Discussion on any variations to the overall LCT scores at the LCA level.
- Recommendations and guidance for accommodating future solar PV and wind energy developments in the landscape.

**Policy CP3 Approach** 

99r. Part 1 of the policy sets out the criteria that apply to all types of renewable energy installations. In relation to both wind and ground mounted solar PV, further specific criteria have been added for each type of development under Parts 2 and 3 respectively. Please see Policy SCR2 for roof mounted/building integrated scale solar PV.

o Wind energy development proposals will be supported where they lie within a landscape area identified as being potentially suitable for this type of development (high, moderate-high, moderate and low-moderate potential areas as indicated in the Policies Map) and will be normally refused in areas of low landscape potential.

o In addition, this part of the policy sets out other specific factors/criteria that need to be addressed or mitigated. In line with the NPPF, applicants would need to demonstrate that, following consultation, the planning impacts identified by the affected local community have been fully addressed by the proposal.

#### Approach to ground mounted solar (Part 3):

o The policy seeks to positively guide solar energy development to the most suitable locations in terms of landscape potential (high, moderate-high, moderate potential as indicated in the Policies Map), however applications can be submitted in all areas and will not necessarily be refused in areas of lower landscape potential, unless applicants cannot clearly demonstrate that the adverse impacts on the landscape can be satisfactorily mitigated.

o Specific factors relating to this kind of development to be addressed/mitigated are also set out in this part of the policy.

99s. Part 4 of the policy relates to balancing or energy storage plant. As the most common renewable energy sources are intermittent there is a greater need for power reserves that can "balance" the grid by releasing power onto the grid at times when demand exceeds supply. Balancing plant can be gas turbines or gas engines that can be turned on at short notice to meet temporary demand. Alternatively, energy storage plants can be used to

balance the grid, most commonly battery packs although other technologies are emerging. These either store energy from the grid to release when supply is scarce or can be co-located with renewable energy infrastructure to release renewable power when renewable energy production is otherwise unable to meet demand.

99t. It is acknowledged that there is a need for flexibility and stability in the energy supply, and that grid balancing plant will be required to help enable transition to 100% renewable electricity. However, the burning of fossil fuels for energy generation, including by gas balancing plants, would increase the District's carbon dioxide emissions and is therefore not supported since it is inconsistent with the Council's Climate Emergency Declaration. As part of the Council's commitment to the Climate and Nature emergency, it is also vital that biomass/fuel electricity generators are committed to sustainable sources for fuels at the planning stage and that such sources are utilised once the energy plant is operational. If such plants do not use sustainable sources clearly this undermines the benefits of this source of energy and its contribution to responding to the climate emergency, contrary to the 2008 Act.

#### Policy CP3

#### POLICY CP3 RENEWABLE ENERGY

Development should contribute to achieving the following minimum level of Renewable Electricity and Heat generation by 2029.

	Capacity (Megawatt)
Electricity	110MWe (Megawatt Electricity)
Heat	165MWth (Megawatt Thermal)

Proposals for low carbon and renewable energy infrastructure, including large-scale freestanding installations, will be assessed under the national policies and against the following:

a: potential social and economic benefits including local job creation opportunities

b: contribution to significant community benefits

c: the need for secure and reliable energy generation capacity d: environmental impact (see Policy CP6)

#### **Proposals for All Standalone Renewable Energy Types**

- 1) Proposals for all renewable and low carbon energy-generating and distribution networks, will be supported in the context of sustainable development and climate change, where:
- a) They balance the wider environmental, social and economic benefits of renewable electricity, heat and/or fuel production and distribution;
- b) They will not result in significant adverse impacts on the local environment that cannot be satisfactorily mitigated and they accord with national policy, including:
- impacts to biodiversity;
- landscape and visual impacts including cumulative effects;
- impacts on the special qualities of all nationally important or protected landscapes, which must be conserved or enhanced;
- when considering applications for development within Areas of Outstanding Natural Beauty permission should be refused for major development other than in exceptional circumstances as set out in national policy, and where it can be demonstrated that the development is in the public interest;
- c) They are informed by an assessment of the impact the development might have on the significance of heritage assets and their settings, including the outstanding universal value of Bath World Heritage Site. Any harmful

impact on the significance of a designated heritage asset requires a clear and convincing justification, detailing the benefits of the proposal and enabling them to be weighed against any harm that would be caused;

- d) They are supportive of land diversification and continued agricultural use;
- e) They provide at least 10% biodiversity net gain and multi-functional Green Infrastructure e.g. permissive paths and wildlife corridors; and
- f) There are appropriate plans and a mechanism in place for the removal of the technology on cessation of generation, and restoration of the site to its original use or an acceptable alternative use;

Opportunities for co-location of energy producers with energy users will be supported.

Support will be given to community led energy schemes where evidence of community support can be demonstrated, with administrative and financial structures in place to deliver/manage the project and any income from it.

In addition, the following criteria will be used to assess proposals for each of the following energy generation types:

#### Wind energy

- 2) Wind energy development proposals will be supported where they:
- a) Lie within a landscape area identified as being potentially suitable for this type of development (high, moderate-high, moderate and low-moderate potential areas set out in the Wind Energy Assessment Report and shown on the Policies Map). There will be a presumption against wind energy development proposals in low potential landscape areas.

Applicants would need to clearly demonstrate that adverse impacts on the landscape can be satisfactorily mitigated in these areas;

- b) Demonstrate that, following consultation, the planning impacts identified by the affected local community have been fully addressed by the proposal;
- c) There is sufficient separation from the proposed wind turbines and/or mitigation measures, to protect residential amenity as a result of noise, shadow flicker and visual intrusion;
- d) The proposals have addressed any potential adverse effects on the safety of aviation operations and navigational systems;
- e) Potential interference to television and/or radio reception and information and telecommunications systems will be avoided and/or mitigated;
- f) The proposed site access arrangements and access routes are suitable for the construction phase, including the delivery of turbine components and construction materials, the operational phase, and the decommissioning of the proposed wind farm. The use of aggregates, concrete batching and provision of grid connection infrastructure ensure adverse impacts are avoided or satisfactorily mitigated; and
- g) Ensure flight paths and habitat corridors of protected mobile species such as birds and bats, and functionally linked habitat associated with protected sites (SACs; SPAs; SSSIs), are not adversely affected.

#### **Ground Mounted Solar Energy**

3) The Council particularly encourages ground mounted solar energy development proposals on land which is not functionally linked to nationally protected sites (SACs;SPAs,SSSIs) in the high, moderate-high, moderate potential areas set out in the Solar Assessment Report and shown on the Policies Map (subject to the other criteria in this policy). Proposals will be acceptable in other areas (of lower potential) provided that applicants

<u>clearly demonstrate that adverse impacts on the landscape can be satisfactorily mitigated (as set out in 1b). (See SCR2 for roof mounted solar)</u>

In addition, ground mounted solar energy development proposals will be supported where they:

- a. Are not sited on the best and most versatile agricultural land (Grades 1, 2, and 3a) unless significant sustainability benefits are demonstrated to outweigh any loss;
- b. Maintain grazing regimes within SAC bat sustenance zones;
- c. Avoid the loss of hedgerow & woodland connectivity;
- d. Avoid the loss and deterioration of UK priority habitats (as shown on the Policies Map); and
- e. Meet current best practice guidelines and standards on protection and enhancement of biodiversity.

#### **Energy balancing plants**

- 4) Energy installations to balance electricity demand and supply in order to assist the transition to 100% renewable electricity must be met by:
- 1. Energy storage plant co-located with renewable energy generation plant; or
- 2. Freestanding energy storage plant

Balancing plant, or other freestanding energy generation plant, that increases the District's carbon emissions, for example those that burn fossil fuels directly, such as gas or fuels derived from oil, will be refused unless it can be demonstrated by the applicant that the proposal is required for the purposes of temporarily supporting energy needs for a specified and limited temporary period of time.

	Applications for energy plant utilising virgin plant feedstocks will need to robustly demonstrate that the
	feedstock will be sourced sustainably.
Para 100-102	100.Climate change and environmental sustainability objectives are enshrined in the highest level of local policy, as follows:
	<ul> <li>The Environmental Sustainability &amp; Climate Change Strategy: Sets the target of a 45% reduction in the area's CO<sub>2</sub> emissions by 2026, in line with national climate change targets.</li> </ul>
	The Climate emergency sets the target of being carbon neutral by 2030
	101.Within the Local Plan Partial Update Placemaking Plan there is an opportunity to build on the planning policies contained within the Core Strategy (including policies CP1 on Retrofitting, CP2 Sustainable Construction, CP3 Renewable Energy and CP4 District Heating) and Placemaking Plan (Policies SCR1 On-site Renewable Energy Requirement, SCR3 Ground-mounted Solar Arrays) to further support and promote sustainable construction and design and facilitate the delivery of renewable energy schemes in the district. The policy approach set out in the Local Plan Partial Update Placemaking Plan reflects evolving national policy.
	102.B&NES Council has reviewed and combined the has an adopted Sustainable Construction & Retrofitting Supplementary Planning Document and an Energy Efficiency & Renewable Energy Guidance for Listed Buildings and Undesignated Historic Buildings, which provides detailed guidance – this guidance is aimed at householders and small scale developers. The combined SPD will be entitled the 'Energy Efficiency Retrofitting & Sustainable Construction SPD'.
Para 107	The following Local Plan Placemaking Plan policies aim to add to existing policies, and to specifically:
	<ul> <li>Support community led renewable energy and low zero carbon development</li> </ul>

	Paras 108	Delete paragraphs 108 – 110
	Policy SCR1 replaced by	POLICY SCR1: ON-SITE RENEWABLE ENERGY REQUIREMENT
	new policies SCR6 and	On-site renewable energy requirement
	SCR7	Developers of major proposals above a threshold of 1,000 square metres or 10 dwellings, excluding Industrial B2 and B8
	<b>30</b> 111	uses, will be required to provide sufficient renewable energy generation to reduce carbon emissions from anticipated
		(regulated) energy use in the building by at least 10%.
		Supplements Core Strategy policy CP3 Renewable Energy.
	After para 107	Sustainable Construction for Residential Buildings
		107a Through the Local Plan Partial Update there is an opportunity to revise the sustainable construction polices
5		with an aim to achieve net zero construction. Therefore, policy CP2 of the Core Strategy and SCR1 of the
		Placemaking Plan has been replaced with a new sustainable construction policy.
		107b The government is proposing to update part L of the Building Regulations to achieve more energy efficient
		homes. The new Part L will be called the Future Homes Standard and is planned to be implemented from 2025. In
		January 2021 the government released their response to the Future Homes Standards Consultation. The results
		of the consultation have confirmed that local authorities will still be able to set their own standards. The
		government has stated their intention to bring in the Future Homes Standards in 2025 but the exact method of
		how carbon reduction will be enacted is still subject to future consultation. As an interim measure from June
		2022, a 31% CO2 reduction above Part L 2013 must be achieved to comply with Building Regulations
		<u>requirements.</u>

107c Due to the uncertainty of the Future Homes Standard, the local plan will continue to pursue a zero carbon construction standard but to change the metric from carbon reduction to energy use. The energy metric has two key advantages

-firstly, it does not rely on Part L as a baseline, so won't have to be changed each time Part L changes.

-secondly, energy metrics are more technically robust and designed to lead to better building outcomes – improved focus on fabric and ability to monitor performance.

107d The revised energy metric will look at three things.

- Space Heating The energy used specifically for heating the building
- Energy Use Intensity the predicted total energy use
- Provide enough renewable energy output to match the total energy use.

107e. In order to minimise energy use development proposals should seek to optimise energy efficiency through building fabric and carefully considered design, orientation and innovation. Development proposals where offsetting is relied upon to comply with Policies SCR6 and SCR7 should have regard to the Sustainable Construction Checklist SPD and the Planning Obligations SPD. The Sustainable Construction Checklist SPD includes information which will guide the calculation of the residual on-site renewable energy generation (SCR6) and residual carbon (SCR7). The Planning Obligations SPD includes a formula which will be used to calculate the subsequent financial contribution value. The scale of offsetting required must also meet the statutory tests for planning obligations.

107f. The compliance tools for Building Regulations are not intended to accurately evaluate overheating, proposals are encouraged to use the more sophisticated CIBSE (Chartered Institute of Building Service Engineers) standards TM52 for non-residential development and TM59 for residential development. The CIBSE methodologies use the criteria below:

- TM59 & TM52: "Hours of Exceedance", a measure of how often the temperature exceeds a threshold comfort temperature during a typical warm season and sets a limit of 3% of occupied hours TM52: "Daily Weighted Exceedance"; the severity of overheating within any one day. The limit is no more than 6 hours a day above the thermal comfort threshold. TM52: "Upper Limit Temperature" which sets an absolute maximum temperature for a room beyond which the level of overheating is unacceptable. The Council recommends and encourages all development proposals to undertake a CIBSE TM59 overheating assessment to evaluate how overheating can be mitigated. This is not a policy requirement, but exemplary developments will address climate adaptation through the submission of an overheating strategy in the **Sustainable Construction Checklist SPD.** 107q. Policy SCR6 applies to all types of residential development. This includes dwellings and purpose-built accommodation, such as PBSA and care homes. Policy SCR6 does not apply to existing buildings that propose applications for extensions, conversions and other changes of use. 107h.Applicants must adhere to the energy hierarchy of improving fabric first, then adding renewables and finally offsetting emissions that can't be mitigated onsite, but with no fixed targets at each stage due to the difficulty of setting targets when Part L (the baseline) is changing. Please refer to paragraph 107e for information on offsetting.
- New Policy SCR6

SCR6 Sustainable Construction Policy for New Build Residential Development

New build residential development will be required to meet the standards set out below.

New build residential development will aim to achieve zero operational emissions by reducing heat and power demand then supplying all energy demand through onsite renewables. Through the submission of an appropriate energy assessment, having regard to the Sustainable Construction Checklist SPD, proposed new residential development will demonstrate the following;

- Space heating demand less than 30kWh/m2/annum;
- Total energy use less than 40kWh/m2/annum; and
- On site renewable energy generation to match the total energy use, with a preference for roof mounted solar PV
- Connection to a low- or zero-carbon District heating network where available

#### **Major residential development**

In the case of major developments where the use of onsite renewables to match total energy consumption is demonstrated to be not technically feasible (for example with apartments) or economically viable, renewable energy generation should be maximised and the residual on site renewable energy generation (calculated as the equivalent carbon emissions) must be offset by a financial contribution paid into the Council's carbon offset fund where the legal tests set out in the Community Infrastructure Regulations are met.

#### New Paras 107i-107k

#### Sustainable Construction Policy for New Build Non-Residential Buildings

107i.The government is consulting on Buildings Regulations Part L for non-domestic buildings. This is called the Future Buildings Standard. The outcome of this consultation is not yet known. As it is currently uncertain what the new non-domestic Part L will be it is proposed to require non-residential buildings to demonstrate BREEAM excellent plus net zero carbon.

		107j. Applicants must adhere to the energy hierarchy of improving fabric first, then adding renewables and finally offsetting emissions that can't be mitigated onsite, but with no fixed targets at each stage due to the difficulty of setting targets when Part L (the baseline) is changing.  107k.BREEAM (Building Research Establishment Environmental Assessment Method) is a tool for assessing the environmental sustainability of a development. The BREEAM standards will be applied to major non-residential
	New Policy	developments  SCR7 Sustainable Construction Policy for New Build Non-Residential Buildings
	SCR7	New build non-residential major development will maximise carbon reduction through sustainable construction measures. Through the submission of an appropriate energy assessment having regard to the Sustainable Construction Checklist SPD all planning applications will provide evidence that the standards below are met.
Dage 103		Major development is to achieve a 100% regulated operational carbon emissions reduction from Building Regulations Part L 2013 (or future equivalent legislation), following the hierarchy set out below.
		<ul> <li>Minimise energy use through the use of energy efficient fabric and services</li> <li>Residual energy use should be met through connection to a low- or zero-carbon heat network if available.</li> <li>Maximise Opportunities for renewable energy to mitigate all regulated operational emissions.</li> <li>Residual carbon emission that cannot be mitigated on site should be offset through a financial contribution to the council's carbon offset fund</li> </ul>
	New para 107l	Embodied Carbon  107I.Embodied carbon emissions are the carbon emissions resulting from the materials, production, demolition and disposal. An embodied carbon assessment in the context of the LPPU provides details of a building's

	materials used in the substructure, superstructure and finishes. This provides a true picture of a buildings carbon impact on the environment.
New Policy SCR8	SCR8 Embodied Carbon
<b>Embodied</b>	Large scale new-build developments (a minimum of 50 dwellings or a minimum of 5000m <sup>2</sup> of commercial floor
Carbon	space) are required to submit an Embodied Carbon Assessment having regard to the Sustainable Construction
	Checklist SPD that demonstrates a score of less than 900kgCO2e/m2 can be achieved within the development for
	the substructure, superstructure and finishes.
Para 112	112. Designing solar arrays as a complementary part of a building can enable the PV arrays to complement the aesthetic of a building or development and need not compromise the character of protected areas such as the World Heritage Site and Conservation <b>Areas provided proposals are consistent with Policy HE1</b> . When designing building-mounted solar arrays, consideration should be aesthetics and character in design choices in line with the Policy SCR2.
Para 113 - 118	Delete paragraphs 113-118
Policy SCR3 Replaced by	Delete Policy SCR3-Ground-mounted Solar Arrays
superseded	In addition to the policy considerations of CP3, planning applications for ground mounted solar arrays which follow best
Policy CP3	practice (e.g. BRE National Solar Centre guidance and the Solar Trade Association best practice commitments, or
1 only of o	successor guidance), should achieve as many of the following factors as possible:
	a Proposals are focused on nonagricultural land or land of lower agricultural quality
	b Proposals are sensitive to nationally and locally protected landscapes and nature conservation areas, and take
	opportunities to enhance the ecological value of the land. To this end, the application should be supported by a

Biodiversity Management Plan, which reflects the BRE National Solar Centre "Biodiversity Guidance for Solar Developments" (or successor guidance) c Proposals seek to minimise visual impact where possible and maintain appropriate screening throughout the lifetime of the project (managed through a land management and/or ecology plan) d Engagement at a pre-application stage with the community takes place e Proposals are supportive of land diversification and continued agricultural use, biodiversity measures and supporting the provision of multi-functional Green Infrastructure e.g. permissive paths and wildlife corridors f Proposals are used as an educational opportunity where appropriate g Land is returned to its former use at the end of a project In all cases proposals will be expected to be consistent with the relevant design, heritage and landscape policies. Supplements Core Strategy policy CP3 Renewable Energy Policy CP4 Policy CP4 District The use of combined heat and power (CHP), and/or combined cooling, heat and power (CCHP) and district heating will be heating encouraged. Within the two three "district heating priority areas", indicated on Diagram 19 (Bath Central and Bath Riverside and Keynsham High Street), and shown in detail in the associated evidence base, development will be expected to incorporate infrastructure for district heating, and will be expected to connect to existing systems where and when this is available, unless demonstrated that this would render development unviable, or if an alternative zero carbon heat source is proposed.

	Within the remaining 12 "district heating opportunity areas" shown on Diagram 19, (Radstock, Midsomer Norton, Paulton, Bath Spa University, Twerton, Kingsway, Bathwick, Moorfields, Odd Down, Lansdown, RUH, Keynsham High Street & Keynsham Somerdale), development will be encouraged to incorporate infrastructure for district heating, and will be expected to connect to any existing suitable systems (including systems that will be in place at the time of construction), unless it is demonstrated that this would render development unviable
130	130. Policy CP4 applies to allocated sites within the "Bath Central" and "Bath Riverside" and "Keynsham High Street"; the "district heating priority areas" as shown in Diagram 5 and in more detail in the OS base maps within District Heating Opportunity Assessment Study- Part 5 (AECOM, 2010). The site allocations within Bath and Keynsham to which this policy applies include:  **Keynsham:**  * Town Centre*  * Riverside & Fire Station Site*
New	Electric vehicles
paragraphs	132a.In 2018 the government launched its Road to Zero strategy. The ambition being to see at least half of new cars to be ultra low emissions by 2030. As part of this the government aims to roll out infrastructure to support electric vehicles. Electric vehicle chargers can be installed under permitted development. Part 2, class C allows for the installation of a charging unit within a parking area, subject to certain conditions. On street chargers can be provided under Part 12, class A which allows for on street charging when installed by Local Authorities.  132b.Electric Vehicle Infrastructure is best provided at the construction stage. This policy seeks to provide electric vehicle infrastructure within new residential and non-residential development where parking is provided. There are grid connection cost exemptions that apply to providing vehicle charging infrastructure which are set out in Building Regulations and outlined in the Transport and Development SPD. Where costs for grid

connections of 7kW minimum active and passive charging can be evidenced to exceed £3,600 (per dwelling), an exemption to a supply of slow charge, 16 amp 3.7 kW, single phase power supply active and passive charging may be applicable. Further exemptions may also apply for grid connections for 3.7 kW active and passive charging costing more than £3,600 (per dwelling).

132c.From the Issues and Options consultation it is understood that electric vehicles and charging infrastructure are a rapidly evolving industry, where uptake in electric vehicles is currently low. The policy should be implemented alongside the existing transport polices. It should be read in conjunction with the Transport and Development SPD that will detail parking and charging standards for development.

132d.Western Power Distribution maintain the grid and electricity supply for Bath and North East Somerset. As part of this they monitor housing development within the district to respond to any need for increased capacity.

Western Power Distribution have an online network capacity map on their website which can be used to estimate potential grid capacity. Anyone wishing to install a new charger has to make an application to Western Power Distribution.

#### New Policy SCR9

New Policy SCR9 Electric vehicles charging infrastructure

#### **New Build Residential Development:**

All dwellings with one or more dedicated parking space or garage must provide access to electric vehicle charging infrastructure. Further guidance will be set out in the Transport and Development Supplementary Planning Document. Where off street parking is not provided and parking is provided on streets within the proposed development, the design and layout of the proposed development should incorporate infrastructure to enable the charging of electric vehicles on the streets within the proposed development which does not compromise any special characteristics of the area, the public realm or the mobility of other users.

New Build Non-residential development

ſ		In all you regidential developments providing 4 or more on porting have passed to also this web is a shouring
		In all non-residential developments providing 1 or more car parking bays, access to electric vehicle charging
		infrastructure must be provided. Further guidance will be set out in the Transport and Development
		Supplementary Planning Document.
		Grid Capacity
		Where the costs of providing the necessary capacity in the local electric grid infrastructure connections to
		support electric vehicle infrastructure are abnormally high (as defined in the Building Regulations and referenced
		in the Transport & Development SPD) the applicant must provide evidence to robustly demonstrate why they are
		not able to comply with the above policy.
İ		Environmental quality
,	Para 195	195. Policy D.5 relates specifically to building-scale design and materials. Reference is also made to the need to
		design-out nesting and roosting area for seagulls which can pose public health and safety problems. Further
		information is provided in the Council's publication 'Urban Gulls: How to stop them nesting in your roof'.
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İ	Policy D5	Policy D5 Amend point e)
	•	
		Building Design
		Development proposals must be well detailed, in particular:
		e) Buildings and spaces should be designed to provide new or improved wildlife habitats and features (e.g. spaces for
		swifts and swallows; bat bricks; new hedgerows and other green infrastructure). In recognition of the public health and
		safety problems associated with seagulls, careful consideration needs to be given to designing-out potential
		seagull nesting and roosting areas in new buildings.
Ĺ		

Policy D8	2 Development will be expected to reduce or at best maintain existing light levels to protect retain or improve the
	darkness of rivers, watercourse or other ecological corridors in particular to protect or provide a functional dark route for
	European protected species. New lighting facilities with light spill to these features must be dimmable. Lighting must be
	designed to protect wildlife habitats following best practice as set out in current guidance including B&NES 2018
	Waterspace Design Guidance and Bats and Lighting in the UK (ILP, 2018).
208	208. Publications and websites providing further information, advice and guidance lighting specifications (not exhaustive):
	- Bats and Lighting in the UK, Bat Conservation Trust, 2008 http://www.bats.org.uk/data/files/bats_and_lighting_
	in_the_ukfinal_version_version_3_ may_09.pdf
	- Guidance Notes for the Reduction of Obtrusive Light GN01:2011 (Institute of Lighting Professionals) ILP guidancenotes-
	light-pollution-2011.pdf
	ing. in point and in paint
	- UK Road Lighting Standards: http://www. ukroads.org/ukroadlighting/scripts/ standards.asp
	- Institute if Lighting Professionals (ILP) https://www.theilp.org.uk/resources/freeresources/ - Society of Light and Lighting
	http://www. cibse.org/society-of-light-and-lighting-sll/ lighting-publications
	- Bath Lighting Strategy (part of the Pattern Book)
	- Bath waterside development – guidance on the protection of bats https://beta.bathnes.gov.uk/policy-and-documents-
	library/bath-waterside-development-guidance-protection-bats
	ilbrai y/batti-waterside-development-guidance-protection-bats
	- Bats and artificial lighting in the UK https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/
	- Dark skies in the AONB Position Statement https://www.mendiphillsaonb.org.uk/wp-content/uploads/2020/12/Dark-
	Skies-in-the-Mendip-Hills-AONB_statement-Final-Dec-2020.pdf
	ONIES-III-IIIE-IVIEHUIP-FIIIIS-AOND_SIAIEHIEHI-FIIIAI-DEC-2020.PUI

	- Cotswolds Conservation Board Position Statement Dark Skies and Artificial Light https://www.cotswoldsaonb.org.uk/wp-content/uploads/2019/03/Cotswolds-Dark-Skies-Artificial-Light-Position-Statement.pdf
After Para 249	249a. The Cotswold and Mendip Hills AONB Management Plans set out the managing body's policy for the management of the AONB and the carrying out of their functions in relation to it. The Countryside and Rights of Way (CRoW) Act 2000, Section 85 places a statutory duty on all relevant authorities to have regard to conserving and enhancing natural beauty when discharging any function in relation to, or affecting land within an Area of Outstanding Natural Beauty.
Policy NE2	POLICY NE2: CONSERVING AND ENHANCING THE LANDSCAPE AND LANDSCAPE CHARACTER  Add  4 Great weight will be afforded to conserving and enhancing landscape and scenic beauty of designated Areas of Outstanding Natural Beauty (AONBs), and with particular reference to their special qualities.
267	267. Policy NE3 seeks to conserve and increase the abundance and diversity of Bath and North East Somerset's wildlife habitats <b>and</b> species and to minimise adverse effects where conflicts of interest are unavoidable. It covers internationally, nationally, and locally important sites, species and habitats, as well as seeking to protect a range of natural features which are valuable for wildlife, amenity, historic, recreational or visual reasons and act as routes for wildlife migration. The policy articulates what is required of developers when submitting a planning application which either directly or indirectly affects wildlife sites or habitats.
Policy NE3	POLICY NE3: Sites, <u>Habitats and Species</u> Species and Habitats  Development resulting in significant harm to biodiversity will not be permitted. Harm to biodiversity must always first be avoided and minimised. Where avoidance of harm is not possible, mitigation, and as a last resort, compensation must be provided, to at least equivalent ecological value.

#### For designated sites and other important habitat, this means:

- 1 Development that would adversely affect, directly or indirectly, internationally <u>designated sites (such as RAMSAR)</u> and sites within the National Sites Network (including new and existing SACs and SPAS) or nationally protected species and/or their habitats will not be permitted <u>other than in exceptional circumstances where:</u>
- There are no feasible alternative solutions that would be less damaging or avoid damage to the site.
- The proposal needs to be carried out for imperative reasons of overriding public interest.
- The necessary compensatory measures can be secured.
- 2 Development that would adversely affect, directly or indirectly <u>nationally designated sites including SSSIs</u>, <u>Internationally Important Sites</u> will not be permitted except in exceptional circumstances where:
- a) the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest a there is no alternative solution; and, b there are imperative reasons of overriding public interest for the development; and c
- <u>b</u>)-mitigation measures can be secured to prevent any significant adverse effect on the site, <u>including retention of</u> existing habitat and vegetation in situ; and c) provision of replacement habitat creation and bespoke measures.
- 3 Development <u>that</u> which would adversely affect, directly or indirectly other, <del>species,</del> habitats or features of biodiversity/geodiversity importance or value will only be permitted in the following cases:
- -a for Sites of Special Scientific Interest, where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;

<u>a</u> b for Sites of Nature Conservation Importance; Local Nature Reserves, Regionally Important Geological/ Geomorphological Sites and other sites of equivalent nature conservation value, where material considerations are sufficient to outweigh the local biological geological / geomorphological and community/amenity value of the site; <u>where impacts have been minimised; and where there are opportunities to replace and/or offset the loss to at least equivalent or greater ecological value</u>

<u>b</u> e-for <u>UK Priority Species and UK Priority Habitats</u> (not covered by Clause 4), where the importance of the development and its need for that particular location is sufficient to override the value of the species or habitat; <u>and where impacts have been minimised</u>; and where it can be demonstrated that it is possible to replace and/or offset the loss to at least equivalent or greater ecological value

<u>c</u> d for locally important species and habitats, where the importance of the development and its need for that particular location is sufficient to override the value of the species or habitat;

<u>d</u> e-for features of the landscape such as trees, copses, woodlands, grasslands, batches, ponds, roadside verges, veteran trees, hedgerows, walls, orchards, and watercourses and their corridors if they are of amenity, wildlife, or landscape value, or if they contribute to a wider network of habitats, where such features are retained and enhanced unless the loss of such features is unavoidable and material considerations outweigh the need to retain the features.

4. Development is expected to protect and enhance irreplaceable habitats (within B&NES including (but not confined to) ancient woodlands; ancient and veteran trees; priority grasslands; or SAC bat habitat within juvenile sustenance's zones). Development negatively impacting irreplaceable habitat will not be permitted unless there are wholly exceptional circumstances\* and a suitable mitigation and compensation strategy is provided.

5. 4 In all cases:

a Firstly, any harm to the nature conservation value of the site **should be avoided where possible before mitigation** and as a last resort compensation are considered is minimised and

b secondly, compensatory provision of at least equal nature conservation value is made for any outstanding harm, and

c <u>Thirdly, ecological enhancements are made</u>. <u>Biodiversity Net Gain will be delivered and managed in perpetuity</u> (minimum of 30 years) through the appropriate means e.g. a legal agreement

Thirdly, ecological enhancements are made.

- d Then, as appropriate:
- i Measures for the protection and recovery of priority species are made.
- ii Provision is made for the management of retained and created habitat features.
- iii Site lighting details are designed to avoid harm to nature conservation interests; including habitat connectivity and function as part of an ecological corridor.

#### For protected species this means:

Adverse impacts on European, UK protected species, UK Priority and locally important species must be avoided wherever possible

- (i) subject to the legal tests afforded to them, where applicable; and
- (ii) otherwise, unless the need for and benefits of the proposed development clearly outweigh the loss; and
- (iii) where impacts have been minimised; and
- (iv) it can be demonstrated that it is possible to mitigate and compensate for any loss

\*Note: wholly exceptional reasons mean, for example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat."

#### New Paras 267a-267f

267a.The National Planning Policy Framework (NPPF) 2021 sets out that 'Planning policies and decisions should contribute to and enhance the natural and local environment by:.. minimising impact on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.' 'Enhancing biodiversity is integral to sustainable development, and BNG is an approach to embed and demonstrate biodiversity enhancement within development. It involves first avoiding and then minimising biodiversity loss as far as possible, and achieving measurable net gains that contribute towards local and strategic biodiversity priorities.' (CIRIA, C776a).

267b.The Environment Act 2021 aims to improve air and water quality, tackle waste, improve biodiversity and make other environmental improvements. All new development will be required to deliver a 10% increase in biodiversity and this should become mandatory late 2023. Biodiversity Net Gain (BNG) is the achievement of measurable gains for biodiversity through new development and occurs when a development leaves biodiversity in a better state than before development.

267c.Prior to the mandatory BNG requirements coming into effect the Council's BNG policy NE3a will reflect the proposed mandatory measures, including exemptions (see para 267f), use of the DEFRA metrics and emerging national guidance. The council will also seek use of the 10 BNG Good Practice Principles Biodiversity Net Gain:

Good practice principles for development © CIEEM, CIRIA, IEMA, 2016. Development proposals subject to the requirements of Policy NE3a should also have regard to the Council's BNG Guidance Note (which will inform a future BNG SPD) and the Planning Obligations SPD.

267d.Proposals for off-site BNG will be expected to demonstrate how they contribute to areas of significance for local nature recovery including enhancing, buffering or linking protected sites and/or contributions to the WENP Nature Recovery Network (Policy NE5). Where there is evidence of deliberate neglect or damage to any of the habitats and species on a site before an application, their deteriorated condition will not be taken into

consideration and the ecological potential and or previously recorded habitats of the site will be used to decide the acceptability of any development proposals. 267e. The Council has prepared a BNG Guidance Note that will inform and be developed a B&NES Biodiversity Supplementary Planning Document (SPD) setting out local requirements for delivering biodiversity net gain and opportunities to deliver biodiversity net gain on householder and exempted brownfield sites. 267f. For clarity, exemptions for the 10% mandatory BNG requirement include: Any development defined as Permitted Development by The Town and Country Planning (General Permitted Development) (England) Order 2015 (amended 2022); Any development defined as a Householders Development (extensions/alterations/ outbuildings within the curtilage of a residential dwelling); and Change of Use Applications. Policy NE3a and the accompanying BNG Guidance Note encourage and support opportunities to secure BNG on exempted development schemes. 267g. Research will be undertaken to explore introducing a higher requirement of BNG through preparation of the new full Local Plan. Insert after **New Policy NE3a Biodiversity Net Gain** Policy NE3 Development will only be permitted for major developments where a Biodiversity Net Gain of a minimum of 10% **New Policy** is demonstrated and secured in perpetuity (at least 30 years) subject to the following requirements: NE3a a The latest DEFRA metric or agreed equivalent is used to quantify the biodiversity value of the site pre-Biodiversity development, post-development after application of the mitigation hierarchy and for any off-site areas proposed Net Gain for habitat creation or enhancement both pre- and post development. b That the assessment be undertaken by a suitably qualified and/or experience ecologist and is submitted together with baseline and proposed habitat mapping in a digital format with the application.

c A management plan will be required, detailing how the post-development biodiversity values of the site and any supporting off-site provision will be secured, managed and monitored in perpetuity.

d Any off-site habitats created or enhanced are well located to maximise opportunities for local nature recovery.

For minor developments, development will only be permitted where no net loss and appropriate net gain of biodiversity is secured using the latest DEFRA Small Sites metric or agreed equivalent.

Opportunities to secure Biodiversity Net Gain on householder developments and exempted brownfield sites will be supported.

271 Ecological Networks and Nature Recovery

271. National planning policy requires that components of the local ecological networks are identified and mapped. This should include the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them. Bath & North East Somerset is part of the West of England Nature Partnership (WENP) which has mapped a series of Nature Recovery Networks, focussed on grasslands, woodlands and waterways. These include the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones. These are the B&NES Ecological Networks. Bath & North East Somerset's Ecological Networks comprises:

- The Cotswolds Nature Improvement Area (NIA)
- Strategic Nature Areas (SNAs)
- Horseshoe Bat Foraging Corridor (Draft)

Г		- Protected Wildlife sites (Special Protection Areas, Special Areas of Conservation; Sites of Special Scientific Interest,
		Sites of Nature Conservation Interest, Local Nature Reserves)
		- UK Priority Habitats including conservation buffers/ restoration zones
		- Flood Zones 2 and 3
		- Local BAP Habitat (Post Industrial Sites)
	Policy NE5	POLICY NE5: Ecological Networks and Nature Recovery
	1 Olicy INES	1 OLIO1 NES. Ecological Networks and Nature Necovery
		Development proposals will be expected to demonstrate what that a positive contribution will be made to coolegical
		Development proposals will be expected to demonstrate what that a positive contribution will be made to ecological
		networks regional Nature Recovery Networks as shown on the Policies Map and for maintaining or creating local
,		ecological networks through habitat creation, protection, enhancement, restoration and/or management.
. [	Policy NE6	3 Development proposals directly or indirectly affecting ancient woodland or and ancient trees or veteran trees will not be
	-	permitted.
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-	277	Supplementary Planning Documents and Guidance and other relevant guidance will be used to guide decisions-making
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		on proposals for development. The Government is currently formulating its England Tree Strategy and has
		published The England Tree Action Plan (May 2021) which sets out the Government's vision for the treescape it
		wants to see by 2050 and policy actions to achieve it. The Forest of Avon Plan: A Tree and Woodland Strategy for
		the West of England was launched in June 2021 and B&NES as a West of England Nature Partnership partner is
		committed to its part in delivering the vision, goals and actions proposed in the strategy including through a
		B&NES Tree and Woodland Delivery Plan currently in preparation.
		Other relevant guidance This-includes:
		Other relevant guidance This includes.
L		

- Trees and Design Action Group (TDAG) best practice guides including <u>Trees, Planning and Development: A guide for Delivery (2021)</u> and Trees in the Townscape, a Guide for Decision Makers (2012)
- Green Infrastructure Strategy (March 2013)
- Planning Obligations SPD
- City of Bath World Heritage Site Setting SPD (August 2013)

Conservation Area Statements and Appraisals

Included all text to show context.

278. The concept of green infrastructure (GI) is now firmly embedded in national policy with the NPPF requiring local planning authorities to set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. It defines green infrastructure as a network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

279. The wider benefits of GI for B&NES are set out in the Council's Green Infrastructure Strategy <u>currently being</u> <u>updated (see below)</u>. The B&NES Green Space Strategy (2015-2029) includes green spaces within Bath and North <u>East Somerset and set out standards for quantity, quality, and access to green spaces. The importance of GI is <u>further highlighted in the B&NES Health and Wellbeing Strategy 2015-2019, with priority 1 being to 'Create healthy and sustainable places', with a key measure under this priority being access to high quality open and green spaces. The NHS and Public Health England are committed to driving a 'whole person' approach to health and considers the wider determinants of health and wellbeing, in which the natural environment plays an imperative role.</u></u>

279a. <u>B&NES Council has adopted the West of England Joint Green Infrastructure Strategy 2020-2030 (JGIS). The creation, maintenance, and enhancement of a GI network at a variety of spatial scales is central to nature</u>

recovery and the Council's commitments in relation to the ecological emergency. The nature-based solutions which flow from this include the following as set out in the WoE JGIS:

- supporting health and well-being and improving health equity. This includes improving mental and physical health, greater community cohesion and reduced social isolation,
- mitigating and adapting to climate change, for example through natural flood management, through carefully designed SUDs within new developments and through tree and woodland planting
- protecting, managing, and enhancing landscape character
- reducing air and noise pollution
- increasing the sustainability of food production
- promoting economic growth, employment and skills improvement

280. A well-designed, managed and integrated network of GI provides a wide range of direct and indirect benefits to people, places and wildlife. Where this is linked with good public access and recreational opportunities it provides invaluable assets for developing and supporting healthy, happy and vibrant local communities. In harnessing, sustaining managing the natural environment it will deliver services that are essential to quality of life. It will provide local solutions to mitigate and adapt to climate change. GI can also help local responses to sustainable travel, wildlife habitats, local food production, water management including use of sustainable drainage and conserving or enhancing sense of place, landscape character, historical and cultural features. It can deliver economic benefits and opportunities, assisting ecotourism, business location and investment decisions.

281. B&NES already has a wealth of existing green assets including open green spaces, street trees and woodland, other natural habitats, recreational routes, historic landscape, allotments and waterways such as the Kennet and Avon canal. However, the concept of GI looks beyond existing designations, seeking opportunities to enhance the physical and

functional connectivity of assets, and to extend the benefits for the community and make them much more accessible to people and wildlife.

282. B&NES Strategic GI network diagram (see Diagram 6) is illustrative and shows a strategic overview of existing GI assets and some of the key opportunities. In the rural areas the network is based around the key recreational routes, river corridors, existing networks of wildlife sites and Strategic Nature Areas (SNAs). SNAs represent the most important areas for the conservation, expansion and restoration of important habitats. The Strategic GI corridors indicate functioning networks for recreation and biodiversity. GI networks and areas exist at a variety of spatial scales from the regional, West of England, to B&NES-wide, to local neighbourhoods and areas. GI does not distinguish between rural and urban but permeates everywhere.

283.In urban areas the network is influenced by the existing urban form and function, but and GI links through and within urban areas are an integral part of creating healthy and sustainable communities. The introduction of GI in urban areas has multiple economic, health and environmental benefits. Urban street planting provides shade and shelter and reduces the risk of heat island effects. Urban trees can play a significant part in removing particulate matter from the air and even having an indirect interaction with nature, such as viewing trees or the countryside though windows, has been associated with lower blood pressure. Existing GI assets and networks (including the nature recovery network, hydrological network and sustainable movement network) need to be protected and enhanced to achieve their full value at local and Ddistrict and regional levels. The River corridor through Bath and beyond is a key GI asset that requires a "whole river" approach to realise its full potential as a multifunctional green corridor. The Placemaking Plan will set out how new developments can contribute effectively to green infrastructure.

#### Strategic GI projects within B&NES include:

283a.Bath River Line: The River corridor through Bath and beyond is a key GI asset that requires a "whole river" approach to realise its full potential as a multifunctional green corridor. The Bath River Line will provide a high-quality walking and cycling route between Newbridge and Batheaston connecting adjacent communities. It will protect and enhance the natural environment, resorting habitats and biodiversity. Bath River Line will provide spaces for all to enjoy whilst invigorating the local economy and providing new opportunities for tourism. It will

celebrate the unique built heritage and landscape character of the city, providing a strong sense of place and enhancing the setting of the World Heritage Site.

283b.Bathscape: The Bathscape Scheme aims to restore and enhance the complex landscape of Bathscape (essentially its woodlands and calcareous grasslands), make it more accessible and help ensure it is appreciated and actively enjoyed by more people in Bath, both residents and visitors alike. The programme is helping to develop Bath and the Bathscape as a Landscape City – developing understanding of the landscape as both fundamental to the WHS designation and to every aspect of life and work in the City.

283c.Somer Valley Rediscovered: This partnership project aims to improve biodiversity and, by increasing people's connections to nature, improve their health and wellbeing. Projects include providing better access to greenspace, habitat restoration, setting up volunteer networks to manage sites and a programme of events to intrigue and inspire people to enjoy and value their local natural spaces. The project area includes Radstock, Midsomer Norton and Westfield, the large villages of Paulton and Peasedown St John and surrounding countryside and smaller villages. It is an area that has been profoundly influenced by the former coal mining industry.

283d.WaterSpace Connected – from Dundas to Avonmouth: This is partnership project covering the Local Authority areas of B&NES and Bristol. It is in development, and expands on the successful B&NES WaterSpace study and project area. The Bath River Line is a flagship B&NES Waterspace project. Waterspace focusses on the themes of water quality & environmental enhancement; recreation and leisure; assets and asset management; mooring strategy and navigation; regeneration & development

283e.River Chew Reconnected: A partnership project covering the River Chew sub-catchment between the Mendip Hills and Keynsham. It is currently in development and will focus on nature recovery, natural flood management, and health & wellbeing through sustainable movement networks.

### <u>283f.AONB Link: This is a partnership project in development to connect the National Landscapes of the Cotswolds and Mendip Hills and linking with Bathscape,</u>

284. The Council's adopted Green Infrastructure Strategy was developed within the sub-regional context <u>now covered by the WoE JGIS</u>, to ensure that cross-boundary GI issues are addressed. As well as identifying the existing network, assets and opportunities for the improvement and creation of new GI, the Green Infrastructure Strategy will ensure that GI is delivered, maintained and managed sustainably and creatively well into the future. <u>Core GI B&NES-wide principles are</u> set out in Policy CP7.

#### Policy CP7

#### POLICY CP7: Green infrastructure

The integrity, multi-functionality, quality and connectivity of the strategic Green Infrastructure (GI) network will be protected, enhanced and managed. Opportunities will be taken to connect with, improve and extend the network. Existing and new GI must be planned, delivered and managed as <u>a key delivery mechanism for nature recovery and</u> an integral part of creating <u>healthy and</u> sustainable communities.

#### Delivery

The Council has a central role in the provision, delivery and planning of GI through its role as local planning authority and direct provider of significant areas of open spaces. It will also work in partnership with key public and private bodies, local communities and the voluntary sector to protect and enhance the GI network and ensure a strategic approach is taken.

The Bath River Line is a strategic green infrastructure project which will provide a high-quality walking and cycling route between Newbridge to Batheaston. It will protect and enhance the natural environment and will provide spaces for all as part of a wider network of green infrastructure. Development proposals must where possible, take the opportunity to connect into and enhance the Bath River Line walking and cycling route safeguarded under Policy ST2A. The Bath River Line is subject to a number of policies within the Local Plan including NE1, NE3 and B1.

The impact of new development on GI will be assessed through the Development Management process. The <u>WoE JGIS</u> and <u>B&NES</u> Council's adopted GI Strategy sets out further guidance as to how GI principles should be applied to development proposals including provision of major infrastructure improvements. Deliver will also be through the planning process by integrating green infrastructure principles into the Placemaking Plan and other Local Plan documents.

287 - 288

287.GI is a key component of <a href="healthy and">healthy and</a> sustainable development, fundamental to creating successful, vibrant and <a href="healthy">healthy</a> places and should be central to the design of new developments. The GI approach requires an assessment of existing GI assets within and adjoining the development site and assessment of the function the site provides within and its linkages to, the wider GI network. This should bring together the more specific assessment based information already required to comply with a whole range of related policies (including landscape, ecology, ecosystem services, built heritage, outdoor access and recreation (e.g. cycling and walking), green spaces, Sustainable urban Drainage Systems(SuDs), trees and woodlands, climate change, local food <a href="production">production</a> etc.). The purpose of this is to generate a multifunctional, and connected <a href="mailto:green Infrastructure, focussed on nature recovery">green spaces</a>, and <a href="with">with</a> added value <a href="mailto:nature-based">nature-based</a> solutions to achieve multiple environmental, social and economic benefits.

288. The GI Green Infrastructure principles, which include increasing the awareness of the wider benefits that a healthy natural environment can provide, and the delivery aims and objectives, which include a range of nature-based solutions such as healthy lifestyles, respecting and enhancing the local landscape, and natural climate change solutions, set out in the Green Infrastructure Strategy need to be embedded in development proposals of all scales. The Council is maintaining a working base of green infrastructure asset and opportunity maps at strategic, urban and parish/ward scales, and developers can use these and State of the Environment mapping (2015) being undertaken by the West of England Nature Partnership (WENP), as a starting point for GI assessments. For the purposes of the Placemaking Plan:

Strategic Green Infrastructure Corridors are made up of the 'project sites' identified in the Green Infrastructure Strategy, strategic GI features (e.g. off-road national cycle routes, promoted footpaths) and ecological networks. Strategic GI corridors are shown on the Policies Map. The ambition for the Placemaking Plan is to protect the value, integrity and to facilitate the multi-functional benefits of these strategic corridors.

Policy NE1

# Green Infrastructure assets comprise open spaces; parks and gardens; allotments; woodlands, street trees, green roofs, fields, ponds, meadows as well as 'green' off road footpaths; cycleways and waterways. Basic GI asset maps will be provided on the Council's website. These will provide the broad context and starting point for the production of detailed GI asset plans required by Policy NE1. The ambition for the Placemaking Plan is to increase the benefit and connectivity of these assets. POLICY NE1: Development and Green Infrastructure 1 Within the context of Policy CP7 d pevelopment will be permitted provided:

- a) it can be demonstrated that <u>the proposed development design will maximise</u> opportunities <u>for effective and</u> <u>functional</u> have been maximised to design Green Infrastructure (GI), <u>focussing on the use of nature based solutions</u> <u>to deliver community benefits</u> into the proposed development;
- b) it does not adversely affect the integrity and value of strategic GI corridors;
- c) the scheme makes a positive contribution to the GI network through the creation, enhancement and management of new, and existing GI assets, linking to active travel routes where feasible to improve accessibility and where possible creating or enhancing linkages with existing or in-development strategic GI projects; and
- 2 Proposals for major developments should also be accompanied by:
- a) a plan of the existing green infrastructure assets within and around the development site; and
- b) a GI "proposal" demonstrating how GI has been incorporated into the scheme in order to increase function and improve connectivity of GI assets, demonstrate the delivery of a range of nature-based solutions and includeing links to existing the local and strategic networks and providing new connections between existing and/or new linear wildlife habitats.

		3 Developers will be required to address GI in any submitted site Masterplan which as a minimum fulfils the requirements of clauses 1) and 2) above.
-	Para 301	<u>Limited infilling Development</u> in villages within the Green Belt
		There are a number of settlements in the District that are washed over by the Green Belt. These are: The following that have been identified to be a village and have a defined infill boundary are:
		Burnett, Chelwood, Chew Magna, Chew Stoke, Claverton, Combe Hay, Compton Dando, Corston, Dunkerton, Englishcombe, Freshford, Hinton Charterhouse, Kelston, Marksbury, Monkton Combe, Newton St. Loe, North Stoke, Norton Malreward, Pensford, Priston, Queen Charlton, Shoscombe, South Stoke, Stanton Drew (including Upper Stanton Drew and Highfields), Stanton Prior, Tunley, Upper Swainswick, Wellow and Woolley.
-	Para 302	The NPPF confirms that although the construction of new buildings is regarded as inappropriate development in Green Belt, limited infilling in villages is considered an exception to this policy. The <u>Adopted</u> Core Strategy defines 'infilling' as the filling of small gaps within existing <u>In respect of housing development it comprises: a) The building of one or two houses on a small vacant plot in an otherwise extensively built-up frontage, and b) The plot is generally surrounded on at least three sides by developed sites or roads. When considering development proposals, the</u>
		decision maker would still have to conclude whether a proposal constitutes inappropriate development, and if so, should not be approved except in very special circumstances.
	New para after 302 and delete 303	302a. As the NPPF confirms that limited infilling in villages within the Green Belt is not regarded as inappropriate development, infill boundaries have been defined in consultation with parish councils for all villages washed over by the Green Belt. Infill boundaries have been defined so as to encompass all parts of the village where there are opportunities for limited infill development and to exclude those areas where development would not be infill. As such the infill boundaries define the areas where limited infill development that meets the definition in the Core
		Strategy would be acceptable in principle to help to avoid dispute over whether particular sites are covered by

infill policies and provide certainty as to where new buildings would be acceptable in Green Belt settlements, subject to other material considerations.

302b. The NPPF (paragraph 149) also lists other exceptions to inappropriate development. In determining planning applications the decision-maker will need to decide whether a proposal is inappropriate development in accordance with the NPPF, in which it case it will be refused other than in very special circumstances.

303. There is no longer any specific reference to the need to define 'infill boundaries' or distinction made between residential and other developments in this context. Nevertheless, Housing Development Boundaries continue to be defined for those washed over Green Belt villages in which infilling for housing development would be acceptable and to help avoid dispute over whether particular sites are covered by infill policies and provide certainty as to where residential development would be acceptable in Green Belt settlements.

#### Policy GB2

#### POLICY GB2 <u>LIMITED INFILLING</u> <u>DEVELOPMENT</u> IN GREEN BELT VILLAGES

Development New buildings in villages in the Green Belt will not be permitted unless it is limited to infilling or it falls under the exceptions to inappropriate development listed within the NPPF. in the case of residential development the proposal is within the defined Housing Development Boundary.

Proposed limited infill development should be located within the defined Infill boundary shown on the Policies Map and will have to meet the definition of limited infill as set out below to be considered acceptable.

The definition of limited infilling is the filling of small gaps in existing development comprising:

- a) The building of one or two houses on a small vacant plot in an otherwise extensively built-up frontage; and
- b) The plot is generally surrounded on at least three sides by developed sites or roads

	Forms of development which fall within the other exceptions to inappropriate development set out in NPPF, paragraph 149 will be dealt with consistent with national policy set out in the NPPF.
Policy GB3	POLICY GB3: EXTENSIONS AND ALTERATIONS TO BUILDINGS IN THE GREEN BELT
	Proposals to extend <u>or alter</u> a building in the Green Belt will only be permitted provided they would not represent a disproportionate addition over and above the size of the original building
POLICY PCS5:	POLICY PCS5: CONTAMINATION
CONTAMINA TION	Development will only be permitted on land either known to be or strongly suspected of being contaminated, or where development may result in <b>the contamination of land or</b> the release of contaminants from adjoining land, provided:
	the proposal would not cause significant harm or risk of significant harm to health or the environment or cause pollution of any watercourse, water body or aquifer
	Building strong & vibrant communities
New para 349a	349a. On 24 <sup>th</sup> May 2021, Government published a Written Ministerial Statement setting out First Homes requirements and published First Homes Planning Practice Guidance, with changes coming into effect from 28 June 2021. First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. The Council will publish a First Homes Position Statement.
Policy H2	POLICY H2: HOUSES IN MULTIPLE OCCUPATION

District-wide a change of use from residential (C3) to a large HMO (Sui Generis use class) will require planning permission. In Bath, a change of use from residential to a small HMO (C4) will also require planning permission as there is a City-wide Article 4 Direction in place. The following criteria will be considered when determining these applications:

#### **Proposals for:**

- Change of use from residential (C3) to small HMO (C4) in Bath;
- Change of use from residential (C3) to large HMO (Sui Generis) district-wide;
- Provision of new build HMO district-wide;
- Change of use from other uses to HMO district-wide; and
- Intensification of small HMO (C4) to large HMO (Sui Generis) district-wide

#### will be refused if:

- i. If the site is within Bath, and within an area with a high concentration of existing HMOs (as defined in having regard to the Houses in Multiple Occupation in Bath Supplementary Planning Document, or successor document), further changes of use to HMO use will not be supported as they will be contrary to supporting a balanced community;
- ii. The HMO use is incompatible with the character and amenity of established adjacent uses;
- iii. The HMO use significantly harms the amenity of adjoining residents through a loss of privacy, visual and noise intrusion;
- iv. The HMO use creates a severe transport impact;

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		v. The HMO does not provide a good standard of accommodation for occupiers;
		vi. The HMO property does not achieve an Energy Performance Certificate "C" rating unless one or more of the
		following exemptions applies:
		a) The cost of making the cheapest recommended improvement would exceed £10,000 (including VAT).
		b) Where all relevant energy efficiency improvements for the property have been made (or there are none that can
		be made) and the property remains below EPC C.
		c) Where the proposed energy efficiency measures are not appropriate for the property due to potential negative
		impact on fabric or structure.
ည		d) Where the minimum energy performance requirements would unacceptably harm the heritage significance of a heritage asset.
Page 120		
QC		<u>vii.</u> The HMO use results in the unacceptable loss of accommodation in a locality, in terms of mix, size and type;
		<u>viii</u> . The development prejudices the continued commercial use of ground/lower floors.
		Where a new build HMO is proposed, development should be consistent with other relevant Local Plan policies
		and guidance relating to new build residential accommodation.
		A condition restricting the number of occupants may be attached to permissions where deemed necessary to
		ensure that no further harmful intensification will occur.
	New policy and	Insert after policy H2
	supporting text	Purpose Built Student Accommodation
		ro.

370a. Purpose Built Student Accommodation (PBSA) is accommodation built, or converted, with the specific intention of being occupied by students. Such accommodation is usually provided in the form of cluster flats with shared facilities, individual en-suite units, or studios, and relates to buildings which are not classified by planning use class, or licensing, as HMOs.

370b. The Council's policy framework seeks to address student accommodation needs arising from educational establishments, whilst not prejudicing other economic, environmental and social objectives from being achieved across the District.

370c. Policy B5 sets out the overall strategy to manage student accommodation. In accordance with the strategy set out by Policy B5, Policy H2A facilitates PBSA on-campus as a first priority, and sets out that it will only be allowed on other sites where a need can be demonstrated Policy H2A sets out the policy requirements for all new, extensions to and conversions to PBSA.

370d. The SHMA that underpinned the Core Strategy housing targets acknowledged the complexity of the population growth in Bath due to its large student population and stated that it is appropriate to provide more detailed local projections with more localised considerations. Therefore, the Council has been engaging with both of the city's Universities to help understand their expected future growth and associated student accommodation requirements and the impact of student growth on wider housing requirements.

370e. The current future growth projections for the University of Bath and Bath Spa University have been analysed to provide information on the additional PBSA bedspaces required in Bath to meet projected growth. The estimated number of additional bedspaces required to facilitate the universities' future growth over the Plan period is set out in the Authority Monitoring Report for University Growth and Student Accommodation Requirements. The Council will continue to work closely with the two Universities to understand growth projections on an annual basis throughout the Plan period.

370f. Accommodation required for first year students arising from the future growth of Universities will be met by new on-campus PBSA development allocated through policy SB19. It is established practice that the Universities

<u>quarantee PBSA accommodation for first year students, but not for second and third year students. This has</u> <u>resulted in the significant expansion of the student lettings market in the form of HMOs.</u>

370g. Any PBSA bedspaces proposed off-campus must either meet the growth-related need of an educational establishment in the District, evidenced by the provision of a formal agreement with the establishment, or meet the need of second and third year university students who would often otherwise reside in Houses in Multiple Occupation (HMOs) across the city.

370h. The following tables show an average cost comparison summary between renting a bedspace within a private PBSA development within the city, renting a university-led PBSA bedspace, and renting a room in a HMO. The first table shows an average cost comparison for PBSA in general, and the second table shows an average cost comparison only for cluster flats taken from the Council's Topic Paper: Price Comparison Research for Student Accommodation in Bath. The tables reflect the average rental costs for the different product accommodation types in 2021. As the product types vary in terms of what may or may not be included within the prices, such as utilities costs, they are illustrative only and direct comparisons should not be drawn.

Accommodation type	Average cost per person per week (2021)
Private PBSA bedspace	<u>£214</u>
University PBSA bedspace	<u>£159</u>
<u>HMO</u>	<u>£125</u>
Accommodation type	Average cost per person per week (2021)
Private PBSA bedspace (Cluster flats only)	£168
University PBSA bedspace (Cluster flats only)	<u>£137</u>
<u>HMO</u>	<u>£125</u>

370i. In order to meet the needs of second and third year students who would otherwise often reside in HMOs, PBSA developments must meet the requirements of such students with regards to type of accommodation.

These students generally have a preference to live as a household with friends, at a cost level similar to renting a HMO. Such accommodation will likely comprise cluster flats with shared facilities.

370j. As necessary, a condition should be attached to any planning permission for such off-campus accommodation, to ensure that it is provided solely for second and third year students.

370k. Policy H2A criterion e) requires development to be well designed to sufficiently meet the needs of its occupiers. The appropriate standard described within the criterion will relate to:

- how functional, adaptable, and accessible spaces within the development are;
- whether there is sufficient space for furniture, activity and movement;
- whether the development comprises adequately sized rooms and convenient and efficient room layouts;
- whether the accommodation provides for appropriate levels of amenity, such as consideration of privacy, outlook and natural light; and
- whether the development provides adequate facilities for use by occupiers.

370I. Policy H2A criterion g) refers to provision of adequate storage for recycling and refuse, having regard to Waste Planning Guidance. Such guidance can be accessed on the Council's website at the following link: <a href="https://www.bathnes.gov.uk/services/bins-rubbish-and-recycling/waste-strategy-statistics-and-health-safety/wasteplanning-guida">https://www.bathnes.gov.uk/services/bins-rubbish-and-recycling/waste-strategy-statistics-and-health-safety/wasteplanning-guida</a>

## New Policy H2A for Purpose Built Student Accommodati on

#### POLICY H2A: PURPOSE BUILT STUDENT ACCOMMODATION

Purpose built student accommodation of an appropriate scale and design will be permitted:

- 1. On allocated sites where student accommodation use is specifically identified within the Development Principles; or
- 2. Elsewhere in the District only there is a need for additional student accommodation and subject to the provisions of policy B5.In these locations proposals for Purpose-Built Student Accommodation will be required to demonstrate that:
- i. There is a need for additional student accommodation of the type and in the location proposed, evidenced by a formal agreement between the developer and a relevant education provider located within the District or
- ii. The proposed development meets the needs of second and third year university students.

All proposals for Purpose-Built Student Accommodation will also be required to demonstrate that:

- a. The proposal will not result in a significant negative impact on retail, employment, leisure, tourism, housing or the council's wider strategic objectives;
- b. The site is in a location accessible by sustainable transport methods, including to the educational establishment to which it is associated;
- c. The use of the site for student accommodation is appropriate in relation to neighbouring uses;

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		d. The development will not have an unacceptable impact on the amenity of surrounding residents. A
		management plan will be provided prior to occupation of the development, to ensure adequate management
		arrangements have been incorporated;
		e. The internal design, layout and size of accommodation and facilities are of an appropriate standard;
		f. The proposal provides an appropriate level of car parking having regard to the Transport and Development SPD, and provides adequate provision for servicing, pick up and drop off;
		SPD, and provides adequate provision for servicing, pick up and drop on,
		g. The proposal provides adequate storage for recycling/refuse and bicycles, having regard to Waste Planning Guidance and the Transport and Development SPD;
		h. The development has been designed in such a way that it is capable of being re-configured through
,		internal alterations to meet general housing needs in the future if necessary; and
3		i. The proposal accords with other relevant Local Plan policies relating to, but not limited to, impact on the
_		historic environment, high quality design, landscape, transport and access, flood risk and drainage, nature
		conservation, pollution and contamination, and responding to climate change.
	Policy H3	POLICY H3: RESIDENTIAL USES IN EXISTING BUILDINGS
		The sub-division of existing buildings including outbuildings will be permitted, unless:
		i. The residential use creates a severe transport impact, (in a way that the existing use would not);
		ii. The development prejudices the continued commercial use of ground/lower floors.
		iii. It would lead to a form of sub-division that would harm the significance of a listed building.
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	The re-use of existing empty homes in continuing residential use will be strongly supported.
Policy H5 Retention of	POLICY H5: RETENTION OF EXISTING HOUSING STOCK
Existing Housing Stock	Development which would result in the net loss of existing residential accommodation units will not be permitted unless, there are benefits that outweigh any harm, such as:
	i. demonstrable and substantial conservation benefits     ii. demonstrable and substantial economic, social or environmental benefits
	iii. benefits in terms of providing visitor accommodation
387 and 388	Accessibility Standards
	387. Local Authorities have the opportunity to apply optional technical accessibility standards in relation to wheelchair accessibility and level access/adaptability of buildings, where they can demonstrate evidence of need and accommodate viability impacts. The standards are applied through Building Regulations but are introduced via local planning policies. Where there are existing local standards in place a "passport" approach is applied and the national optional technical standards can be applied as an equivalent. As B&NES already applied a local standard via its Planning Obligations SPD for Affordable Housing — which includes a requirement for 10% wheelchair accessible dwellings and a requirement for ground floor accessed residential properties to have access thresholds of a minimum gradient — the national standard will be applied in these circumstances.
	388. The current evidence in the housing Accessibility Standards Needs Assessment shows that during the Plan period the newly arising demand for housing meeting enhanced accessibility standards equates to around 19% of all new market housing to be provided. A guidance note to support the operation of Policy H7 has been prepared.
	387.The B&NES Corporate Strategy 2020-2024 overriding purpose is to improve people's lives with principles focusing on prevention and preparing for the future. As set out in Planning Practice Guidance, 'Accessible and adaptable housing enables people to live more independently, while also saving on health and social costs in the

future. It is better to build accessible housing from the outset rather than have to make adaptations at a later stage – both in terms of cost and with regard to people being able to remain safe and independent in their homes.' (Paragraph: 008 Reference ID: 63-008-20190626)

387a.Paragraph 130 within the NPPF (2021) sets out that 'Planning policies and decisions should ensure that developments... create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users...' Footnote 49 clarifies this paragraph setting out that 'Planning policies for housing should make use of the Government's optional technical standards for accessible and adaptable housing, where this would address an identified need for such properties.'

387b.The Bath Strategic Housing Market Assessment (SHMA) Volume II (March 2019) sets out the evidence base to housing accessibility requirements within Bath and North East Somerset. The Bath and North East Somerset:

Local Plan Partial Update Viability Study undertaken by BNP Paribas Real Estate on behalf of B&NES Council, tested the housing accessibility standards as set out in the SHMA and concluded that the policy requirement could 'be absorbed with little impact on residual land values'.

387c.Whilst planning policy sets out the requirements for accessibility standards through the Local Plan, requirements are implemented under Building Regulations - The Building Regulations 2010 Access to and use of buildings Approved Document M Volume 1: Dwellings. Standards include:

M4(1) Category 1: Visitable dwellings

M4(2) Category 2: Accessible and adaptable dwellings

M4(3) Category 3: Wheelchair user dwellings

Within the M4(3) standard there are two sub-categories:

M4(3)(2a): wheelchair adaptable (meaning that they meet spatial and layout requirements but may not have been fully fitted and finished to accommodate immediate use by a wheelchair user)

M4(3)(2b): wheelchair accessible (meaning that the dwelling is fully ready for occupation by a wheelchair user household)

387d.lf it is agreed at the planning stage that a specific development warrants flexibility in the application of the accessible housing standards M4(2) and M4(3), affected dwellings would be required to satisfy the mandatory building regulations requirements of M4(1) under Building Regulations.

387e. For the purposes of this policy, residential development includes all forms of residential accommodation where Building Regulations under Approved Document M: Volume 1 (dwellings) apply.

387f.M4(2) and M4(3) dwellings should be secured via planning condition to allow the Building Control body to check compliance of a development against the optional Building Regulation standards.

#### Policy H7

POLICY H7: Housing Accessibility

Accessibility standards for Affordable Housing will be applied in accordance with the Council's Planning Obligations Supplementary Planning Document, or successor guidance. For market housing, dwellings should have enhanced accessibility standards and should meet the optional technical standard 4(2) in the Building Regulations Approved Document M.

To provide suitable housing that meets the needs of different groups in the community, including disabled people, older people and families with young children, new residential development must ensure that:

For affordable housing, 7.8% of dwellings be built to meet Building Regulation M4(3)(2b) standard (wheelchair accessible housing) and the remainder to M4(2) accessible and adaptable dwellings standard within houses, ground floor flats and upper floor flats where a lift is installed, and age restricted homes.

For market housing, 5.6% of dwellings to be built to Building Regulation M4(3)(2a) standard (wheelchair adaptable housing) and 48% of the remainder to M4(2) accessible and adaptable dwellings standard.

In exceptional circumstances, factors such as vulnerability to flooding, site topography and where the provision of a lift to dwelling entrances may not be achievable, may determine a reduced requirement in terms of Building Regulation M4(2) and M4(3) accessibility standards.

430 Add new paragraph after 430

430a Within the region there is an insufficient supply of youth play space, parks and recreational grounds across all area profiles. Difficulties maintaining natural turf and a shortage of available space has amplified the growth in artificial alternatives. Since the late 1970s when artificial alternatives gained popularity, technologies have advanced and third generation (3G) pitches are being employed with the backing of Sport England and the Football Association among other sporting bodies. Artificial pitches are useful mainly due to their ability to withstand inclement weather and provide significant benefits supporting active lifestyle and well-being by allowing people to play and exercise longer especially in winter.

430b.3G pitches are constructed using longer pile artificial grass with a rubber crumb infill. These crumb granules are typically styrene butadiene rubber (SBR) originating from shredded waste tyres. Even though the Construction (Design and Management) Regulations 2007 place additional duties on those designing artificial pitches to eliminate or reduce hazards and risks during design, there are some concerns regarding impact on people's health resulting from exposure to contaminated granular material and through the contamination of soil and water. Investigations are ongoing by the European Chemicals Agency (ECHA) to determine whether crumb

infill poses a risk to the health of those using third generation sports pitches. Users are advised to follow the safety recommendations made by the ECHA.

430c.The NPPF states that planning policies and decisions should aim to avoid new and existing developments contributing to land contamination, soil degradation and water pollution. Policy PCS1 embodies the 'precautionary principle' toward the healthy functioning of environmental systems. Development will only be permitted provided a management plan is submitted in accordance with policy LCR6. This principle also applies to public safety and the health risks associated with exposure from playing on these surfaces. Users should follow the safety recommendations made by the European Chemical Agency (ECHA).

#### Policy LCR6

Amend Policy LCR6 3) as below:

In all cases:

- a) the proposal would not give rise to significant adverse environmental conditions including the impact of air, noise, water, **soil** quality and light pollution and be detrimental to public safety and the amenities of local residents; and
- b) vehicle access and on-site vehicle parking would be provided to an appropriate standard; and
- c) adequate access to and between the facilities would be provided for people with disabilities.

Add at end of policy

A management plan should be submitted with an application for a new artificial grass pitch. The management plan should outline the materials used and should consider potential sources of pollution from the installation phase through to end of life, including disposal. This includes both chemical and solid wastes including microplastics. Adequate remediation measures must be implemented and reported to ensure any identified potential harm can be suitably mitigated.

	Building a prosperous economy
Sub-heading	Proposals involving Office and Industrial Land and Floorspace (B1, B2, B8)
Sub-heading	Office Development (B1a uses classes)
Sub-heading	Change of use & redevelopment of <del>B1 (a)</del> office to residential use C2 (residential institutions), C3 (dwellings houses), and C4 (HMOs) <u>and Sui Generis</u>
Paras 479-480	479.Paragraph 51 of the NPPF (March 2012) states that "local planning authorities should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate". The Town and Country Planning (General Permitted Development etc.)(England)(Amendment)Order 2021 introduced a new Class MA – commercial, business and service uses to dwellinghouses subject to a prior approval process covering various impacts such as of the character or sustainability of the conservation area, noise, flooding, highways and transport issues and contamination. The Order sets out various limitations and exclusions including listed and buildings within a World Heritage Site.  480.408. The term 'change to' encompasses both a change of use and redevelopment as ultimately both result in a 'change to' the use of land. Residential in terms of Policy ED1B is defined as development in the C2, C3 and C4 and use classes. Residential also encompasses sui generis residential uses such as large Houses in Multiple Occupation (HMO) (i.e. blocks of student accommodation with shared flats hosting more than 6 persons) and Purpose Build Student Accommodation (PBSA).
Paras 482-483 (delete)	482 In May 2013, Government amended the GPDO to introduce permitted development rights to enable premises in B1(a) office use (subject to some exclusions including but not limited to listed buildings and space built since May 2013) to change to C3 dwelling houses (though not C2, C4 or sui generis residential uses) without the need for a planning

application, and subject to a prior approval process covering noise, flooding, highways and transport issues and contamination.

483 The most commonly occurring exclusion in B&NES relates to a listed buildings. If the building is listed or within the curtilage of a listed building (which is often the case in the centre of Bath), permitted development is not applicable and a planning application is needed. However, the Council considers that the purpose of such an application is to deal with (in addition to the prior approval matters listed above) any risk to the significance of heritage assets and not 'in-principle' issues. The permitted development rights initially lasted until May 2016, in April 2016, legislation came in to force to make this change permanent.

Paras 484 -486 484. The utilisation of permitted development rights has had a meaningful negative impact on the supply of office space in Bath city centre, including on good quality occupied space. This means that more new office space will be needed than previously proposed when the Core Strategy was adopted. Whilst an expectation of losses was built into the Plan based on trends, permitted development rights have meant that those expectations have already been exceeded. The gross amount of new office space to be planned for has thus been increased as set out in Core Strategy Policy B1 in order to achieve the necessary net outcome. The Article 4 Direction to remove permitted development rights was introduced on 24th May 2019 and it operates until the implementation of the new Class MA on 31st July 2021. the rights permanent further risks undermining the spatial strategy for the city as a whole and therefore the Council will consider making an Article 4 Direction to remove the rights in specific parts of the District. In 2013 it applied to Government for parts of the District to be exempted as Article 2(5) land but was not successful.

485. The current permitted development rights only apply to a literal 'change of use' (not redevelopment). Currently, proposals for the 'redevelopment' of office space to C3 residential use still require a planning application, which can test in-principle matters. (albeit against the background of the NPPF:51). However, in October 2015 Government announced that it intended to extend permitted development rights to redevelopment. The extended rights will enable the demolition of offices and new build as residential use but will be subject to as yet unknown limitations and prior approval tests by the local planning authority. Further, the Council will consider making an Article 4 Direction to remove change of use and redevelopment rights in specific parts of the District. The policies below are written to be sound in the current national

planning context and to be flexible enough to be able to respond to changes at a national or local level, without requiring a review of the policy. 486. Proposals for the redevelopment of offices to a C2, C4 or sui generis residential uses do not benefit from permitted development rights and will, in the case of non-student C2 & C4 uses, be judged against policy ED1B. Where a proposal is for student accommodation, Policy B5 of the Core Strategy will be used in decision-taking Policy ED1B POLICY ED1B: CHANGE OF USE & REDEVELOPMENT OF OFFICE B1(A) TO RESIDENTIAL USE 1. Change of use (i.e. conversion) The conversion of office space (B1a) to residential C3 is normally permitted development, subject to the exceptions set out in the GPDO GDPO. (which includes listed buildings).-The principle of change of use through conversion of listed buildings in office use to C3 residential use is also accepted, subject to the provisions of Policy HE1. 2. Change of use and Rredevelopment (i.e. demolition and construction of a new building) The Change of use and redevelopment of office space (B1a) to non-student C2, C3 or C4, or Sui Generis (large HMO and PBSA) residential will be permitted unless there are strong economic reasons for refusal, as set out below. 3. Strong economic reasons Strong economic reasons will exist if: a the site is within the Bath Central Area, the Bath City Riverside Enterprise Zone, Somerdale, or a town centre listed in Policy CP12, or on a site that has been granted permission since 2011; and

b the loss of the space would be a significant loss to strategically important office accommodation in B&NES and significantly harm the Council's ability to plan positively for economic development.

In assessing whether strong economic reasons exist, consideration will be given to:

- the quality of the office space (existing or permitted) to be lost or not implemented compared to alternative, available premises in the locality, and whether these are suitable for any displaced existing occupiers;
- the need to retain the space in the context of the achievement of strategic Core Strategy targets set out in B1, KE1 and SV1;
- current market signals and forecasts (to ensure the long-term targets of Core Strategy policies B1, KE1 and SV1 remain justified throughout the plan period);
- in the case of a mixed-use residential- led site granted permission since 2011, whether the premises are critical to the sustainability of the permission and

whether implementation remains viable, and realistic in light of market signals.

- 4. In the event that permitted development rules referred to in this policy no longer apply (whether due to the introduction of a direction under Article 4 of the Town and Country Planning Acts or through changes to national legislation or policy):
- a If the permitted development rules relating to change of use (conversion) from office to residential are removed, all such applications, including for listed <u>buildings and buildings within the World Heritage Site</u>, will be assessed using the criteria set out in paragraphs 2-3, above. For the avoidance of doubt, in these circumstances the principle of change of use through the conversion of listed buildings in <u>Use Class E former</u> B1a use to C3 use will no longer be automatically considered acceptable.

	b If the permitted development rules relating to change of use (conversion) from office to residential are widened to include redevelopment, consideration of strong economic reasons, as set out in paragraphs 2-3 above, will no longer be required. This would not apply to listed buildings and buildings within the World Heritage Site.
Heading	Change of use and redevelopment of <del>B1 (a)</del> office use to other town centre uses
Paras 487-488	487.In May 2013, Government introduced permitted development rights that enabled B1 uses (up to 150 sq.m and excluding listed buildings) to change use to shops and other retail premises (A1, A2, A3 uses) for a single period of up to two years. After two years the use must revert back to B1. These rights ended in May 2015 (although a change of use implemented in April 2015 would be valid until 2017).
	488. The LPA has monitored the take up and impact of these rights. There were no adverse impacts to suggest that the Development Plan needs to be restrictive once the rights are extinguished. Retail uses normally require a ground floor premises and a permissive stance is therefore unlikely to cause a significant reduction to the stock of office space in the District, which usually occupies the space above shops. Accordingly, in designated city, town, district and local centres, and elsewhere there will be a permissive approach to applications to change use from B1 (a) offices to shops. If this approach results in significant unintended negative effects on the office market, the Council will undertake a partial review of the Plan via the fast track route set out in the NPPG.
New Para 488a	In September 2020 the Government implemented changes to the Planning Use Class Order to combine a number of different town centre type uses including offices (former B1 use class), shops (former A1), restaurants (former A3), banks and estate agents (former A2), gyms (former D2), health facilities (former D1) into a single Class E "Commercial, Business and Service" use. Uses can change within this use class without the need to apply for planning permission thereby allowing an office for example to be converted to a shop, restaurant, health facility or gym, or vice versa.

489	The use classes for hotels (Class C1) residential uses and industry (B2) and warehousing (B8) are retained, and
	there are new use classes for Learning and Non Residential Institutions (Class F1) and Local Community uses
	(Class F2). Permitted development rights do not exist for the change of use of office space to hotel use (use class C1)
	and Sui Generis uses D1 and D2 uses aside from in relation to a state-funded school (subject to exemptions and via a
	prior approval process). Where the control of change of use is possible the Council will prioritise the retention of office
	space over C1, D1 and D2 hotel and other uses not with Class E. It is necessary to do this due to the erosion of
	planning control in relation to changes of use (and potentially redevelopment) from office to C3. In practice this is most
	likely to be of use in protecting office space from hotel conversion/redevelopment in circumstances where this would be
	detrimental to the operation of the office market. In some cases this may not be detrimental.
Policy ED1C	DOLLOV EDAG. CLIANICE OF LICE AND DEDEVELODMENT OF DA (A) OFFICE LICE TO OTHER TOWN CENTRE LICE
1 olicy LD10	POLICY ED1C: CHANGE OF USE AND REDEVELOPMENT OF B1 (A) OFFICE USE TO OTHER TOWN CENTRE USE
	(not within Use Class E)
	1.The change of use of office space to A1, A2 and A3 uses will be permitted unless clauses 3a and 3b of Policy ED1B
	apply
	2. The change of use or redevelopment of office space to other town centre uses (not within Use Class E) will not
	normally be permitted, unless the space is of particularly poor quality in relation to the total stock of the city, or, if this is
	not common ground between the applicant and LPA, the space has been marketed for 12 months, on reasonable terms,
	at a time when the UK economy is growing and no serious occupier interest has been forthcoming.
	Even where these criteria are not met the economic and social benefits of the alternative proposed town centre use (in
	terms of employment, GVA and contribution to the centre and any townscape improvements resulting from change) will be
	material considerations, that could, in exceptional cases, outweigh ED1C (2)
Sub Heading	Light Industrial E(g)(iii) (B1c), Heavy Industrial (B2) and Warehousing (B8) Uses
490	Paragraph 20 of NPPF expects LPAs to plan proactively to meet development needs of business, including industrial type
	activity. Planning positively for industrial development in B&NES means protecting the best of what the District has to offer

in terms of supply, whilst adding to the stock of available land where needed. Permitted development rights enable both

unless there are 'strong economic reasons' as to why this would be inappropriate. The revised NPPF published in 2021 continues to encourage the use of previously developed land for housing, and that using currently unallocated retail and employment land for homes should be supported but only where it does not undermine key economic sectors and would be compatible with other policies in the Framework (including those relating to supporting economic growth and productivity).

494c Due to the chronic shortage of industrial space within the Bath City area, all existing industrial sites including small sites play an important role to Bath remaining a fully functioning economy. It is also important in ensuring that climate emergency goals are fulfilled - both in terms of employment and last mile delivery.

Furthermore, industrial space is required to help facilitate green recovery with evidence of demand for such space shown by enquiries registered with the Council. The ongoing presence of industrial space within the city is essential to a functional employment ecosystem.

494d Reflecting the latest national policy (NPPF 2021) and the significant losses of industrial land that have occurred since 2011; and the increased demand for industrial accommodation Policy ED2B has been strengthened to provide greater policy protection of non-strategic or other industrial sites.

495-500499

Delete paras 495-500

### **Permitted Development**

495 Industrial and warehousing premises benefit from limited permitted development rights for their erection and exterior alteration. These are set out in the GPDO. Where there is any doubt as to whether development would be permitted development, advice from the LPA should be sought to determine if the proposed works are permitted development or whether a planning application is needed.

496. In March 2015 a new permitted development right, for a three year period, allows storage or distribution buildings (B8) to change use to residential (C3). Up to 500 sq.m. of floor space will be able to change to residential use. The right is subject to a prior approval process covering transport and highways, air quality impacts on intended occupiers, noise

impacts of the development, risks of contamination, flooding, and also where the authority considers the building to which the development relates is located in an area that is important for providing storage or distribution services or industrial services or a mix of those services, whether the introduction of, or an increase in, a residential use of premises in the area would have an adverse impact on the sustainability of the provision of those services.

497. The new right does not apply in Areas of Outstanding Natural Beauty and World Heritage Sites, Listed Buildings or land within the curtilage of Listed Buildings, Scheduled Monuments, or in Sites of Special Scientific Interest. These designations mean that a planning application is needed to ensure tha any possible issues in relation to them can be fully considered. Due to the City of Bath World Heritage Site the whole city is not subject to the new rights and a planning application will be needed to determine whether, in addition to the prior approval tests, there is any risk related to the significance of heritage assets. This is unlikely to be the case in most circumstances. After changing to a residential use, existing permitted development rights for dwelling houses (C3) will not apply.

498. If the site is under an agricultural tenancy then the consent of both the landlord and the tenant will be needed for any development to be permitted. The right only applies to buildings that were last used or were in use as storage or distribution (B8) on or before 19th March 2014. However, there is an additional requirement that a building seeking to change use must have been in B8 use for a period of a least 4 years before the date development begins.

499. In October 2015 Government announced that permitted development rights for a change of use of light industrial buildings to residential were to be implemented. Further details on the prior approval tests are awaited, but may be similar to those for the change of B8 uses to residential. Once the change to GPDO is confirmed some changes may be needed to policies ED.2A and 2B. the Council has the option of making an Article 4 Direction to remove the rights in specific locations.

#### **Managing Other Losses**

500. Despite the need to plan proactively for business uses, Paragraph 51 of the NPPF (March 2012) states that:

	"LPAs should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate"
Policy ED2A	POLICY ED2A: STRATEGIC (*) AND OTHER PRIMARY INDUSTRIAL ESTATES
	1. Proposals for light industrial, heavy industrial, warehousing (classes <b>E(g)(iii)</b> B1e, B2, B8), builders merchants will be acceptable in principle within the following Industrial Estates identified on the Policies Map. Proposals for car showrooms will also be acceptable on undeveloped land in these areas and where this would not replace <b>E(g)(iii)</b> B1e and B2 land and premises.
	2. The identification of these areas as Strategic and Other Primary Industrial Sites means that there is a presumption in favour of retaining them for the aforementioned <b>E(g)(iii)</b> B1c, B2 & B8 uses. There are strong economic reasons why
	4. A Locksbrook Creative Industry Hub has been designated within the Newbridge Riverside area focusing on business development in the creative industry. Clauses above do not apply to this area and Policy SB22 sets out the specific development requirements.
Policy ED2B	POLICY ED2B: NON-STRATEGIC INDUSTRIAL PREMISES
	<ol> <li>Proposals for the uses listed in ED2A will be acceptable in-principle at sites already occupied by smaller clusters and stand-alone industrial premises provided that this would not cause unacceptable environmental, residential amenity or highways problems.</li> </ol>
	2. Non-strategic sites are not afforded the same level of protection for industrial and warehousing ( <u>E(g)(iii)</u> B1c, B2 & B8) uses as those listed in ED2A. Applications for residential development or others uses will normally be approved unless there is a strong economic reason why this would be inappropriate. Evidence of unsuccessful marketing on reasonable terms for 12 months prior to an application and during a sustained period of UK economic growth will be taken as

	evidence that there is not a strong economic reason for refusal. However, there are strong economic reasons why other uses on these sites would be inappropriate because of the significant loss and lack of supply of industrial land. Applicants seeking to challenge this presumption should provide compelling evidence that circumstances have changed to the extent that there is no reasonable prospect of land or premises being used for industrial and warehousing uses, by reference to:  a) whether the existing premises are being used productively, or if not, the viability of reusing vacant premises or developing allocated land for industrial use,
	b) the level of interest in the existing premises following a marketing period of 12 months, on reasonable terms, during a sustained period of UK economic growth,
	c) general market signals of demand across the District and in relation to the locality i.e. the relevant settlement(s), d) the availability and quality of alternative premises, and
	e) whether any other evidence casts critical doubt on the validity of Policy B1, KE1 and SV1 insofar as they relate to the required supply of industrial space.
	3. Applicants will also need to demonstrate that non-industrial uses would not be in conflict with the industrial premises that remained around the site.
Policy RE1	POLICY RE1: EMPLOYMENT USES IN THE COUNTRYSIDE
	Proposals for employment uses in the countryside outside the scope of Core Strategy Policies RA1 and RA2 will be permitted providing they are consistent with all other relevant policies, and involves:
	i)replacement of existing buildings;
	Policy RE1

	ii)the limited expansion, intensification or redevelopment of existing premises or redevelopment of previously developed land where it is not habitat functionally linked to a European site; and
	iii)they would not lead to dispersal of activity that prejudices town and village vitality and viability.
Policy RE3	Proposals for farm diversification involving the use of agricultural land or buildings will be permitted providing:
	Where existing buildings cannot be re-used in accordance with Policy RE6, new buildings will be permitted only where they are required for uses directly related to the use of, or products from the associated land holding, are small in scale, well designed and grouped with existing buildings.
541	Active ground floor uses referred to in Policy CP12 are generally those falling within use Classes A1 to A5 but can also include other town centre uses which are visited by large numbers of people.
542	The NPPF paragraph 23 requires Local Plans to allocate a range of suitable sites to meet the scale and type of retail development needed in town centres. It is important that, as appropriate, this need is met in full and is not compromised by limited site availability. The Council is <u>was</u> required in NPPF paragraph 161 (2012) to assess the quantitative and qualitative needs for land or floorspace for retail development over the plan period.
548	The site allocations sections of the Plan identify where new retail floorspace within town centres is intended to be met. However, other retail proposals outside of the centres may still come forward. The sequential test guides main town centre uses towards town centre locations first, then, if no town centre locations are available (or expected to become available within a reasonable period), to edge of centre locations, and, if neither town centre locations nor edge of centre locations are available (or expected to become available within a reasonable period), to out of town centre locations, with preference for accessible sites which are well connected to the town centre.
551	In line with <del>paragraph 27 of</del> the NPPF, where a proposal fails to satisfy the sequential test, it should be refused.

Within Bath, an Impact Assessment will be required for <del>Use Class A1-5</del> retail proposals over 500sqm (gross) that are located outside of the designated town centres and not in accordance with the Local Plan.

For the rest of the District, an Impact Assessment will be required for <del>Use Class A1-5</del> retail proposals over 280sqm (gross) that are located outside of the designated town centres and not in accordance with the Local Plan.

For commercial leisure proposals anywhere in the District, an Impact Assessment will be required for schemes over 1,000sqm (gross) that are located outside of a designated town centre and not in accordance with the Local Plan.

For office proposals anywhere in the District, an Impact Assessment will be required for schemes over 2,500sqm (gross) that are located outside of a designated town centre and not in accordance with the Local Plan.

The application of the impact test should be proportionate and appropriate for the given proposal.

Paras 562 - 566

562. Primary Shopping Frontages are defined where there will be <u>are</u> a high proportion of <del>Use Class A1</del> retail uses. A Primary Shopping Area is a defined area where <del>Class A1-A5</del> retail development is concentrated.

563. The previous Local Plan was very restrictive about the uses permitted within Primary Shopping Frontages (the loss of an A1 shop use from the ground floor was not permitted). This has been very successful in maintaining the Primary Shopping Frontages as predominantly A1 retail areas. Conversely, it has also had the effect of restricting other uses such as cafes and restaurants to areas outside of the frontages, and concentrating them within certain areas of the city centre.

564. Consultation feedback suggested that in some areas, these uses had become over concentrated and that there was a negative impact on resident's amenity, resulting from noise and anti-social behaviour. Other feedback suggested that some non-A1 uses, such as banks and cafes can have a positive effect on footfall within centres.

565.Policy CR3 therefore introduces a more <u>provides a</u> flexible approach in relation to Primary Shopping Frontages, acknowledging that retail can benefit from having diverse, non-A1 <u>retail</u> neighbours, creating a richer mix of footfall. It allows the Local Planning Authority to maintain a primary shopping function in the defined frontages whilst allowing other

Class A uses which can also add to the attractiveness of, and vitality within, a town centre. However, it is imperative that a balance is maintained and the focus of the centres remains retail (A1) based. 565a. While the NPPF refers to Primary Shopping Areas, the Government has introduced changes to the planning system that enable flexibility between town centre type uses. The Government has amended the Use Classes Order to combine a number of former different town centre type use classes including shops (former A1 use class), restaurants (former A3), banks and estate agents (former A2), gyms (former D2), health facilities (former D1) and offices (former B1), into a single Use Class E "Commercial, Business and Service" use. Uses can change within the use class without the need to apply for planning permission thereby allowing a shop for example to be converted to a restaurant, office or gym, or vice versa. Planning permission will still be required for what is termed sui generis uses, including drinking establishments, hot food take away outlets, betting shops and pay day loan shops, cinemas and nightclubs. 565b. There is also greater protection for local shops "Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres)" which are in a new use class F2(a). This is reflective of the trends in more home working and less travel that has led to greater use of local shops and facilities during the Covid 19 pandemic. 566. The main centres were subject to a Goad survey in 2014 which forms the basis of the definition of Primary Shopping Frontages and Primary Shopping Areas. A Frontage is considered to be the active parts of the shop, usually containing the shop entrance and/or large shop window. Definitions of Active Frontage and Active Ground Floor uses are defined in the glossary to Placemaking Plan (see volume 6). Policy CR3 POLICY CR3: PRIMARY SHOPPING AREAS AND PRIMARY SHOPPING FRONTAGES part Development within Primary Shopping Frontages

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	Within Primary Shopping Frontages <u>applications for</u> change of use of shops <del>(Use Class A1)</del> to another use will not be permitted (subject to permitted development rights) unless the proposed use would:
	<ul> <li>i. Make a positive contribution to the vitality, viability and diversity of the centre; and</li> <li>ii. Not fragment any part of the Primary Shopping Frontage by creating a significant break in the shopping frontage; and</li> <li>iii. Not result in a loss of retail floorspace of a scale harmful to the shopping function of the centre; and</li> <li>iv. Be compatible with a retail area in that it includes a shopfront with a display function and would be immediately accessible to the public from the street.</li> </ul>
	Development outside Primary Shopping Frontages
ı	Outside the Primary Shopping Frontage but within Primary Shopping Areas and Town Centres, the loss of Use Class A1 retail floorspace will be permitted provided that a healthy balance and diversity of uses is retained and concentrations of uses other than Use Class A1 retail are avoided
569 3 <sup>rd</sup> bullet	The number and distribution of other existing and committed non-A1 retail uses within the defined primary retail frontage (including any premises subject to current Permitted Development changes of use);
578 -580	Permitted Development Rights and Prior Approval affecting Centres and Retailing within B&NES
	578. The Government has introduced new national permitted development rights in order to make it easier for businesses to make best use of their premises; deliver more homes; support high streets; simplify the change of use system; and support sustainability by promoting the reuse of buildings. They are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. The Prior Approval procedure requires a developer to provide some basic information about a proposed extension and involves a process of consultation with immediate neighbours. These rights mostly sit within Part 3 of Schedule 2 to the General Permitted Development Order.
	579.The GPDO may in some cases override the Development Plan.

580. Where the GPDO refers to 'key shopping areas', The Local Planning Authority interprets these as the designated centres identified in Core Strategy Policy CP12.

Para 581

- Our overarching approach to transport policy is to build on achievements to date and continue to The approach of the Local Development Framework is to continue the longstanding theme of reduce ing car dependency and make working towards making walking, cycling and use of public transport, the more attractive and convenient options for travel. Across the West of England, Joint Local Transport Plans over ten years have seen the number of cycling trips more double, and bus passenger trips increase by more than one third, in the context of a national 1% fall. This approach is embodied in the strategic objectives of the Core Strategy, and the place based section in seeking to enhance the walking, cycling and public transport network from existing communities to jobs, local services, facilities and attractions. The Placemaking Plan (2017) established strong foundations for this approach. However, the declaration of the Climate and Ecological Emergency (2019) with a target of carbon neutrality by 2030, coupled with the adoption of JLTP4 (2020), identifies and supports the need for substantial transport improvements to deliver a step-change in enabling sustainable transport and movement. The Council has recognised that "business as usual is not an option and that the Council and all our partners and contractors need to review all existing strategies and plans to re-align to the Climate Emergency." The Council will continue to work with neighbouring authorities and the West of England Combined Authority (WECA) to address impacts of car dependency and deliver a transformational rebalancing of our transport network to address the Climate Emergency, support sustainable travel and healthier lifestyle. address these issues.
- 582. Notwithstanding achievements to date, the B&NES highway network remains heavily trafficked with a high dependency on car travel, highlighting the need to fundamentally change the way we travel, with a strong focus on mode shift away from the private car usage. We will need to undertake transformational transport and access improvements and major capital infrastructure projects to facilitate growth in housing numbers and jobs, to work towards achieve carbon neutrality, to minimise the adverse effect of traffic, and to enable environmentsal improvement to be made to existing centres. The Council's approach to strategic transport issues and major schemes is to set out in the current adopted Joint Local Transport Plan (JLTP), which has been developed with WECA partners. This

includes a schedule of major schemes and adopted policy position on each. The purpose of the Development Plan is to set Council Policy relating to development and safeguarding land. it is not intended to duplicate or supersede the adopted JLTP, rather, both Plans are complementary. B&NES has also developed Transport Strategies for Bath and Keynsham, and are continually working on place-based solutions to transport issues within the District. Our Transport Strategies are intended to identify the key local-level issues, develop approaches to provide solutions, and form the basis for the development of specific schemes to come forward in line with the Strategy as a whole. The Place-based Strategies are important as they are bespoke to the locality and are a mechanism to translate overarching transport policy to local scheme delivery. The Council remains concerned with the impact of through traffic, particularly HGVs, on the WHS. This is compounded by the incomplete nature of the Trunk Road Network to the east of the city. The Council will work with neighbouring authorities, including Wiltshire Council, to address the problem of through traffic in Bath, particularly traffic that currently uses the A36-A46 route through the city and continue to press Highways England and Transport Ministers to take steps for solutions to be identified and funded in the next Road Investment Strategy to be published in 2020. The Council will also review tThe A4 corridor is a key strategic corridor which carries high volumes of people but experiences significant traffic congestions and negative environmental effects such as poor air quality in places such as Saltford. The A4 corridor has been identified as a Mass Transit route between Bristol and Bath within the JLTP4. We will work with WECA to support the delivery of transformational Mass Transit proposals which will increase transport options, dramatically improve journey times and significantly decrease congestion. For Saltford, we will fully assess options to provide bus priority before a decision on a bypass is made. We will also explore the possibility of introducing Mass Transit in Bath to help provide clean, efficient transport for those living, working and visiting the city whilst also meeting the future growth and transport needs of the City. and, in particular, consider how best to improve the environment within Saltford and improve journey times and reliability between Bristol and Bath. This will include the options for a bypass of the village.

- 583. This approach is in line with national objectives and the Council's **Corporate** Sustainable Community Strategy. The approach also follows on from the five key **objective**s goals of the Joint Local Transport Plan (JLTP3), which are:
- Take action against climate change and address poor air quality; Reduce carbon emissions;
- Support <u>sustainable and inclusive</u> economic growth;

- Enable equality and improve promote accessibility;
- Contribute to better <u>health</u>, <u>wellbeing</u>, safety, <u>and</u> security and health;
- <u>Create better places</u> improve quality of life and a healthy natural environment.

583a.Our approach to transport within both the current adopted Joint Local Transport Plan and this Local Plan is both ambitious and realistic. However, we also need to achieve transformational change in the way we travel to meet our Climate Emergency obligations. The Council is fully committed to the target of Carbon Neutrality by 2030 and will keep progress towards this target and our approach to transport under review. If progress is not great enough, or fast enough, we are prepared to explore further interventions to reduce car usage, potentially including charging mechanisms such as a Workplace Parking Levy or Road User Charging.

### Paras 584-587

#### **Creating Better Places**

- 584. This approach brings with it a wide range of benefits. The most significant, long term benefit to B&NES is that this approach creates more economically successful, more sociable, healthier, more <u>inclusive</u>, more accessible and more inviting places in which to live, work and visit. <u>Our Liveable Neighbourhoods Strategy sets out the key principles of our transport approach to creating better places</u>.
- 585. Whilst good accessibility is of absolute importance for places to function effectively, better and more sociable places are created where people dominate, rather than vehicular traffic. Streets are not just for movement; they form the shared public space between buildings, where city, town or village life takes place. Streets needs to integrate and not segregate our communities and neighbourhoods, and promote an inclusive environment. This is particularly the case in our historic settlements that have not been designed to accommodate the current levels of vehicular traffic that they often have to endure. There is a strong correlation between an enhanced public realm and better places; the experience of numerous cities around the world is testament to this approach. Enhancing street environments can help stimulate local economic activity, reduce street crime and encourage a sense of local community. The Getting Around Bath Transport Strategy highlights the vision for the City. "Bath will enhance its unique status by adopting measures that promote sustainable transport and reduce the intrusion of vehicles, particularly in the historic core. This will enable more economic

# activity and growth, whilst enhancing its special character and environment and improving the quality of life for local people." 586. Measures that support the shift to more sustainable modes of transport and that improve levels of accessibility to and within Bath, Keynsham, Somer Valley and the Rural Areas will be supported and promoted. We will support measures that enhance the liveability of our neighbourhoods by reducing traffic volumes and speeds, making walking and cycling the mode of choice for local trips, and offering a range of choices for longer distance trips. 587. Other critical benefits to undertaking this approach include meeting our carbon neutrality obligations reduction in CO2 emission targets, addressing health and impacts of air pollution, combatting rising obesity levels and general health risks issues arising through a lack of physical activity, improving residents' wellbeing, reducing levels of inequality and enabling improvements to be made to our historic environment and public realm. Creating better places that people can live and spend time in, will also have a vast impact on other health and wellbeing aspects including social isolation and mental health. In creating better places, we must ensure that the principles of inclusive design (Manual for Streets, 2007) are followed. Inclusive design: Places people at the heart of the design process; Acknowledges diversity and difference; Offers choice where a single solution cannot accommodate all users; Provides for flexibility in use; and Provides buildings and environments that are convenient and enjoyable to use for everyone. Paras 589 -**Climate Change and Air Quality** 589f. 589. JLTP3 states 'In 2008, road transport represented 32% of West of England C02 emissions. This amounts to some 2.16 tonnes per head of population, similar to the national average of 2.13 tonnes. In reducing road transport carbon emissions JLTP3 focuses on:

- Promotion of lower carbon choices
- Providing alternatives to the car
- Influencing travel behaviour and managing trave demand
- Workplace and school travel plans
- Personalised travel planning
- Improvements to walking and cycling infrastructure
- Public transport enhancements
- Integration of travel modes
- Better information
- Demand management and reducing the need to travel through technology and spatial planning
- Introduction of an appraisal of the impact of scheme/programme/policy options to inform their selection or otherwise for inclusion in JLTP3 delivery plans
- Robust understanding of the contribution to carbon reduction (or carbon increase) that each scheme, programme, policy is expected to deliver

589a.B&NES Council declared a Climate Emergency in 2019 and committed to achieving carbon neutrality by 2030. Transport contributes 29% (216,110t/CO2e/yr) of all direct and indirect emissions (Scope 1 & 2) within B&NES, emphasising the degree to which decarbonising the transport sector can contribute to carbon neutrality.

The Council has declared three priorities to achieve the carbon neutrality, including "a major shift to mass transit, walking and cycling to reduce transport emissions." Our approach will play a vital role in addressing inequalities across B&NES, which we have seen exacerbated by the COVID-19 pandemic.

589b.Carbon neutrality cannot be achieved solely by gradual shift to Ultra-Low Emission Vehicles (ULEV), we need a big change in how people choose to travel, with a major shift to public transport, walking and cycling.

This is especially important in Bath, where 42% of all journeys under 3km are taken by the private car. Our 2030 targets are as follows:

- 25% reduction in car and van mileage per person
- 76% electric vehicles, 14% hybrid, 10% petrol/diesel, private vehicle fleet
- 76% electric, 24% hybrid bus fleet
- Full electrification of passenger rail by 2030

589c. The Council is committed to providing the leadership needed to enable this scale of ambition to be realised, and recognises that this requires a significant and fundamental cultural shift. To transform the way we travel, we will need to be flexible, agile and brave as technologies evolve and lifestyles and future strategic and local development planning change. There is a significant uncertainty as to the medium and long term effect of Covid-19 on our work and travel patterns, and how that could translate into car usage, and we need to ensure that we capitalise on opportunities, and proactively manage risks associated, to drive a sustainable future. We will continuously maximise every opportunity and work in partnership with WECA, sustainable transport organisation, Public Health bus and rail operators and other key stakeholders to enable people to switch from car usage and ownership to cycling, walking, public transport, and shared mobility options such as car clubs.

589d.Whilst the Council is committed to addressing the Climate and Ecological Emergency, we must achieve this equitably and inclusively. Data on household emission by income (2011) shows that the wealthiest (top 10% of

earnings) produces over seven times more CO<sub>2</sub> emissions from cars, and indeed three to four times more overall, than the least wealthy (bottom 10% of earnings). Likewise we also know that those in lower income brackets are disproportionally more likely to suffer from the adverse effects of car usage, including health impacts from poor air quality.

589e.B&NES has five designated Air Quality Management Areas (AQMA), where levels of Nitrogen Dioxide exceed the national annual average of 40 micrograms per cubic metre (µg/m³). The AQMAs are located in Bath, Keynsham, Saltford, Farrington Gurney and Temple Cloud. Air Quality Action Plans (AQAP) have been produced for these areas, outlining the actions required to reduce concentrations of air pollutants and exposure to air pollution.

589f. Specifically, Bath's Clean Air Plan includes a Class C Clean Air Zone (CAZ), which came into effect in March 2021. The CAZ is required to help the city meet UK air quality legislation, as several places in Bath currently exceed the legal limits for Nitrogen Dioxide pollution, which is mainly caused by diesel and older petrol vehicles. The CAZ provides for charging all higher emissions vehicles, except private cars and motorcycles, to drive within the Bath CAZ boundary. Its aim is to deter the majority of drivers of higher emissions vehicles from entering the CAZ area. The CAZ arrangements include traffic management in Queen Square, to provide the necessary additional localised measure to reduce Nitrogen Dioxide to a compliant level in the part of Gay Street between the 'Square' and George Street without charging private vehicles. The Queen Square traffic management scheme is to be actively managed in order that any detrimental impacts on alternative routes caused by the restraint of traffic at Queen Square can be understood and mitigated. The Queen Square traffic management scheme will remain in place until such a time that both the Council and the Joint Air Quality Unit agree that compliance in the part of Gay Street between the 'Square' and George Street has been achieved with the Primary Critical Success Factors contained with the scheme's Full Business Case.

590. The reduction of the adverse effects of transport on climate change and air quality, particularly in Air Quality Management Areas (AQMA) in Bath and Keynsham and in future AQMAs, will be **proactively** managed in accordance with the NPPF.

New Paras 590a – 591 Health, Obesity, Health and Well Being

590a. The intrinsic link between transport, particularly opportunities for active travel, and health and well-being outcomes is well established and multi-faceted, Active Travel has the potential to achieve major population-wide health benefits. It is one of the most cost-effective and easiest ways of embedding physical activity in people's lives, resulting in array of physical and mental health and wellbeing benefits. Walking and cycling offer enjoyment, independence and contact with outdoor environments and these benefits may be particularly important for disabled people whose participation in other activities may be more restricted. Therefore, it is imperative that the built environment in B&NES is designed, created and built to support and enable people to incorporate movement, particularly walking and cycling, into their daily lives.

590b.Physical inactivity contributes to one in six deaths in the UK,

<u>Doing regular exercise</u>, like walking and cycling, can help to prevent and manage over 20 chronic conditions and diseases, including heart disease, type 2 diabetes and some cancers. Active travel also has an impact on mental health, with just 20 minutes of exercise a day cutting the risk of developing depression by 31%.

590c. Vulnerable road users continue to be more seriously affected by road traffic incidents, and concerns about safety and security are a significant barrier to active travel for large numbers of people. Parental concern about road traffic injury is a major contributor to physical inactivity in children, due to reluctance to allow children outside without supervision. Severance and noise caused by motorised traffic exacerbates this and deters the use of active modes. Consequently, these factors can increase vehicle trips and perpetuate the issue.

590d.High car dependency, poor air quality and inactive lifestyles pose a major threat to public health, including obesity and associated conditions. Public Health England identifies that 1.2m lives are lost each year as a result of excess weight, and that air pollution causes 28,000 -36,000 deaths each year. As well as physical health, there are growing concerns about impacts on integration and viability of local communities, quality of life, and mental health and well-being.

	590e. Disadvantaged areas tend to have a high density of main roads, leading to poorer air quality, higher noise
	levels and higher collision rates, exacerbating health inequalities. Children in the 10% most deprived wards in
	the UK are four times more likely to be hit by a car than by those in the 10% least deprived.
	591. Transport therefore offers a great opportunity to contribute to better health, well-being, safety and security,
	and to address health inequalities, for those who live, work and travel in B&NES. Continuing with the shift to
	more active travel is a key way of helping to tackle the pressing issues associated with poor health, rising obesity
	and general well-being. We need to achieve a step change in the number of healthy, low carbon, walking and
	cycling trips. Furthermore, we need to continue to reduce the number of road casualties and improve
	personal safety, including from crime, on our transport network, particularly for those most vulnerable. It is
	estimated that by 2050 almost 60% of the UK population could be obese with the economic cost reaching £49.9
	billion at today's prices (Government Office of Science, Foresight Tackling Obesities: Future Choices, 2007).
	Increased levels of walking and cycling in particular will help to achieve the strategic objective of promoting health
	and well-being, and will need to be enabled through transport interventions.
Para 592.	Historic Environment and Public Realm
	500 Inspection of the District historic antiques will be again and the bound of the column and around
	592. Improvements to parts of the District's historic settlements will become possible by reducing the volume <b>and speed</b>
	of traffic using historic streets and spaces. The management of the highway network, particularly in local centres,
	residential areas, places of higher pedestrian footfall and/or areas of historic significance, to support the
	development of stronger communities and the creation of high quality public realm and better places is supported
	by the Local Development Framework. This approach is reflected in a number of recent the Council's public
	realm schemes located across the district, including Saw Close, Milsom Street and Seven Dials in Bath,
	Market Place in Keynsham with further planned improvements for the High Street and Radstock town
D 500	centre. Public Realm and Movement Strategy for Bath City Centre.
Paras 593 - 599	Promoting sustainable travel
	593. It is important that the need for new development is delivered sustainably, through the provision of low carbon
	transport options providing sustainable transport choices, that deliver improved improving accessibility,
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balanced with whilst minimising traffic congestion and creating better places. Sustainability must be embedded into development schemes at conception, and be a fundamental factor in decisions on land use planning, composition of developments, and master planning. 35% of car trips within B&NES are less than 5km in length, which offers significant opportunity to reduce the number of car trips on our roads through designing sustainable alternatives and Liveable Neighbourhoods. Making places more accessible by sustainable modes of transport. This reflects the approach outlined in the Core Strategy and 'Getting Around Bath—A Transport Strategy for Bath' which place emphasis on the need to reduce car dependency and promote sustainable modes of transport. This is key in making places more accessible for all and healthier environments.

593a. There are substantial bodies of research and Best Practice that provide the evidence and tools needed to avoid creating car-dependent patterns of development which would significantly compromise the aims and objectives of this Local Plan. This includes the Transport for New Homes Checklist and Building for a Healthy Life, a design toolkit for neighbourhoods, streets, home and public spaces. The Council will draw upon guidance such as these documents in decision-making regarding the sustainability of development proposals.

593b.All developments will need to be planned and designed in line with Sustainable Transport Hierarchy. In the first instance, opportunities to reduce the need to travel should be maximised, including through the provision of ancillary facilities on site and through measures that enable people to work from home, such as high speed broadband. Development should be located, and intensified, in areas which are already well served by public transport and have access to a range of local facilities within waking and cycling distance. This is in line with the NPPF principle to 'actively manage patterns of growth' so that 'significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes'

593c.Masterplans must be designed to prioritise active travel and micro-mobility modes, including e-bikes and e-scooters, over private car usage. Gear Change sets out the UK Government's vision for cycling and walking to be the natural choice of many journeys, with half of all journeys in towns and cities being cycled or walked by 2030. LTN1/20 provides clear unequivocal guidance for Local Authorities, Developers and Highways Engineers

on designing high quality cycle infrastructure to support the realisation of this bold vision. All new developments will be expected to be designed in line with current national guidance and best practice.

Masterplan layouts are expected to be designed to include direct and legible routes, with residential streets designed to a 20mph speed limit to enhance pedestrian and cycle safety and limit severance. Measures need to be included to limit through traffic in residential areas and keep traffic to main routes, potentially including modal filters or other techniques to create low traffic neighbourhoods. Bus permeability and associated facilities should be incorporated into development proposals where they support the public transport network as a whole, and suitable pedestrian facilities must be provided for people of all abilities to access bus services, either on or off-site. Shared mobility opportunities will need to be should be explored and accommodated, with the aim of reducing car ownership whilst also maintaining personal mobility

593d.Developments will be required to connect into surrounding infrastructure and contribute to new and improved walking, cycling and public transport facilities. Sustainable transport facilities will be required to be put in place as early as possible to ensure that opportunities for sustainable transport are available to support early occupiers in establishing sustainable travel patterns. Formulation of transport strategies for developments will be expected to use the "Decide and Provide" methodology, identifying desirable sustainable travel patterns and providing the opportunities to enable them to be achieved. Sustainable transport measures will be promoted and prioritised ahead of increases to traffic capacity, which will only be accepted once sustainable transport opportunities have been exhausted or where there is a significant risk to safety.

593e.The rise in e-commerce has resulted in an increase in the movement of light goods vehicles to homes.

National data shows that vehicle mileage for vans has increased by 106% between 1990 and 2018, and increased from 9% to 16% of transport emissions over the same time period. Locally, it is estimated that there will be over 40% growth in goods traffic in Bath between 2013 and 2036. Reducing or removing multiple door-to-door vehicle trips from our residential streets, in favour of consolidation, can significantly contribute to our transport objectives and decarbonise last mile delivery of goods. Developments will be expected to contribute towards this objective, for example through the establishment of consolidation hubs providing centralised points for deliveries. Collection could then be done personally on foot or by bike, or through a centrally administered low

carbon service such as using e-cargo bikes. Ten new e-cargo bikes have been introduced in Bath (November 2020) to help businesses make sustainable pollution-free deliveries following a successful B&NES bid to the Energy Savings Trust. B&NES will continue to support the introduction of low carbon measures for goods transport across the District.

593f. B&NES has produced area-specific transport strategies across the district. These strategies are tailored to addressing local issues and capitalising on local opportunities. At their heart, they each aim to create better places by reducing the negative impacts of traffic and provide improved facilities and create better conditions for sustainable modes of transport. Development proposals coming forward in these areas will be expected to support, and avoid prejudicing, the delivery of the relevant transport strategy and be in line with overarching transport plans and policies relevant at the time of application, including the current adopted Joint Local Transport Plan.

- 594. One of the core principles of the NPPF is to 'actively manage patterns of growth to make fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.' This principle will underpin the sustainable transport policies in this Plan.
- 595. 'Getting Around Bath A Transport Strategy for Bath' was adopted in November 2014. Its principal objectives are:
  - Supporting and enabling economic growth, competitiveness and jobs;
  - Improving air quality and health, reducing vehicle carbon emissions;
  - Promoting sustainable mobility;
  - Widening travel choice;
  - Widening access to opportunities: jobs/learning/training;

- Safeguarding and enhancing the unique historic environment and World Heritage Site status; and - Improving the quality of life in the city. 596. To complement the Bath Transport Strategy, further transport strategies are being progressed for other areas within B&NES, initially Keynsham. Transport Strategies for Somer Valley and Chew Valley are in development. The 'Getting Around Keynsham - Transport Strategy' has the following objectives: - Minimising the future increase in traffic congestion; - Supporting and enabling the local economy; Promoting sustainable mobility; Widening travel choice; Improving connections, particularly to improved rail services and the town centre; Widening access to opportunities: jobs, learning, training, leisure and other local facilities; Improving air quality and reducing vehicle carbon emissions; Improving the quality of life for residents;
  - Ensuring that all traffic management and pedestrian schemes are designed to take mobility needs in to account;
     and
  - Maximising safety for all transport users.

#### Policy aims

- Enable and achieve transformational mode Enable a shift to more sustainable modes of transport
- Ensure that sustainability is embedded into the location, design and planning of new developments
- Need to identify and safeguard routes crucial to widen transport choice and support major new development
- Need to provide safe sustainable transport **facilities and** routes
- Promote walking and cycling to promote improve health and wellbeing
- Improve accessibility for people of all ages and mobility and sensory abilities
- Reduce transport impacts of goods delivery, particularly e-commerce, through enabling low carbon last mile delivery solutions.
- 597. The NPPF recognises the key role transport policies have in facilitating <u>low carbon</u> sustainable development and contributing to wider <u>environmental</u> sustainability and health objectives by supporting and promoting sustainable transport modes, so that people <u>have a realistic choice over how they</u> can choose how they travel. It also acknowledges that different place specific policy solutions and measures may be required.
- The vision for the Joint Local Transport Plan 4 3 (JLTP4 3) is "Connecting people and places for a vibrant, inclusive and carbon neutral West of England." Transport is crucial to supporting economic growth, but the choices that we make in how it is planned and delivered will determine whether that is achieved sustainably and inclusively, and whether it addresses or exacerbates climate change and poor air quality. To seek an affordable, low carbon, accessible, integrated, efficient and reliable transport network to achieve a more competitive economy and better connected, more active and healthy communities by 2026.
- 599. Policy ST1 seeks to help achieve these aims and objectives by setting out the key principles which should be addressed when <u>locating</u>, <u>planning</u> and designing a development. <u>The application of the policy will be sensitive and appropriate to the context of the site location and type of development proposed.</u>

#### Policy ST1

#### POLICY ST1: PROMOTING SUSTAINABLE TRAVEL AND HEALTHY STREETS

In order to ensure delivery of well-connected places accessible by sustainable means of transport, planning permission will be permitted provided the following principles are addressed, <u>appropriate to the context and type of development and within the requirements of the NPPF:</u>

- 1).Development is located where there are, or will be at the time of development, a range of realistic travel opportunities to provide genuine alternatives to private car usage and where opportunities to reduce travel distances exist;
- 2). The design of the development reduces car dependency and actively supports travel by sustainable modes, including providing attractive sustainable travel connections;
- 3). 1.Reduce The growth and the overall level of traffic and congestion are reduced by measures which encourage movement by public transport, bicycle and on foot, including traffic management and assisting the integration of all forms of transport;
- 2.Reduce dependency on the private car;
- 3. give priority to pedestrian and cycle movements and have access to high quality public transport facilities
- 4). Mitigation for traffic impacts maximises opportunities to achieve mode shift towards sustainable transport modes before proposing traffic capacity enhancements;
- 5). Transport proposals align with relevant area-specific transport strategies, plans, policy documents, local guidance and the current adopted Joint Local Transport Plan;
- <u>6). 4.Proposals</u> provide and enhance facilities for pedestrians, cyclists and the mobility impaired, including disabled people, including segregated provision that is fit for purpose and have regard to the B&NES Transport and Development SPD;
- 7). 5. Proposals safeguard, enhance and extend the network of public rights of way and cycle routes;
- 8). Opportunities for low-carbon, last mile transport of goods and deliveries have been taken up which are appropriate to the location and scale of the development;
- 9). The development reduces the adverse impact of all forms of travel on the natural and built environment; 6. reduce the adverse impact of all forms of travel on the natural and built environment;

- 10). Development does not prejudice the efficient functioning and acceptable development of the railway network; 7.ensure development does not prejudice the efficient functioning and acceptable development of the railway network;
- 11). The use of car clubs and Ultra-Low Emissions Vehicles (ULEV) electric cars are promoted; 8.promote the use of car clubs and electric cars
- 12). 9.Ensure\_Access to high quality public transport facilities is achieved by improving existing and providing new public transport facilities which would increase the proportion of journeys made by public transport; and
- 13). 10. Proposals support and promote measures which reduce the levels of traffic pollution in the interests of improving health and quality of life and reducing harmful impacts on the built and natural environment.
- 11.schemes should safeguard affected heritage assets and the historic environment.

# Paras 600 – 601.

### **<u>Safeguarded</u>** Sustainable Transport Routes

600. B&NES Council and Sustrans have carried out a wide ranging review of cycle routes and developed a number of cycle proposals for Chew Valley, Keynsham, Midsomer Norton, Radstock and Bath. B&NES Council has worked with the West of England Authorities, WECA and stakeholder groups to produce a Local Cycling and Walking Infrastructure Plan (LCWIP) for the West of England Region. This uses DfT methodology to identify and prioritise improvements which will bring about the greatest increases in walking and cycling. The LCWIP is a key element in our plans to achieve significant improvements in our active travel network to make cycling and walking the natural choice for shorter journeys, or as part of a longer journey. It sets out specific priority locations where we are seeking to improve our active travel network. The LCWIP is the next step in the WoE's ambitious plans to improve the walking and cycling environment, making it accessible for all users, including those with mobility aids, kick-scooter and adapted cycles, whilst future proofing for new modes such as electric scooters and other forms of sustainable, individual transport modes.

600a. Our plans and ambitions for walking and cycling are not limited to the WoE LCWIP. Through our placebased transport strategies, other transport planning workstreams and the development management process, we

# will seek to deliver rural routes, both short distance within villages and longer routes, as well as additional urban routes.

There are sections of safeguarded former railway land not included in Sustrans' recommended cycle routes, and whilst further work needs to be undertaken in the context of the Sustrans review, the Council will continue to give policy protection to these. This will include the line of the sustainable transport link from the Newbridge area to Bath city centre serving the Bath City Riverside Enterprise Area. Land safeguarded for Sustainable Transport purposes is shown on the Policies Map. This will include the line of the sustainable transport link from the Newbridge area to Bath city centre serving the Bath City Riverside Enterprise Zone. Land safeguarded for Sustainable Transport purposes is shown on the Policies Map.

### Paras 602-605a

# **Active Travel Routes** Recreational Routes

- National planning policy promotes the protection and enhancement of public rights of way (PROW) and access including making links to existing rights of way networks. Bath and North East Somerset has an extensive network of PROW including a number of long distance and circular routes—which form an integral part of the overall leisure and recreational provision. The Council recognises the importance of this network in terms of facilitating active lifestyles, providing access to the countryside, and supporting the health and wellbeing of our population. Given the contribution these routes make to our overall objectives, these routes should be seen as an integral part of our transport network, and not of secondary importance compared with traditional residential to employment routes. Opportunities to enhance this network in terms of quality, connectivity and functionality should be capitalised on.
- 603. The Council aims to develop a safe, convenient, efficient transport infrastructure which encourages and facilitates walking and cycling, and which minimises reliance on, and discourages unnecessary use of, private cars, especially for local trips. This will help increase the role of walking and cycling as key transport modes and to assist in reducing the use of private cars, by raising the status of walking and cycling and promoting them as safe and healthy means of transport.

- 604. This accords with the current adopted JLTP which will provide the means to enable active travel to be the preferred choice for shorter journeys, and 'Getting Around Bath A Transport Strategy for Bath', which identifies that walking is the highest modal priority in the transport strategy.
- 605. Policy ST2A seeks to ensure that any publicly accessible routes are not adversely affected by development proposals <u>and that opportunities to enhance the active travel route network are taken up</u>. Where an active travela recreational route follows the line of a former railway, its course is protected as a sustainable transport route.

605a.The Bath River line is a key green infrastructure project in Bath and will provide a high-quality walking and cycling route from Newbridge to Batheaston. The route is approximately 10km in length and will connect communities along the length of the river, enabling more people to explore the city in a healthy and sustainable way. The western section of the Bath River Line will run alongside the River Avon, following the same route as the existing towpath/ path, from Newbridge to Pulteney Bridge. The exact route of the Bath River Line in the east, from Pulteney Bridge to Batheaston, is still to be determined. Following the transfer of Bathampton Meadows to the National Trust, Bath and North East Somerset Council will work together with the National Trust and the community to develop a vision and route options for this section of the Bath River Line.

## Policy ST2A

#### POLICY ST2A: Active Travel Routes RECREATIONAL ROUTES

- 1. Development which adversely affects the recreational and amenity value of, or access to, public rights of way and other publicly accessible routes for walking, cycling and riding will not be permitted, unless any harm can be successfully mitigated.
- 2. A development proposal affecting a publicly accessible recreational <u>active travel</u> route will be expected to maintain and/or incorporate the route within the scheme, <u>provide appropriate enhancements to the route having regard to guidance set out in the Transport and Development SPD, and depending on the location, the Council will seek to</u>

negotiate the provision of <u>support</u> additional linkages between urban areas and the wider countryside, open spaces and the River or Canal. <u>Opportunities to make and enhance strategic connections between, and within, urban areas and other key origins/destinations, utilising these routes, should be investigated and implemented wherever feasible and necessary.</u>

**3.** Development that adversely impacts on the established cycle active travel routes shown on the Policies Map will not be permitted, unless any harm can be successfully mitigated.

# Paras 606 – 611.

#### **Transport infrastructure**

- 606. The Core Strategy highlights the need to carry out transport and access improvements and to secure the necessary capital infrastructure projects to enable the increase in housing numbers and jobs to be delivered. Core Strategy Policy CP13 also required the new development is supported <a href="mailto:by-the-timely-delivery">by-the-timely-delivery</a> of physical infrastructure necessary to support that development. <a href="Melivery-delivery">We require sustainable travel opportunities to be available for the first occupiers of new developments.</a>
- 607. The Council inherited a number of highway improvement schemes from the former Avon County Council. The only former scheme being pursued is the improvement of the Lower Bristol Road (A36) east of Fieldings Road to Churchill Bridge, which now includes the Pines Way gyratory as shown on the Policies Map. This route is safeguarded to provide for future improvements to bus priority, cycle and pedestrian facilities, and public realm enhancements. The principles listed in Policy ST3 will be expected to apply to the implementation of the scheme.
  The Council is working with neighbouring authorities and WECA to develop a significant number of transport infrastructure schemes as set out in the current adopted JLTP, designed to achieve a step change

in uptake of sustainable travel. Further, the place-based Transport Strategies provide mechanisms for bringing forward transport infrastructure and other measures to improve accessibility in those areas.

608. The Council recognises the need for further studies to assess <u>and design a number of the schemes set out in the current adopted JLTP. Mass Transit proposals are being developed for the A4 Bath to Bristol corridor. At Saltford, we will fully assess options to provide bus priority before a decision on a bypass is made. We will</u>

also explore the possibility of introducing Mass Transit in Bath to help provide clean, efficient transport for those living, working and visiting the city whilst also meeting the future growth and transport needs of the City. The A4 Saltford bypass, and an east of Bath ink designed to remove through traffic. The Keynsham Transport Strategy recognised the need to provide an alternative route for traffic seeking to travel between the A4 and the A37. BANES will work with Bristol and South Gloucestershire to develop a solution to this issue.

608a. Transport infrastructure encompasses how we use and manage our existing infrastructure, including how we allocate space on our transport network. Interventions designed to amend our existing infrastructure to improve conditions for vulnerable road uses and support active travel and public transport will be investigated and progressed. This will include both physical provision of improved infrastructure for these users, and measures which reduce traffic volumes and speeds in inappropriate areas to make our environment conductive to walking and cycling. Our Liveable Neighbourhoods Strategy sets out how we create better place in this way.

#### **Development of transport infrastructure**

- 609. As with other development w<u>W</u>ell planned solutions are paramount in the design of transport infrastructure proposals. Core Strategy Policy CP6(1) requires high quality and inclusive design of schemes, including transport infrastructure, which reinforces and contributes to its specific local context, creating attractive, inspiring and safe places.
- 610. The Council aims to give as much attention as possible to the details of both public and private proposals. There will also be a rigorous assessment of the need for the scheme, the issues the scheme is designed to address, and the choices made in the type of scheme being proposed. Wherever possible, transport infrastructure will be designed to achieve mode shift away from private car usage, to address congestion by reducing traffic demand rather than increasing capacity as the default approach. Any traffic capacity schemes will

# need to incorporate commensurate improvements for sustainable modes and not prejudice the condition of highway safety, particularly for vulnerable road users. 611. Policy ST3 seeks to ensure that transport infrastructure is designed to the highest standards possible. 'Getting Around Bath – A Transport Strategy for Bath' highlights that consideration for the needs of **disabled** people-with mobility impairments is regarded as a core element of the strategy. This is reflected in Policy ST3. Policy ST3 POLICY ST3: TRANSPORT INFRASTRUCTURE Within the context of Core Strategy Policy CP6(1) the development of transport infrastructure will only be permitted provided that the following requirements have been met: 1) The need for intervention has been robustly justified and decisions in relation to the planning and design of the scheme have been made in line with the sustainable transport hierarchy, promoting the use of sustainable modes: 2) The needs of pedestrians, disabled people cyclists and horse riders are met; 3) 7. The quality, patronage and efficiency of public transport operations must not be compromised; 4) Schemes which propose increases in traffic capacity will need to demonstrate that all other can be justified in terms of whether opportunities to achieve mode shift as an alternative solution have been exhausted; 5) Schemes which propose increases in traffic capacity will also be required to incorporate appropriate improvements to the sustainable transport network; 6) 6. The environmental benefits to be secured through implementation of the scheme and any additional traffic management or calming measures needed to maximise those benefits should be clearly articulated; 7) 1. There is no unacceptable impact on heritage and environmental assets and amenity including the World Heritage Site and its setting, Areas of Outstanding Natural Beauty and Natura 2000 sites on the National Site Network (SACs/SPA);

- 8) 2. The visual and functional impact of the scheme and any associated elements such as surface-treatment, street furniture, signing, road markings, roadside verges and lighting upon the character of the area is minimised;
- 9) 3. The <u>environmental</u> impact of <u>the scheme</u>, <u>such as from</u> noise and other forms of pollution, <u>on surrounding land</u> uses from traffic likely to be generated by the proposal is minimised <u>and of an acceptable level in accordance with</u> relevant topic-specific environmental guidance and standards;
- **10)**5. The need for provision in appropriate cases of street furniture which aids security of premises without adversely affecting **mobility** pedestrian circulation;
  - 4. The needs of pedestrians including those with impaired mobility, cyclists and horseriders are met;
  - 6. The environmental benefits to be secured through implementation of the scheme and any additional traffic management or calming measures needed to maximise these benefits should be clearly articulated;
  - 7. The quality, patronage and efficiency of public transport operations must not be compromised;
- 11)8. The response time of emergency services must not be compromised; and
- 12)9. The acceptable provision for the transportation of materials to and from the site or disposal of spoil during construction.

All highway infrastructure will be required to comply with national guidance and standards set out in 'Manual for Streets', 'Manual for Streets 2 – wider application of the principles', **LTN1/20**, the 'Design Manual for Roads and Bridges' and any subsequent updates to these documents.

# Paras 613-616.

#### **Rail Station at Saltford**

- 613. The opportunity for re-opening a station at Saltford has arisen from work undertaken by the West of England on the MetroWest Project. MetroWest is a significant rail infrastructure programme that will dramatically increase rail travel in the region, connect more people to the rail network and improve air quality. This will provide an additional train service between Bath and Bristol each hour (in both directions) and the potential for an additional station as well.
- 614. A public consultation on the three potential options for the proposed station was completed in 2013 and the results considered by Cabinet in 2014 when it was agreed that, before deciding to progress to the next stage of Network

Rail's Governance for Railway Investment Projects (GRIP) process, further work should be undertaken to see if there were a location for a station which would have additional parking and better access from the A4. In addition confirmation that the new rail timetable could accommodate the station at Saltford is still needed. In October 2019, the Council declared its support for a new Station at Saltford. Saltford is included in JLTP4 as a potential new station for consideration due to the recognition of its potential role to play in tackling existing and future transport challenges, and would be delivered in the period 2030-2045. A key challenge in delivering a new Station at Saltford is the network capacity issues on the railway line between Bath and Bristol, and therefore the ability to identify capacity to stop trains at a new station. However, the Greater Bristol Area Rail Feasibility Study (GBARFS) found that the new infrastructure required to deliver enhanced MetroWest services on the Bristol to Bath Spa line could provide the additional capacity required to enable additional stops at Saltford.

- 615. In order to progress a station at Saltford, it will be necessary to work through Network Rail's Governance for Railway Investment Projects (GRIP) process, and undertake Strategic and Outline Business Cases. No timescale has currently been confirmed set for the delivery of the project, albeit it is likely that scheme development will be in the period 2020-2030, for delivery 2030-2045; however progress is dependent on the successful completion of Phase 1 of the MetroWest project, the Development Consent Order Examination for which is due to conclude in 2021. which is due for completion in 2019.
- 616. The next step will be to consider and identify a preferred option/site for the new station, which will require an estimated 200 parking spaces in order to be viable. However, it may need to be addressed as part of any future Local Plan review.

#### Paras 617-617a

## Traffic management proposals

617. The Core Strategy highlights that 'improvements to parts of the District's historic settlements will become possible by reducing the volume of traffic using historic streets and spaces.' It supports the management of the highway network, particularly in local centres, residential areas, places of higher pedestrian footfall and/or areas of historic significance.

This also helps with the creation of high quality public realm and better, more inclusive, healthier places, and is an approach reflected in the Council's Public Realm and Movement Strategy. It also aligns with the 'Healthy Streets

Approach', as it will help to create streets that are inclusive, safe and attractive, that are accessible to all and will facilitate sustainable travel where people choose to walk, cycle and where possible use public transport.

617a. Our Liveable Neighbourhoods Strategy has been developed to breathe new life into residential areas by reducing the dominance of vehicles and rethinking how road space is used. The intention is to reduce overall traffic volumes, rather than displacing traffic onto alternative routes. Liveable neighbourhoods promote and prioritise walking, cycling and public realm movements without disadvantaging people with mobility restrictions. The focus is in enhancing community, health and wellbeing through the introduction of high quality, attractive, outdoor space, achieved by rebalancing space currently used for vehicles. Importantly, changes can be made on a trial basis to allow effective consultation on the effects of interventions.

#### Policy ST5

#### POLICY ST5: TRAFFIC MANAGEMENT PROPOSALS

With reference to the principles in Policy ST3, traffic management proposals for the centres of Bath, Keynsham, Midsomer Norton, Radstock, Westfield and Peasedown St John will be expected to:

- 1 discourage reduce through traffic and other unnecessary motorised vehicle journeys from the main shopping streets;
- 2 enhance vitality and viability;
- 3 secure improvements for pedestrians, cyclists and disabled people
- 4 facilitate the improvement of public transport integration;
- **5** ensure the needs of all road users are taken into account and the servicing needs of commercial, cultural, recreational and residential activities are met;

6 improve air quality; and

7 be designed to respect local distinctiveness and not detract from the quality of the historic, environmental and cultural assets

Traffic Management schemes in residential areas will be expected should aim to:

- 1) Reduce the speed of traffic and to remove reduce discourage through traffic from using unsuitable routes, whilst maintaining allowing access for only those who need it;
- 2) <u>Create attractive places to enhance the sense of community and improve health and wellbeing through rebalancing space towards people and away from vehicles;</u>
- 3) Achieve mode shift through discouraging short car journeys and prioritising walking and cycling;
- 4) Support disabled people and others with restricted mobility;
- 5) Reduce on-street non-residential parking and provide opportunities for EV charging, car clubs, social spaces and improved walking and cycling routes; and
- 6) Retain vehicular access for residents and businesses; and

The implementation of schemes on a trial basis will be supported as this can be a useful tool in enabling changes to be made in consultation with the council and community.

New paras 618a- 618c.

Paras 619-621

#### **Interchange Hubs Park & Ride**

618a.Our transport network facilitates people moving around the district, and many of these journeys are, or could be, made via a number of different types of transport. The ability for people to change between modes is integral to improve the efficiency of the system, and can be an important factor in reducing car usage for whole journeys where a viable, realistic sustainable alternative exists for part of the journey. The traditional form of "interchange" is the Park & Ride (P&R). Traditional P&R services which are serviced by a high frequency, direct dedicated bus service, have been used successfully to intercept car trips into the historic centre of Bath, and

enable us to release road space in central areas for walking, cycling and public transport. P&R continues to play a key role in our transport system, but we need to broaden its scope to reflect modern transport ambitions.

618b. There is a great potential for the function of our traditional "Park and Ride" services, at existing and new facilities, to be expanded to "Interchange Hubs." Such sites would enable interchange between a range of modes and in a range of directions, rather than solely moving people from their car to the bus and the periphery to the city centre. Facilities could include safe and secure cycle parking, electric bike hire and charging, micro mobility such as e-scooters, walking infrastructure and wayfinding, electric vehicle charging, last mile freight consolidation, coach parking and interchange with a range of public transport services including the integration of local bus services. Complementary uses, such as renewable energy generation and community uses will be considered and supported, subject to impact assessment. The Council will also investigate opportunities for providing formalised off-street parking on key bus corridors, and Park and Share facilities, to support bus use and car sharing in order to reduce car trips into Bath whilst better managing impacts in local areas where these activities are known to occur.

618c.Interchange does not need to be limited to large scale, edge of city expanses, but can also include smaller, more local, mobility hubs. Such hubs can be tailored to meet the need of the locality and include a mix of transport opportunities relevant to the travel demand of the place.

619. The Council proposes to <u>build on the success</u> <u>expand the provision</u> of Park and Ride facilities serving Bath as part of a wider strategy promoting <u>sustainable</u> means of transport <u>across the district</u> and reducing the impact of vehicles in the city and in particular its historic core. <u>This includes seeking to increase opportunities to transfer car trips into urban centres onto sustainable alternatives, and to support multi-modal travel through facilitating <u>interchange hubs</u>. Enhanced <u>interchange Park & Ride</u> provision will help <u>maintain existing public transport</u> <u>provision</u> to remove a variety of vehicular trips from the city arising from both existing pressures and those associated with growth generated by the Enterprise Zone. In additional to the Park & Ride improvements already implemented through the Bath Transport Package <u>we will seek to enhance</u> the existing Park & Ride sites at Newbridge, Odd Down and Lansdown though expansion and increased interchange functionality are likely to need further expansion and a</u>

new Park & Ride site to the East of Bath provided to improve access from that side of the city. Data shows that many trips into Bath originate in the east and some motorists choose to use the facilities at Odd Down and Lansdown in the absence of a facility to the east. B&NES will continue to work towards identifying and developing innovative solutions to increase existing levels of sustainable transport options intercept trips into Bath from the east.

- 620. An independent review of potential sites for a Park and Ride facility was carried out in 2013. The Council has also consulted with the public to help identify the most appropriate location. No final decision has been made on a preferred site. The general area under consideration is indicated on the Bath Spatial Strategy diagram for reference. In addition, the strategy diagram also indicates the locations for the future expansion of existing Park & Ride sites.
- existing Park & Ride sites, and potential new facilities to intercept traffic heading into our historic centres, and hubs supporting multi-modal travel a new facility to the East of Bath. All proposals for Interchange Hubs should be thoroughly evaluated to ensure that the most suitable and sustainable locations are selected. As with all development the need for and benefits of extending existing sites and/or developing a new facility facilities will need to be considered in the planning balance, including thorough assessment of environmental impact and other planning factors such as weighed against the harm to environmental assets and, where relevant, the Green Belt. It is proposed required that the criteria in Policy ST6 guide all development relating to Interchange Hubs, including existing Park & Ride site development to ensure a consistency of approach. In order to facilitate the provision of Interchange Hubs on the existing Bath Park & Ride sites it is proposed that they be removed from the Green Belt (subject to the demonstration of the necessary exceptional circumstances) and an allocation policy is set out in the Bath section (volume 2) of the Plan setting out site specific development requirements.

Policy ST6

POLICY ST6: Transport Interchange PARK AND RIDE

1.Development of new or expansion of existing **Transport Interchange sites**, including Park and Ride, sites will be permitted provided:

a clear and convincing justification is provided for any harm to the World Heritage Site or significance of other designated heritage asset, with the degree of public benefit weighed against the level of harm; and

b that proposals within the Cotswolds AONB accord with national policy for determining planning applications for major development within an AONB; and

c that proposals affecting European sites meet the provisions of Policy NE3; and

d that there is no unacceptable impact on the surrounding road network and its capacity to safely accommodate potential traffic generation; and

e below

f in the case of Park and Ride development in the Green Belt, it can be demonstrated that there is a requirement for a Green Belt location and it preserves the openness of the Green Belt and does not conflict with the purposes of including land in it

- 1) Opportunities to enhance the transport benefits of proposed schemes to incorporate wider interchange functionality have been fully assessed and incorporated into proposals;
- 2) <u>Proposed site(s) have been thoroughly evaluated with a robust evidence base demonstrating that the most suitable and sustainable site has been selected;</u>
- 3) <u>Transport effects of the proposed development have been comprehensively and robustly identified</u> through a Transport Assessment in line with current national guidance. This will include, but not be limited to:
  - a. Benefits related to reductions in onward city centre car travel;

- b. <u>Potential level of mode shift away from other transport modes, especially existing local bus and rail services;</u>
- c. Changes to the overall modal share;
- d. <u>Future viability of public transport services, including those that will experience loss of patronage as</u> a result of the new facility; and
- e. Any mitigation measures required to address any negative impacts.
- 4) e.Provision is made for the needs of those with impaired mobility disabled people and for the safety and security of all users:
- 5) The development accords with all relevant planning and environmental policies, such as those relating to the WHS, AONB, European Sites, Green Belt and any other special designations and protections as may be affected by development proposals. It must be robustly demonstrated that potential impacts can be successfully mitigated and the degree of public benefit outweighs the level of harm to any such assets; and
- 6) The development does not result in unacceptable environmental impacts in line with relevant local, regional and national planning policies and regulations when weighed against the benefits of scheme proposals. In this regard it should be noted that the Odd Down site meets the criteria for SNCI designation and supports a colony of Small Blue butterflies. The key site development requirements are set out in the site allocation development requirements.

Applicants will also be required to demonstrate that the scheme complies with all other relevant national and local planning policies that affect the site and its location.

# Development management, transport, access and parking

625. Developers are required to submit sufficient information to enable the Council to assess these matters, and to demonstrate that any traffic reduction targets or initiatives aimed at promoting public transport, cycling and walking set out in JLTP4 or any of the area-specific Transport Strategies the Local Transport Plan will not be

jeopardised by their proposals. <u>Development proposals will be expected to positively contribute towards the delivery of these plans or strategies.</u>

- **626.** National planning policy requires that all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:
  - the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
  - safe and suitable access to the site can be achieved for all people; and
  - improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.
  - Appropriate opportunities for sustainable transport modes can be- or have been-taken up, given the type of development and its location;
  - Safe and suitable access to the site can be achieved for all users; and
  - Any significant impacts from the development. On the transport network (in terms of capacity or congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
     Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 627. Developments should also make a positive contribution towards the achievement of the Council's **ambitious** traffic reduction targets. This can be achieved through, for example:
  - development being located and designed in such a way that it seeks to discourage car use and encourages travel by other modes.

- occupier(s) of the development seeking to secure changes in the travel behaviour of employees, clients or other visitors by drawing up a workplace or school travel plan to be submitted to the Council for approval very often as a Planning Obligation. These Plans do not have to be associated with development and can be phased to take account of planned improvements in public transport for example.
- Developers of <u>residential schemes providing proportionate measures to encourage occupants to travel</u> <u>sustainably, including</u> smaller scale residential schemes providing 'Welcome Packs' <u>setting out sustainable</u> <u>travel options</u> to encourage occupants to travel sustainably
- Development <u>directly delivering measures and/or</u> making a financial contribution towards the implementation of the Council's transport strategies. Such contributions will be tailored as far as possible according to the nature and location of the development. <u>Where developments are assessed as having an unacceptable impact on the local highway network, including in terms of capacity, safety or amenity, developers will be expected to identify and assess appropriate mitigation, agree said mitigation and its delivery mechanism with the Highway Authority, and comply with relevant planning conditions and obligations relating to its delivery. Mitigation proposals will be expected to maximise opportunities to achieve mode shift away from the private car before proposing any traffic capacity enhancements.</u>
- 628. More detailed information on travel plans, transport assessments and statements in decision-taking can be found in the National Planning Policy Framework and Planning Practice Guidance. Additionally, B&NES Council has developed a Transport and Development SPD. This sets out the requirement for development to provide robust Travel Plans and details the Council's expectations on the content of such plans. This will include development thresholds at which different level of Travel Plan are required, types of sustainable transport measures which will be expected, targets and monitoring and evaluation targets. Each Travel Plan will need to be tailored to the specific development and the location context in order to ensure that the optimal package of measures is provided to enable future users of the development to travel sustainably. The SPD is intended to support developers, site owners and operators in producing Travel Plans, and ensure that Travel Plans secured through the planning process are of a consistently high standard to help us achieve our ambitious traffic reduction targets.

_		629. Policy ST7, in conjunction with the Transport and Development SPD, sets out the policy framework for considering the requirements and implications of development for the highway, transport systems and their users. This will ensure that the direct and indirect impacts of schemes are properly assessed.
	Policy ST7	POLICY ST7 TRANSPORT REQUIREMENTS FOR MANAGING DEVELOPMENT
7101		1) Development will be permitted providing the following provisions are met:  aa) Users of the development benefit from genuine choice in their mode of travel through opportunities to travel by sustainable modes;  a) Highway safety is not prejudiced; b). Walking and cycling assessment and facilities are provided having regard to the Transport and Development SPD, including safe, convenient and inclusive access to and within the site for pedestrians and cyclists; c) Suitable Vehicular access is both safe and suitable; d) No introduction to traffic of excessive volume, size or weight onto an unsuitable road system or into an environmentally sensitive area; e) No traffic mitigation measures are required that would harm the historic or natural environment; f) Provision is made for any improvements to the transport system required to render the development proposal acceptable. Improvement requirements will maximise opportunities to travel by sustainable modes; g) secure and accessible cycle storage facilities. h) Necessary mitigation measures can be delivered without unacceptable harm to the historic or natural environment; and  2) In the case of new development proposals, facilities for charging plug-in and other ultra-low emission vehicles will be sought having regard to the Transport and Development SPD.
		3) Transport assessments/statements & Travel Plans

200		
5	200	

- a. Planning applications for developments that generate significant levels of movement should be accompanied by a transport assessment or transport statement in accordance with National Planning Policy Framework and Planning Practice Guidance. Schemes will be expected to be tested through transport the Council's modelling, as necessary.
  b. Travel Plans will be expected to be provided having regard to the Transport and Development SPD.
- 4) Car and cycle parking provision and design must contribute to the aims of the Climate and Ecological Emergency, support creating better and healthier places, and be appropriate to the context of the development. Parking needs to be provided at a level appropriate to reduce the convenience of unnecessary car usage and make sustainable transport a more attractive choice. Parking provision must support good urban design and placemaking through minimising the proportion of space allocated to vehicle storage and usage, and reducing car dominance on our natural and built environment. Proposals must avoid contributing to haphazard, informal or inconsiderate parking behaviours and their associated effects, including through ensuring suitable parking controls and management, availability of alternative travel options including car clubs, and ensuring sufficient parking provision to meet residual demand. There should be no increase in on-street parking in the vicinity of the site which would affect highway safety and/or the operational function of the local highway network in terms of emergency access, refuse collection, goods delivery and accessibility. Detailed parking policy guidance and parking standards for all forms of development are set out in the Transport and Development SPD.

Any reduction in minimum residential parking standards will require the completion of an accessibility assessment which will form the basis for any discount from the prescribed standard.

Para 630-632

630. Bath and North East Somerset's previous Local Plan (2007) set out the maximum car parking standards required for new development proposals reflecting previous national planning policy set out in PPG13 (Transport). The policy of restricting the level of parking provision particularly in new residential developments, has promoted less reliance on the motor vehicle and a move to more sustainable and healthy methods of travel, particularly for shorter journeys.

- 631. In January 2011, the Government announced the removal of national limits on residential parking. Local authorities are still able to set parking standards for their areas, but they should do so having regard to local circumstances and without trying to control car ownership. However the need to promote sustainable transport outcomes is not affected.
- 632. The NPPF requires reflects this approach to parking by referring to both residential and non-residential development, leaving it to local authorities to decide whether there is a need for parking standards, for both residential and non-residential development by advising:

If setting local parking----

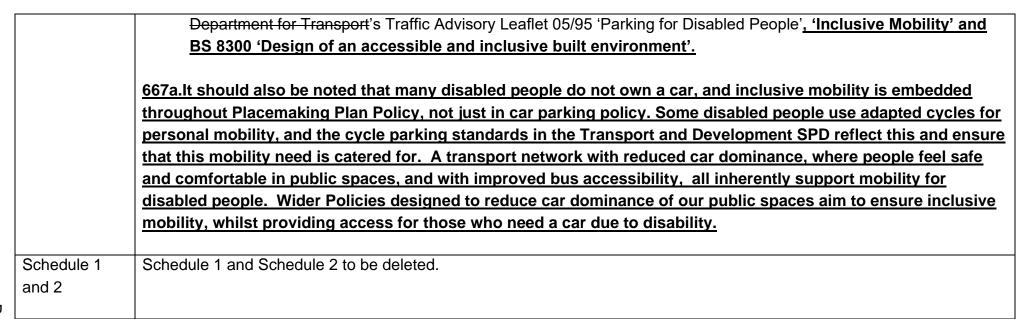
After para 633

**New Paras** 

633a.B&NES Council considers that clear and compelling justification exists to use parking standards as a policy tool to reduce the dominance of the motor vehicle on our built environment. Good parking policy can facilitate high quality and well-designed parking provision appropriate to the type and scale of development within the context and location. Parking restraint can encourage modal-shift to non-car alternatives. The 2017 Placemaking Plan included parking standards for cars, blue badge holders and cycles. B&NES Council has decided to review these parking standards in the light of the clear and compelling justification presented by the Climate Emergency and target to achieve carbon neutrality by 2030 to ensure that parking standards remain appropriate. As part of this review, parking standards are relocated from the PMP into a new Transport and Development SPD. This provides the flexibility to allow B&NES Council to continually review and update the parking standards to ensure we are in line with current national policy and guidance and on target with regards the objectives of the authority's Climate Emergency.

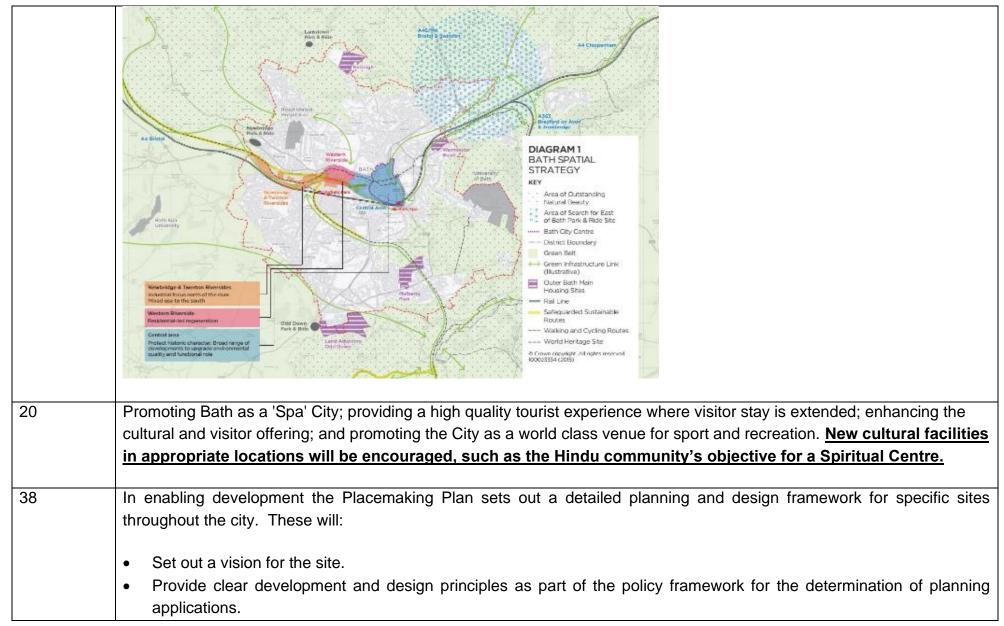
633b.The Council understands the variation on transport requirements and opportunities in different parts of the District and continues to ensure that the standards, and application of those standards, recognise these differences. Whilst reducing car usage overall remains the most important factor in achieving carbon neutrality, fleet transition towards ULEV and EV/hybrid vehicles is a key part of our decarbonisation strategy. The standards within the Transport and Development SPD reflect this need to enable increased uptake of ULEV technology, without encouraging increased car use overall

Pars 634-657	Parking Standards in Bath & North East Somerset
	Delete paras 634 – 657 and Diagrams 9 and 10
Para 658 -	Cycle Parking
659	
	658. Cycling is a key form of low carbon transport and is also part of a healthy lifestyle. The Council's policies and
	programmes facilitate the construction of cycle routes and cycling infrastructure throughout the area, and this is
	required to be in accordance with LTN1/20 and the B&NES Transport and Development SPD. However for
	cycling rates to increase, it is equally important that homes and workplaces have provision for people to easily and
	safely keep and store bicycles.
	659. Safe and accessible cycle parking at appropriate levels, that is prioritised over vehicle parking must should be
	incorporated into the design of all developments from the outset (new, extensions or change of use). Cycle
	parking standards for new development are included in the Transport and Development SPD. The numbers
	of stands required are expressed as minimum standards to reflect the sustainable nature of this mode of travel and
	ensure that the quality and accessibility of cycle parking does not form a barrier to usage. Cycle policy
	within the Transport and Development SPD also reflects the need to accommodate and encourage the use of
	adapted cycles, cargo bikes and e-bikes as these technologies enable cycling to be a viable mode choice for
	a greater range of trip types, routes and distances. These are set out in Schedule 2 - Parking Standards at the
	end of this volume.
	Residential Cycle Provision
	Delete paras 660- 666
Para 667 and	Provision for people with disabilities
new Para	
667a.	<b>667.</b> Many disabled people rely on cars for getting about. Whether they drive themselves or ride with someone else.
	The ease with which they can reach their destination is almost always determined by where the car can be parked.
	Parking standards for people with disabilities are included in the Transport and Development SPD is provided
	in the Schedule 1 below. These standards conform with relevant national guidance including provided in the



# Volume 2 (Bath)

Para /Policy	Amendments
Diagram 1	Diagram1
	Amend diagram by removing the area and reference to Area of Search for East of Bath Park and Ride and adding new housing allocations and Locksbrook creative industry Hub



- Resolve conflicting objectives in areas subject to development pressures
- Protect environmental assets that are particularly sensitive to change
- Help to stimulate development and enable the delivery of planned growth and economic potential
- Act as a focus and a catalyst for key agencies and landowners to work together

38a For these allocated sites the plan must also be read as a whole as district-wide development management policies also apply to their development, including (but not limited to) policies relating to sustainable construction, biodiversity net gain, affordable housing and sustainable transport.

# Before para 41

# Bath Enterprise AreaZone and Masterplan

41. The Bath Enterprise Area Zone (shown on diagram 2 below) is land designated as a key zone for economic growth by the West of England Local Enterprise Partnership. It has the potential to deliver more than half of the District's job growth during the Plan period and plays a key role in providing much needed accommodation for the area's flourishing high-value business sectors.

42. The Bath Enterprise Area Zone Masterplan was commissioned by Bath and North East Somerset Council to develop a vision for the Enterprise Area. It sets out a possible strategy for the delivery of the employment growth that B&NES is intending to deliver as part of the City Deal. The Masterplan sets out an overall level of ambition for bringing 'the riverside to life', and focuses on delivery and unlocking funding opportunities to enable the regeneration of riverside development sites.

106

The Core Strategy identifies strategic policy areas within the valley bottom of the River Avon. It sets out their roles, the scope and scale of change to be achieved and placemaking principles to shape change. The policy areas are:

- The Central Area (comprising the City Centre, Milsom Quarter, South Quays and Western Riverside East)
- Western Riverside,

 Twerton and Newbridge Riverside **Locksbrook Creative Industry Hub** After 107 107a The Milsom Quarter, within the Bath Central Area, (the area shown on the map/aerial photograph below) is a newly defined area. The area is in decline, shown by falling footfall and increasing vacancy rates, greater than other areas of the City Centre. Many upper floors are also currently underutilised or empty. 107b The overarching ambition is to transform and re-imagine the future of Milsom Quarter, creating a more viable, vibrant & diverse part of the city with a greater balance in the mix of uses, activity and increased residential development, all combining to redefine the sense of community and increased local purpose. The Council wants to invest to improve the commercial offer, support increased footfall and usage of the Milsom Quarter area by both local people and visitors. 107c In the short-term the Council is focussing on a range of interventions which aim to stop the decline of Milsom Street, protect businesses and local jobs and give residents and visitors reasons to visit Milsom Street. Over the medium-term repurposing of retail space, increasing the mix and diversity of uses to include redevelopment of upper floors and meanwhile uses is planned. In the longer term there is a significant opportunity to transform Milsom Quarter with the Council already commencing a Commercial Estates Review. 107d In addition, the Council are also preparing an evidence-based Vision and Masterplan for Milsom Quarter to underpin the future redevelopment and regeneration of this area, working alongside the Top of the City Access and Movement Strategy. The masterplan considers the mix of uses and capacity that this area could support, creating a unique offer and a new identity for this quarter.

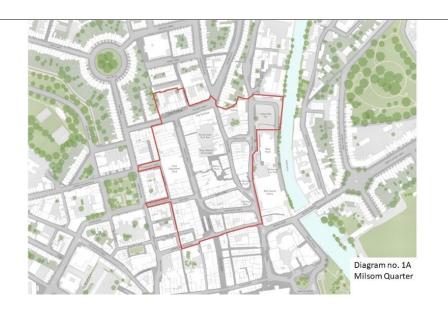
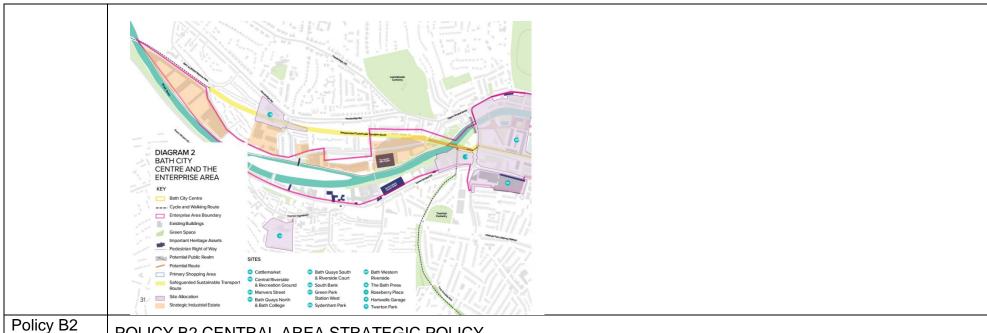




Diagram 2 Add Milsom Quarter and Locksbrook Industrial Hub into Diagram 2



POLICY B2 CENTRAL AREA STRATEGIC POLICY

Placemaking Principles 2.

Risks to the Central Area

Add the following

x: Parts of the Central Area in particular the Milsom Quarter, has underutilised space, falling footfall and increasing vacancy rates.

3.key Development Opportunities

City Centre

a: North of Pulteney Bridge Milsom Quarter (including Cornmarket, Cattlemarket, Broad Street Car Park, King Edwards School), Hilton Hotel, and The Podium).

# 4.Scope and Scale of Change

i: A cultural / performance / arts venue/ museum.

#### Para 114.

Located on a key route into and out of the city centre, the Cornmarket and the Cattlemarket site, and at some point in the future, the Hilton Hotel, provide significant opportunities to remodel the fabric of this area, providing a more engaging experience that seamlessly integrates the whole of Walcot Street into the city centre. river and street frontage and their key features are as follows:

- **Cornmarket:** The two storey former Cornmarket Building is Grade II listed, and is a Building at Risk due to its poor structural condition. It is also vacant. See list description here.
- Cattlemarket: This former cattle market has been used for decades as a surface level car park, and it continues to hold a market use on part of the site every Saturday. It is a complex and diverse site with river frontage, and historic vaults underneath a significant portion of the site which are used by bats, including species linked to the Bath and Bradford on Avon Bat SAC. The archaeology in this area is significant, and there are likely to be contamination and structural issues associated with redevelopment proposals. The site sits at a key ecological node, and is a key section of a dark habitat corridor.
- Hilton Hotel: Despite being a very successful hotel, this is a building of poor aesthetic quality with a negative relationship to its context. Its redevelopment has been an aspiration for a considerable time, but its economic value as a successful hotel has worked against the viability of any proposed schemes. Given its recent refurbishment it is very unlikely that it will be redeveloped in anything less than the longer term. Adjacent development proposals should not prejudice its eventual redevelopment.

The Council would support in principle a deliverable scheme that enables the redevelopment of the Hilton Hotel building and adjoining sites as this would have the potential to deliver increased retail and hotel floorspace, and replace the Hilton Hotel building. The Council's support is subject to an appropriate response to the character of the area, including as appropriate, the development requirements and design principles as set out below and compliance with other relevant development management policies.

Policy SB1

POLICY SB1: DEVELOPMENT REQUIREMENTS AND DESIGN PRINCIPLES

Development across the whole site will be expected to:

1. Provide a fine grained, mix of uses that reflect the diverse and varied nature of Walcot Street, containing units of varied size and tenure. This should is to comprise a mixed of some of the following uses:

- a. Retail space that reinforces the important character of Walcot Street;
- b. B1-workspace;
- c. A3 food and drink uses, including creating opportunities for outdoor tables and chairs; which may be particularly suited to the Cornmarket building and associated vault:
- d. A-residential <u>use</u> element, to include affordable housing;
- e. The retention of adequate and suitable space for use by a market, if viable;
- f. Other city centre uses that contribute to the rich mix of uses in the area; and/or
- g. Public realm/open space.

It will not be acceptable for individual elements of the site to come forward where they may prejudice the deliverability of the wider site. this overall requirement for a mixed use development.

# Given the history and complexity of the site, meanwhile and temporary uses will be strongly encouraged.

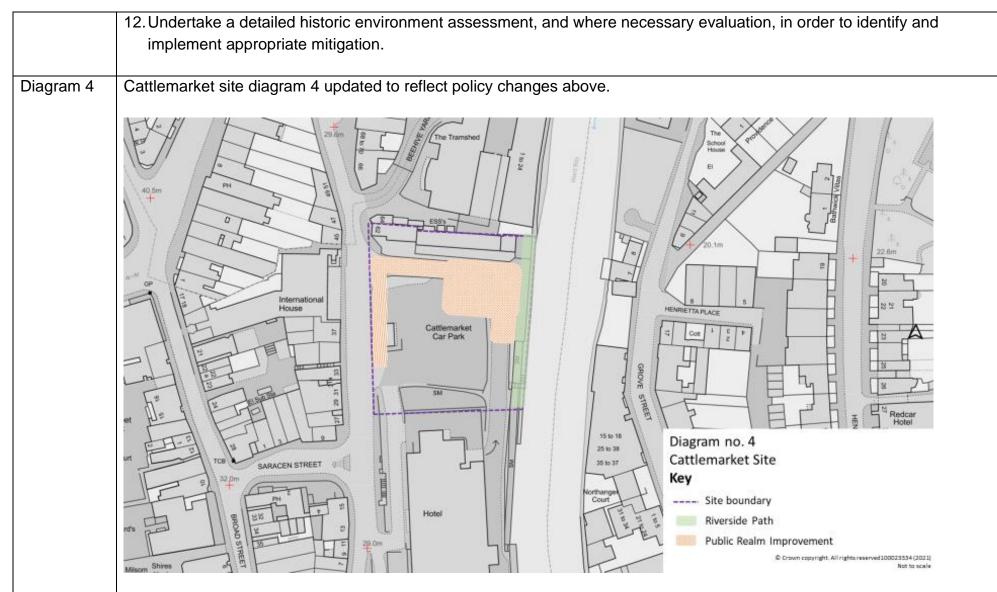
Purpose built student accommodation in this area is not acceptable as this would impede the delivery of other Council objectives.

- 2. Repair the broken street frontage of Walcot Street by re-establishing the historic building line. Behind the Walcot Street frontage, developers are invited to perovide an engaging and varied architectural response that enhances the diverse built character and riverside setting of the area.
- 3. Be designed so that the frontage building onto Walcot Street is flanked by two streets, one adjacent to the Cornmarket building, and the other adjacent to the Hilton Hotel. The latter should provide for revised Consider the potential for revised egress from the Podium multi-storey car park, and if feasible, service access to and from Waitrose. The streets will provide views of the river corridor and the hillsides beyond, and provide pedestrian access to the riverside walkway.
- 4. Undertake associated public realm works to Walcot Street and the public realm within the site in accordance with the Bath Pattern Book.
- 5. Respond to the important views related to the site and to the general character of the area. An analysis is therefore required to inform the height, massing and design of buildings.

The Bath Building Heights Strategy should be used as part of the evidence base and the starting point for this analysis. This identifies this site as being within zone 1 – the Georgian City, and recommends that for new development 'the overall height should not be less than or exceed the overall prevailing height of nearby Georgian buildings.' (Note that this is a recommendation for the general height only and is subject to modifiers). This Bath Building Heights Strategy will apply in

particular to the frontage of this site, and the appropriate building heights elsewhere will be informed by the analysis described above.

- 6. Conserve and retain the whole of the Cornmarket Building, and provide a public space adjacent to it. This public space should relate to, and interact with the ground floor of the Cornmarket building and uses within, and have a positive but sensitive relationship with the vaults beneath part of the Cattlemarket Site, and with the river corridor.
- 7. Embrace the existing function of the vaults as a bat roost, and deliver imaginative and compatible re-use of the vaults.
- 8. Demonstrably explore opportunities to facilitate the redevelopment or remodelling of the adjacent Hilton hotel building as well as adjoining sites, within a comprehensive redevelopment proposal. Should this be achieved then the retention of the existing number of hotel bedspaces as a minimum and additional retail floorspace within the wider site and as part of a mixed use scheme, will be required. The other Development Requirements and Design Principles here would also apply. Where there is evidence to robustly demonstrate that an appropriate form of mixed use redevelopment of the wider site (incorporating the Hilton Hotel and potentially the Podium) is deliverable Proposals that prejudice redevelopment of the wider site will be refused.
- 9. Restore and enhance the biodiversity value of the river and the river edge by retaining and enhancing the green edge to the riverside, and ensuring the provision of a dark corridor to the river to enhance conditions for bats.
- 10. Provide a riverside walkway that connects to the existing and adjacent riverside walkways. This will enable the provision of a continuous riverside walkway from Pulteney Bridge northwards. It will require sensitive and appropriate lighting solutions to retain the existing dark corridor.
- 11. Explore the potential of a new pedestrian and cycling bridge over the River Avon to provide additional choice of routes through the city which will be supported in principle.



Paras 153 – 156

# **Bath** Western Riverside

Delete paragraphs 153 – 156, and replace with new supporting text as follows:

153. The area formerly occupied by the Stothert and Pitt engineering company and adjoining land has been earmarked for a major programme of residential-led regeneration for a number of years. Western Riverside was first allocated for residential led development in Policy GDS.1/B1 of the Bath and North East Somerset Local Plan (October 2007). This policy was supported by a Master Plan Supplementary Document (March, 2008). This is a complex site that has, inter alia, required flood mitigation and remediation works to decommission and remove the Windsor Gas Holder Station. However, but significant planning development management and implementation progress has been made with the delivery of phase I commencing in December 2010. Much of the land is derelict or vacant but other parts are occupied. Not all areas within the Western Riverside zone may be regenerated during the Pan period e.g. part of the Lower Bristol Road frontage where there are car showrooms that are successfully trading and investing in their estate. However, should such land become available the strategy is to enable residential-led redevelopment. The estimated housing potential of this area for the plan period is around 2,200. Bath Riverside, on land formally occupied by Stothert & Pitt —'Cranemakers to the World' and various railway lines and associated infrastructure, has been transformed over the past ten years. The first phase of development on the main site has delivered over 800 new dwellings, provided new and refurbished bridges and enhanced public realm and open spaces. The second phase of development will offer a high-density urban form residential redevelopment to be delivered over the next ten-year period.

#### **Extent of Western Riverside**

154. The Core Strategy Western Riverside policy area is a smaller area than that to which the 2007 Local Plan Policy (GDS.1/B1) and its accompanying SPD applies. It does not include the majority of the area referred to as Western Riverside East aside from the area to the north of the Homebase car park. Western Riverside East in now conceptualised as forming part of the Central Area because of the commercially led mixed use emphasis being sought for this area.

Western Riverside Policy Approach

155. The spatial strategy retains the planning principles that have been established for this area within Policy GDS.1/B1 of the Bath and North East Somerset Local Plan (October 2007) and the 2008 Masterplan SPD. The principles of GDS.1/B1 are rolled forward into Placemaking Policy SB8. The 2008 Masterplan SPD will continue to give further guidance in respect of the implementation of this policy.

#### Context

156. That part of the strategic policy area that has yet to be redeveloped is allocated for residential redevelopment and associated social infrastructure. Whilst much of the area benefits from outline or full planning permission (notably for majority of the land to the south of the river and the civic amenity site/ waster transfer station), the retention of a policy allocation will secure the strategy for this area. The extent of this area may change during the examination phase on Draft Plan and therefore need to evolve (contract) to reflect change on the ground. The estimated housing potential of the allocated area during the plan period is around 1,500 (after taking onto account what has been or is substantially under construction)

# **Context**

152a. Bath Riverside, on land formally occupied by Stothert & Pitt – 'Cranemakers to the World' and various railway lines and associated infrastructure, has been transformed over the past ten years. The first phase of development on the main site has delivered over 800 new dwellings, provided new and refurbished bridges and enhanced public realm and open spaces.

The second phase of development will offer a high-density urban form residential redevelopment to be delivered over the next ten-year period, on various parcels of land making up the site allocation (see diagram 13).

152b. Western Riverside was first allocated for residential led development in Policy GDS.1/B1 of the Bath and North East Somerset Local Plan (October 2007). This policy was supported by a Master Plan Supplementary Document (March, 2008). The principles of GDS.1/B1 were rolled forward into Placemaking Policy SB8 in 2017, and the Master Plan Supplementary Planning Document continued to give further guidance in respect of the

implementation of this policy. Adopted Site Allocation Policy SB8 has now been updated as part of the Local Plan Partial Update. The 2008 SPD continues to provide guidance on policy implementation.

#### **Vision**

152c. In addition to delivering the vision as set out in the adopted Bath Western Riverside Supplementary
Planning Document (SPD), development will need to deliver the Council's priorities with regards to the climate
and ecological emergency. The adopted Site Allocation Policy SB8 has been updated to help to facilitate the
appropriate development of the site, providing clarity and certainty on the development requirements and design
expectations to help shape this next major phase of regeneration.

152d. The second phase of the Bath Riverside development offers great potential to further deliver sustainable connections through the site and with the wider area to the benefit of the city. The route of the former railway line that runs through the site and westwards through the Newbridge Riverside Policy area to connect to the Bristol-Bath Railway Path (BBRP) is safeguarded as a Sustainable Transport Route. The delivery of this route through this site is a key requirement. It is also a requirement to provide a direct, well-aligned and high quality crossing over Windsor Bridge Road and to deliver an upgrade to the disused former railway bridge over the river to allow use by pedestrians and cyclists and to link the site with the BBRP. The Council recognises that further work is required at the Development Management stage on the feasibility of the various options for the crossing of Windsor Bridge Road, which may include the assessment of crossing options both at grade and grade separated.

152e. The location of the site provides the opportunity to create a low-car environment. This must be supported by delivery of a wide range of high-quality sustainable transport choices, including alternatives to car ownership such as access to an Electric Car Club.

SB8 Delete all development requirements for policy SB8 and replace with:

**Development Requirements and Design Principles** 

# Collectively, across the entire SB8 area, development proposals will:

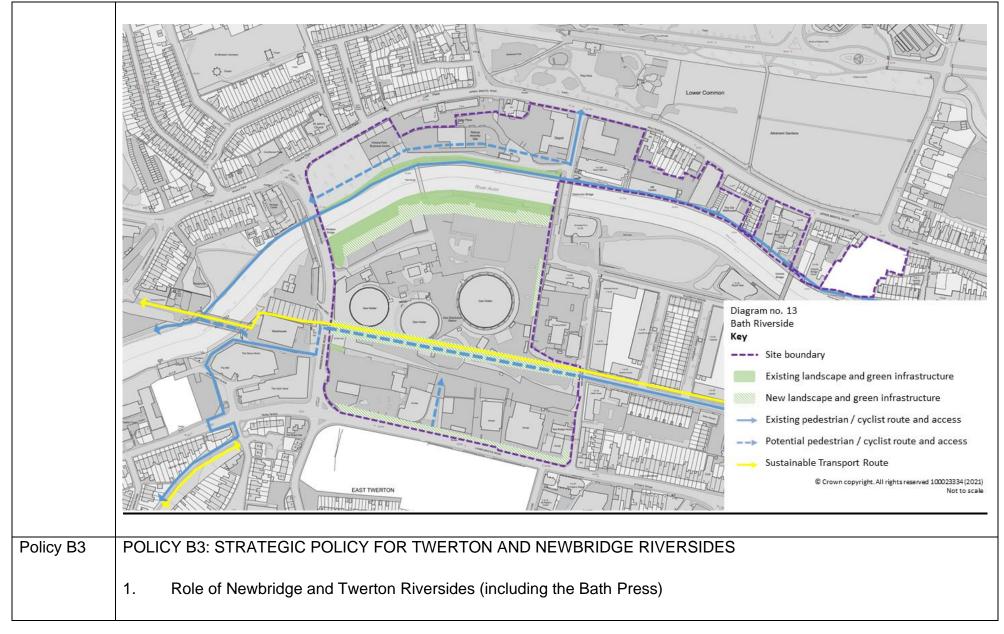
- 1 <u>Deliver high density residential development of around 1,750 dwellings across the whole site. Proposals for</u> Purpose Built Student Accommodation shall not be permitted.
- 2 <u>Deliver an early years facility and a new community hub with communal facilities to promote healthy lifestyles and community cohesion.</u>
- 3 Provide a positive relationship with the adjacent public realm at ground floor level, and the number of main entrances into buildings must be maximised in order to create an active, human scale public realm. The provision of active building frontages, including building entrances and commercial activity is required on the elevations fronting Lower Bristol Road, Upper Bristol Road, Windsor Bridge Road, the continuation of Stothert Avenue.
- 4 Be required to provide a comprehensive Transport Assessment to assess the transport requirements of development proposals. This will need to include a traffic impact assessment modelling the effects of additional transport demand on the Upper Bristol Road and Lower Bristol Road corridors and additional locations to be agreed with the Local Highways Authority. It will also need to investigate which specific infrastructure elements, such as integrating with emerging Metrobus/Mass Transit proposals and the options for crossing Windsor Bridge Road, are feasible solutions for the provision of sustainable transport.

  Development is to provide comprehensive on and off site transport infrastructure as found necessary through the Transport Assessment including, but not limited to:
- a. A clear hierarchy of pedestrian and cycling routes throughout the site, providing good permeability across the site as a whole, and linking individual sites with the surrounding context.
- b. An integrated transport system and clear route network linking individual sites to each other and to the surrounding context.

- c. Low car development will be supported and must be accompanied by high quality sustainable transport alternatives to car usage and ownership, including providing access to electric car club vehicles.
- d. <u>Provide a level of car parking that has regard to the standards set out in the Council's Transport & Development SPD, with any departure from these standards robustly justified on the basis that proposals are an exemplar for sustainable travel.</u>
- e. <u>Deliver improvements to walking and cycling routes along and across Upper Bristol Road and Lower Bristol</u>
  Road, connecting to existing infrastructure, and improving permeability through the development.
- f. <u>Investigate and deliver opportunities to improve pedestrian and cycle facilities at the Windsor Bridge Road</u> <u>junctions with Upper Bristol Road and Lower Bristol Road</u>
- g. Deliver the Sustainable Transport Route from east to west across the site. This is required to:
- i. <u>be designed to a high quality in accordance with Cycle Infrastructure Design Guidance LTN 1/20, with cycle routes segregated from pedestrians.</u>
- ii. integrate high quality green infrastructure, as part of the Biodiversity Net Gain requirements.
- iii. <u>deliver a direct, well-aligned and high-quality pedestrian and cycle crossing of Windsor Bridge Road to connect to the former railway bridge over the river and to the Bath Riverside Site. Modelling will be required to demonstrate the effects of interaction between the crossing and adjacent junctions.</u>
- iv. <u>deliver an upgrade to the disused former railway bridge over the river to allow use by pedestrians and cyclists. This is needed to link the site and the Bristol to Bath Railway Path (BBRP) further west of Windsor Bridge Road. Proposals will need to demonstrate pedestrian and cycle linkages between the bridge and the crossing over Windsor Bridge Road</u>

- v. Accommodate bus services and be accompanied by a public transport routeing and service strategy which maximises available opportunities to provide bus priority and deliver attractive services for existing and future residents.
- 5 Retain and enhance green infrastructure and habitats along the riverside edge where possible, providing a biodiversity led approach towards the treatment of this area. Where vegetation clearance is necessitated for site preparation the vegetation shall be reinstated. Built form shall be set back from the retained or reinstated riverside habitat infrastructure by a buffer of at least 10 metres where feasible. This buffer could be used for informal public open space but must retain a habitat function, a light shielding function, and improved access to the river for maintenance purposes. Built form must respond appropriately to this habitat buffer.
- 6 <u>Deliver biodiversity net gain of at least 10% in accordance with Policy NE3a. Opportunities to deliver 10% biodiversity net gain within the site curtilage should be fully explored and tested before any off-site measures are proposed. If any off-site provision of biodiversity net gain is required, this should be provided along the Sustainable Transport Route, if practicable.</u>
- 7 Provide and implement a bird and bat enhancement in the form of integrated bird and bat boxes within new buildings, and/or as standalone features within the public realm, such as bat walls and swift towers. Additional features such as log piles, insect hotels, bee bricks, hedgehog connectivity measures and green and brown roofs / walls are also required.
- 8 Where appropriate to the layout of development blocks, seek to retain and enhance existing hedgerows throughout the site, providing a 10m protective buffer of new grassland habitat for all retained hedgerows. Any deviation from this buffer allowance must be appropriately justified. Provision of additional hedgerows is encouraged, to create a link across the site, where appropriate in terms of proposed site layout. Any loss of hedgerows must be off set.

- 9 Ensure that lighting at this location is designed to safeguard the important ecological function of the river corridor, including the retention of a dark corridor for bats.
- 10 <u>Provide high quality public realm, building on the requirements 5-9 and structural landscaping, designed to provide green infrastructure with a focus on nature recovery and nature-based solutions (visual amenity, health and well-being, green walking and cycling routes, air quality improvements and shading / cooling).</u>
- Be informed by a comprehensive understanding of the sensitive heritage and landscape context in which the area sits, including undertaking a detailed historic environment assessment to include assessment of the effects of development proposals on the wider City of Bath WHS, OUVs and Attributes and other heritage assets including the Georgian city, Bath CA, listed buildings, Royal Victoria Park, undesignated heritage assets and archaeology, and undertake detailed evaluation and assessment, in order to inform design and to identify and implement appropriate mitigation. Therefore a heritage-led and contextual approach is strongly encouraged. A strong tree infrastructure will be required throughout the site using large growing species to provide both GI nature-based solutions and structural landscaping to break up extensive massing of buildings
- Not detract from important views over the site including, but not limited to, longer, sweeping views towards the Georgian City and views from historically important viewpoints as set out in the WHS Setting SPD; and should respond appropriately to the general characteristics of buildings heights within the city. An analysis is required to enable an appropriate response and to influence the height, massing and design of buildings. The Bath Building Heights Strategy (BBHS) should be used as part of the evidence base and the starting point for this analysis which must also include a detailed Landscape and Visual Impact Assessment (LVIA).
- Be informed by a site specific FRA, with site layouts designed using a sequential approach. As a minimum, floor levels must be raised at the appropriate level taking into account the vulnerability classification informed by the FRA.



These locations form the western extent of the City of Ideas Enterprise Area

- Newbridge Riverside will function as Bath's primary location for industrial enterprise, providing about 12 ha of land at Locksbrook Road, Brassmill Lane and the Maltings for a range of activities including advanced manufacturing. There is therefore a presumption in favour of retaining land and premises in the <u>E(g)</u>B1, B2 and B8 use class where identified on the Policies Map as being within a Strategic Industrial Estate under policy ED.2A. Proposals for other uses will be subject to the application Policy ED.2B.
- Locksbrook Creative Industry Hub: Within Newbridge Riverside, an area is identified to facilitate a creative business hub, maximising the benefit of collaboration with Bath Spa University. (see Policy SB22)
- Twerton Riverside has contracted as an industrial location in recent decades. This area is suitable for a broader range of uses and there is scope to redevelop the area to provide new business (B1a, b and c) premises and housing. The area presents an opportunity to host business that is displaced as a consequence of the residential led development of Western Riverside and the growth of the intensification of the Central Area into BWR East. Whilst Newbridge Riverside will remain the core industrial location, Twerton Riverside can provide additional flexibility. It will therefore be necessary to maintain an appropriate level of land in this area for B1c uses alongside office uses and housing.
- 2. Placemaking Principles

Assets of Newbridge and Twerton Riverside

Development proposals must be informed and shaped by the following characteristics

Add

- g. <u>University Locksbrook Campus (Policy SB22) is located within the Newbridge Riverside. There are significant opportunities for new development increasing activity in creative industries and improving the retention of graduates.</u>
- 3. Key Development Opportunities

Development proposals in this area that accord with the provisions of this and other relevant policies will be welcomed.

Key regeneration opportunities in the Twerton Riverside area include:

- The Bath Press
- Roseberry Place
- The Locksbrook Creative Industry Hub
- Weston Island

Diagram 14 to be updated with LCI Hub and Weston Island



158	Delete para 158
	Weston Island is not included in this policy area but development (subject to the relevance of planning policy on flood risk) could provide an opportunity to significantly improve the image and identity for this part of the city; enhancing the ecological role of the island, improving pedestrian connections between north and south. However, given that an alternative site would need to be identified for a bus depot (notwithstanding any lease arrangements currently in operation), it is not likely that this site will come forward for development during the plan period.
New site	SB 22 Locksbrook Creative Industry Hub
allocation	
after Policy	Context
SB10	4075 The NIDDE (0004) an accurate a lamping malicies and decisions to help spects the conditions in which
	167a.The NPPF (2021) encourages planning policies and decisions to help create the conditions in which
	businesses can invest, expand and adapt and significant weight should be placed on the need to support
SB22	economic growth and productivity, taking into account both local business needs and wider opportunities for
Locksbrook	development. The objectives of the B&NES Economic Strategy (2014-2030) includes:
Industry	maintaining an appropriate supply of land in Bath for industrial processes and services to ensure the city
Hub	retains a mixed economy
1100	<ul> <li>capitalising on innovation opportunities arising from higher education institutions, improving educational</li> </ul>
	facilities to help provide the skills that support knowledge based sectors and retaining those skills and
	talents in the city and wider area
	167b.The Locksbrook Creative Industry Hub is located within the Bath Enterprise Zone which plays a leading role
	in delivering the economic priorities for the City and B&NES. The priorities include 'addressing the need for new
	workspace' and 'expanding innovation and incubation provision'.
	It is also located within the Newbridge Riverside Strategic Industrial Estate where Policy ED2A encourages the
	provision of new industrial land and a strong presumption in favour of retaining industrial floorspace.

167c.ln Bath, monitoring shows that significant net loss of and limited supply of industrial spaces. Therefore maintaining land for industrial purposes in this location has strategic importance.

# Bath Spa University's strategy

167d.Bath Spa University (BSU) is a successful, modern university in the south-west of England with a particular focus on fostering creative industries and creating a synergy with Bath's growing creative economy as well as teacher training for the wider south-west region.

BSU has grown in recent years and currently occupies multiple sites across Bath (also satellite sites in Corsham and Bristol), however many are not purpose built and the University considers that they are inefficient and geographically dispersed. This is the major outstanding issue for the University in moving to net zero carbon in terms of transport.

167e.The new University's Estate Strategy focuses development into two campuses; Newton Park and a new campus area around Locksbrook Road with sustainable travel links between the two campuses. Consolidation of its creative facilities around the Locksbrook area will help to create 'walkable' campuses as it is close to purpose built student accommodation.

The expansion of the Locksbrook Campus will enable opening the facilities for use beyond the academic timetable and enrolled students within a wider creative zone. This will provide a great opportunity and play an important role in helping the City recover from the pandemic and its effects on employment, skills and will encourage new businesses.

167f.Therefore, the strategy is for the University to enable additional teaching space in the Locksbrook Creative Industry Hub. The teaching space would also be used as studio space with access to specialist equipment and facilities for start-up businesses and workspace for local people, academics and students. This would have a direct connection to the emerging creative and digital industry within B&NES supporting start-ups within this field. It would also maintain the industrial and creative legacy of the Locksbrook Area. This reflects the aim set

out in the West of England Industrial Strategy and the West of England Business Plan, including improved partnerships with the University, encouraging research, development and innovation and increasing graduate retention.

167g.The allocation land includes the building (north of the Locksbrook campus) which has an extant planning permission for mixed use development including 72 rooms in cluster flats. (Planning Reference 20/00023/FUL). Purpose built student accommodation is subject to Policy B5 and it is not considered acceptable within the Enterprise Zone where this would adversely affect the realisation of the other aspects of the vision and spatial strategy for the city. Taking into account that the site has an extant permission it is considered acceptable but the priority should be given to employment space therefore the scale of the student accommodation should not exceed the permitted level of accommodation.

### **Vision**

<u>167h.This is the area allocated for a Creative Industry Hub where Bath Spa University and businesses will work</u> together to increase local growth and innovation. The Hub aims to:

- Encourage universities to strengthen their roles as strategic partners in local growth
- Stimulate development of employment space for small businesses in locations that encourage businesses to interact with universities and to innovate, as well as some higher education teaching space.
- Provide a focal point where universities and businesses work together in a business friendly environment
- Implement Bath Spa University walkable campus approach reducing the carbon emissions and responding to the climate emergency

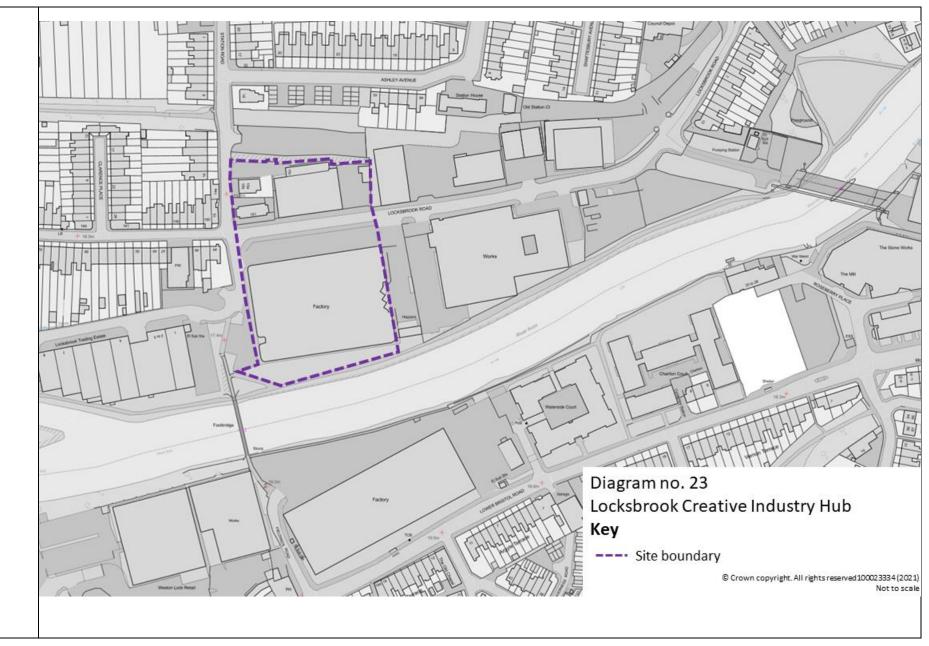
# SB22 New Policy for Locksbrook Creative Hub

#### POLICY SB 22: DEVELOPMENT REQUIREMENTS AND DESIGN PRINCIPLES

# **Development proposals will**

- 1.Provide a mixed use development comprised of employment space and higher education teaching space associated with Bath Spa University which can also be used as studio space with access to specialist equipment and facilities for start-up businesses and workspaces for local people, academics and students.
- 2. Ensure that the size of the Purpose Built Student Accommodation is no more than the extant planning permission allows (up to 72 bedspaces cluster flat equivalent).
- 3. Contribute to delivery of the Sustainable Transport Route from west of Station Road to the disused former railway bridge over the river. This route would be required to:
  - a. <u>be designed to a high quality in accordance with Cycle Infrastructure Design Guidance LTN 1/20, with cycle routes segregated from pedestrians.</u>
  - b. integrate high quality green infrastructure, as part of the Biodiversity Net Gain requirements.
  - c. <u>Modelling will be required to demonstrate the effects of interaction between the existing highway, crossings and adjacent junctions.</u>
- 4.Deliver biodiversity net gain of at least 10% in accordance with Policy NE3a. Opportunities to deliver 10% biodiversity net gain within the site curtilage should be fully explored and tested before any off-site measures are proposed. If any off-site provision of biodiversity net gain is required, this could be provided along the Sustainable Transport Route, if practicable.

- 5.Provide integrated bird and bat boxes within new buildings, and/or as standalone features within the public realm, such as bat walls and swift towers. Additional features such as log piles, insect hotels, bee bricks, hedgehog connectivity measures and green and brown roofs / walls are also required.
- 6. Provide a positive relationship with Station Road and Locksbrook Road.
- 7. Provide an architectural response that helps to reinforce the identity of this area as a Creative Hub, whilst responding to its sensitive context.
- 8. Respond positively to short and long distance views having regard to its location within the World Heritage Site and its Outstanding Universal Values including the green setting of the city, the Conservation Area, and respond to the surrounding Listed Buildings and structures. An analysis is required to enable an appropriate response, and to influence the height, massing and design of buildings. The Bath Building Heights Strategy should be used as part of the evidence base and the starting point for this analysis. This identifies this site as being within zone 3 the Valley Floor, and recommends that for new development 'building shoulder height should be 4 storeys. One additional setback storey within the roofscape is likely to be acceptable'. Note that this is a recommendation for the general height only and is subject to modifiers.
- 9. Retain and enhance green infrastructure and habitats along the riverside edge, providing a biodiversity led approach towards the treatment of this area. This area of green infrastructure could be used for informal public open space but must retain a habitat function, a light shielding function, and improved access to the river for maintenance purposes. Built form must respond appropriately to this habitat buffer.



SB23 New Policy for Weston Island

#### **SB23 WESTON ISLAND**

# Context

Paras 167i-

167i.Subject to the satisfactory relocation of the Bus Depot, there is an opportunity to relocate some existing employment uses to enable the redevelopment of allocated sites elsewhere in the city. These include the Manvers Street site (site SB3) and South Bank on the Lower Bristol Road (site SB6). The relocation of these uses will help to unlock the delivery of complex sites which are allocated for higher density mixed use development and would contribute towards achieving strategic planning policy objectives such as the delivery of homes and jobs.

167j.Given the flood risk constraints and the requirement to allocate specific uses to enable other sites to be released for development, the site is not suitable for residential development. Purpose built student accommodation on this site is also not acceptable, as this use would impede the delivery of these Council objectives.

167k.Given its-context as an island that provides a dark vegetated water edge, Weston Island is particularly important for biodiversity. This must be retained and enhanced to contribute towards the Council's declared ecological emergency.

# **Vision**

167I. The site provides an important opportunity to relocate valued employment uses from more central locations in the city. The site will also deliver a safe and attractive pedestrian and cycling route across the island that will form a key linkage for active travel between north west and south west Bath. Subject to an assessment of the capacity of the site and in addition to those identified above, there are also opportunities for more public facing uses such as creative, arts-based activities. Such uses could help to animate and overlook the new pedestrian and cycle link.

167m. The biodiversity value of the water edge-is to be retained and there are significant opportunities for this to be enhanced. In addition to the measures set out in the policy requirements, there are additional opportunities to:

- 1. Install floating rafts which could also be attached to banksides to benefit nesting swans and ducks;
- 2. <u>Provide bespoke nesting tubes, integrated boxes which might provide additional nesting opportunities for Kingfisher, Grey Wagtail, and perhaps many other species.</u>
- 3. Within the less disturbed southern river bankside of Weston Island, provide an artificial Kingfisher nesting tube.
- 4. <u>Install an artificial Sand Martin bank. The establishment of a second Sand Martin colony would represent a fantastic conservation success story, greatly enhancing the viability of the local population, which must currently be precarious given that it may consist of only six nests.</u>

SB23 New policy

# **SB23 Weston Island**

**Development Requirements and Design Principles** 

## **Development proposals will:**

- 1. Once an alternative solution for the bus depot has been provided, develop the site for builders' merchants or sui generis depot type uses within the existing hardstanding and built up area of the site. Residential and purpose built student accommodation in this area is not acceptable as this would impede the delivery of other Council objectives.
- 2. Implement measures that safeguard, restore and enhance the biodiversity value of the site, including the canal, river and river edges and which deliver biodiversity net gain in accordance with policy NE3a. Any proposal must provide significant tree planting to enhance the existing tree/woodland habitat on site and provide an appropriate buffer. Initiatives to deliver for wildlife must include an otter holt, kingfisher tunnel and Sand Martin bank. Additional opportunities to provide should be provided including integrated nest boxes; water/ wetland features; public realm nest towers otter cover and bat walls are strongly encouraged.

- 3. <u>Provide integrated nest boxes; water/ wetland features; public realm nest towers, otter cover and bat walls.</u>

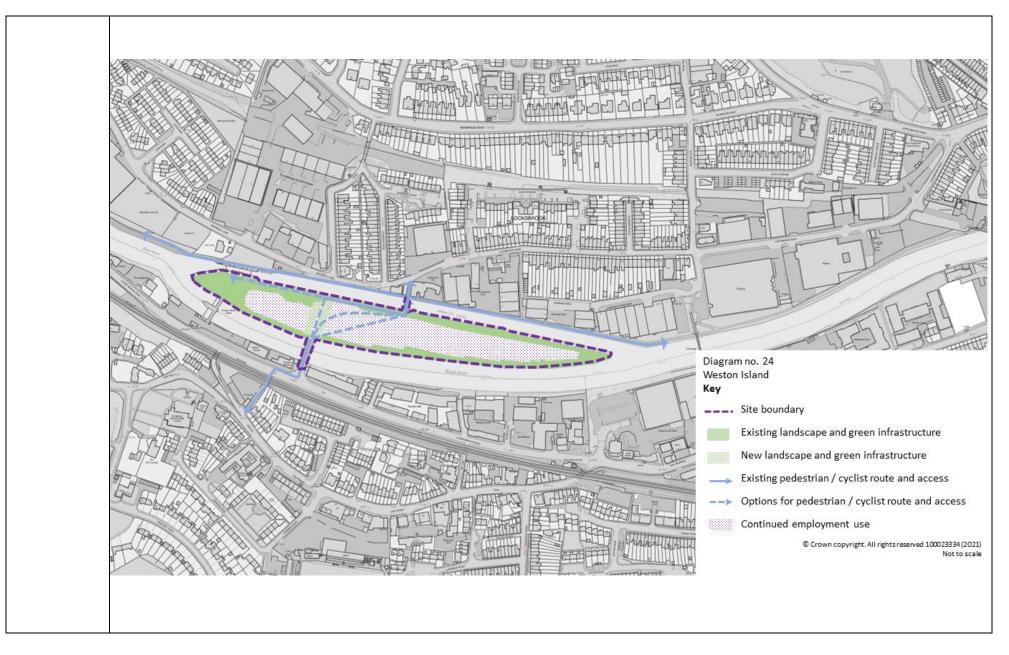
  <u>Additional features such as log piles, insect hotels, bee bricks, hedgehog connectivity measures and green and brown roofs / walls are also required.</u>
- 4. Respond to the restrictions on lightspill from development that has regard to the Waterspace Design
  Guidance (June 2018) "Protecting Bats in Waterside Development"

  https://www.bathnes.gov.uk/sites/default/files/ba306\_bath\_bats\_and\_lighting\_guide\_10\_june\_2018.pdf
- 5. Provide a welcoming, spacious and safe public sustainable transport link across Weston Island and its respective bridges and provide high quality public realm. There may also be opportunities for more public facing uses such as creative, arts-based activities. Such uses could help to animate and overlook this new link. The link should be framed by well-defined structural landscaping / green infrastructure to include large growing tree species forming an avenue and species-rich meadow or under-storey planting, designed to guide users through the site and provide an attractive green link.
- 6. Deliver high quality improvements, including safety improvements, for pedestrians and cyclists and other users to the bridge linking the Island to Lower Bristol Road. The Dolphin Bridge linking the site with the shared use riverside path will require conservation and upgrading to allow safe access all users. There should be a contribution towards improvements of active travel links north of the river, including the Riverside Path and Locksbrook Road.
- 7. Provide a new crossing over Lower Bristol Road and improved pedestrian / cycle links between Lower

  Bristol Road and Twerton High Street. This should include analysis of traffic speeds along Lower Bristol

  Road, and delivery of speed reduction measures if necessary.

8. Respond positively to short and long distance views from and to the Island, having regard to its location within the World Heritage Site and its Outstanding Universal Values including the green setting of the city, the Conservation Area, and respond to the surrounding Listed Buildings and structures.



# 199 **SB14 Twerton Park**

Bath City Football Club, who own Twerton Park football stadium is in the middle of a Community Buyout process, the outcome of which will not be known until well into 2016. Previously it has stated that the site will be available for redevelopment during the Plan period that it intended to leave Twerton Park and sell it or facilitate a land swap elsewhere in B&NES on which it can build a new facility. In addition to the football club the adjacent car park is also used for the weekly Twerton Market. The site may therefore be available for redevelopment as part of a residential/mixed-use scheme during the Plan period. Any scheme should preferably benefit or at least not adversely affect the local centre at Twerton. There is considerable uncertainty and the Council does not currently 'budget' for any development occurring here. A site allocation is made so that there is no site specific gap should the site become available. The site lies on the south side of the River Avon at the bottom of the steep 45-degree, north-facing river valley slope which descents along the adjacent Innox Park. The site is currently occupied by the Twerton Park Football Ground building with ground floor takeaway stands, merchandise shops, and other retail uses forming the north boundary around the building. The Football Ground building is poorly maintained and old-fashioned, cladded with corrugated metal which is in disrepair. Immediately adjacent to the north edge of the site are shops which front onto Twerton High Street. The High Street has a mix of uses including a number of convenience stores, a pub, pharmacy, cafes, restaurants, takeaways, barbershops, a community centre and a church. To the north of the High Street is a rail route, Lower Bristol Road (A36), followed by the River Avon. To the south-east of the site is Innox Park, a public recreation ground with Bloomfield Road allotments. To the east and west of the site are residential streets comprised with both terraced and semi-detached housing.

199a.The predominant building height of the established built form in the surrounding area, both modern and historic, is between two and three storeys. Mature tree planting to the west of the Dominion Road/High Street junction adds significantly to the character and appearance of the public realm and should be protected. Rose Cottage to the north, The Old Crown Public House and Numbers 22, 23, 132 and 133 High Street to the north-east, and Clyde House to the north-west of the site, are all Grade II Listed Buildings.

Para 200

Vision

That the Club maintains its presence on its current site whilst being able to pursue the partial redevelopment of its land holdings. This could include the redevelopment of the stands to the north of the pitch, to include retail, commercial space and of housing, as well as facilities for the football club as required, or simply a partial development of part of the car parking area. There has been a longstanding aspiration to enable a mixed use development on this site that supports the retention and regeneration of Bath City Football Club and its facilities, whilst providing uses that support the High Street and meet an identified community need, including housing.

200a.To deliver a viable scheme that generates sufficient funds to enable the Football Club to implement their proposed enhancements, viability assessment suggests that residential accommodation that delivers small units and therefore, higher values is needed. As such the allocation policy therefore allows for a mix of residential accommodation, potentially including co-living (sui generis), but excluding purpose built student accommodation.

#### SB14 SB14 Twerton Park

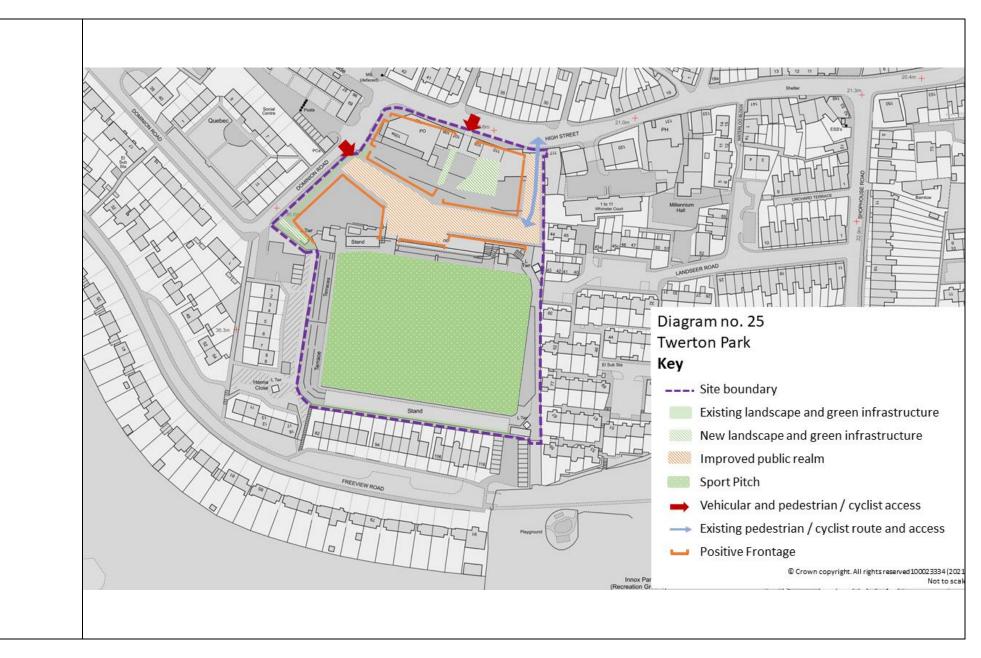
# **Development Requirements and Design Principles**

## **Development proposals will:**

- 1. <u>Provide a mixed use development that supports the retention and regeneration of the Football Club and its facilities, and optimises opportunities to ensure the longevity of the football club in this location, further promoting its existing role as a community hub in Twerton. Development is to comprise:</u>
  - a. a mix of residential accommodation, excluding purpose built student accommodation.
  - b. active 'Class E' uses on the ground floor fronting onto Twerton High Street
  - c. the provision of a new community hub which offers communal facilities to promote healthy lifestyles, community cohesion and employment spaces, including co-working options.

- 2. Ensure that the character of this part of the Conservation Area is preserved or enhanced and that development responds sensitively to the topography of the site, taking cues from existing, locally distinct typologies and built form. This requires building heights to be generally limited to 3.5 storeys at the northern edge of the site along Twerton High Street, and to the south, building heights will generally be limited to 2-3 storeys, reflecting the changing gradient of this site. The height of the stadium must be the dominant feature in views towards and over the site, and new residential buildings associated with the site must be subservient in height, scale and massing.
- 3. <u>Deliver biodiversity net gain of at least 10% in accordance with Policy NE3a. Opportunities to deliver 10% biodiversity net gain within the site curtilage should be fully explored and tested before any off-site measures are proposed.</u>
- 4. Provide a minimum of one nest or roost site per residential unit, in the form of integrated bird and bat boxes within new buildings, and/or as standalone features within the public realm, such as bat walls and swift towers. Additional features such as log piles, insect hotels, bee bricks, hedgehog connectivity measures and green and brown roofs / walls are also required,
- 5. Reinforce and enhance the quality of existing tree planting along the north-west edge of the site along Dominion Road, incorporating these trees into a wider green-infrastructure strategy to create a joined-up corridor.
- 6. Undertake public realm improvements to Twerton High Street. This could include, but is not limited to, incorporating pedestrian improvements such as resurfaced and wider pavements, cycle improvements in line with the West of England Local Walking and Cycling Infrastructure Plan (LCWIP) and the provision of appropriately selected and located street trees with appropriate space provided to allow mature canopy to develop and which would not impede street lighting.
- 7. <u>Provide the main vehicular site access from Dominion Road close to the junction with Twerton High Street to include safe and suitable, inclusively designed, pedestrian and cycle links which appropriately respond</u>

- to the changing gradients and without loss of trees unless it is demonstrated that there is no alternative design. The existing pedestrian access further east along the High Street will be maintained and enhanced.
- 8. Car and cycle parking must ensure appropriate provision for the existing football club and the proposed development, without prejudicing the condition of highway safety and level of amenity in the surrounding area. This should include delivery of measures to reduce parking demand for each land use and manage parking efficiently across the site as a whole.
- 9. The site must be designed to prioritise pedestrian and cycle movements over vehicles and minimise conflict between users, whilst accommodating vehicle movements necessary for the successful commercial operation of the football club and the proposed additional development. The layout for the site as a whole must maximise permeability for pedestrians and cyclists and connect well with the wider transport network.
- 10. Optimise renewable energy and biodiversity interventions within the development for example through the provision of green roof or solar photovoltaic panels, whilst being responsive to sensitive or important viewpoints.
- 11. Optimise the solar energy potential of development by careful design and orientation.
- 12. Be required to respond to environment and health related concerns and provide a completely recyclable 3G pitch and natural crumb if replacing the current grass football pitch.



#### Para 210

- 210. Located in Weston the Royal United Hospital is a major sub-regional healthcare facility serving <u>over</u> 500,000 people within B&NES, Wiltshire, Somerset and South Gloucestershire—It is managed by the Royal United Hospitals Bath NHS Foundation Trust, which acquired the Royal National Hospital for Rheumatic Diseases (RNHRD) located in the centre of Bath, in February 2015. It is now managing all the services offered by this specialist provider <u>within the new RNHRD and Brownsword Therapies Centre Therapies Centre at the RUH site. This has further expanded the catchment and portfolio of specialist treatment and rehabilitation activities, attracting patients from other areas of the UK and internationally, particularly for treatment of long term conditions. The Trust also treats people visiting the area, including tourists, students and overseas visitors. As well as being the main provider of healthcare services the Trust is also the largest employer in Bath & North East Somerset with around <u>5,500</u> staff <u>and over 400 volunteers (predicted to rise to 1,000).</u></u>
- 211. Research and development continues to underpin the high quality, evidence-based care delivered both at the RNHRD and the RUH. The recent affiliation of both research teams has served to create a significant health research resource in the City of Bath, and one of the largest R&D portfolios in the country strengthened further by its links to other local research institutions such as the University of Bath <u>and other universities and colleges</u>. This supports the Trust's strategy to develop its R&D and be 'best in class' and provides additional income generating opportunities.

211a The Trust is committed to being a sustainable organisation that is fit for the future, embedding this within the strategic goals of the Trust. The Trust as set out in their Strategic Plan (2018) is delivering actions to make a positive difference environmentally, socially and financially to create an organisation that supports the well-being of their patients, staff and their wider community. The Trusts Sustainable Development Management Plan (SDMP), and associated Action Plan, details the relevant approaches and projects to embed sustainability in everything the Trust does.

212. Future housing and population growth as planned within the sub-region and other demographic factors such as an ageing population places increased demands upon acute healthcare infrastructure and services. Healthcare is a challenging environment. Financial and workforce pressures over time have coincided with increasing demand for healthcare services and service delivery. At the same time, new developments in medicine and technology have brought new challenges and opportunities.

- 213. The Trust has carried out a comprehensive review of its estate and agreed a strategic plan (known as the Estate Strategy) in 2014. The purpose of this is to direct investment and estate renewal, to improve the quality and standard of accommodation, respond to changing service needs for patients and staff alike and to comply with the necessary legislative standards. With the upcoming construction of the Dyson Cancer Centre the Trust is coming to the end of the existing Estate Strategy and is now starting to develop a new Estate Strategy.
- 214. The Trust's <u>ongoing</u> priorities <u>in updating the Estate Strategy</u> are to provide fit for purpose accommodation <u>to</u> <u>meet the clinical and operational needs</u>, demolishing unsuitable and outdated buildings, improving the sustainability of the Estate and co-locating functions to cluster <u>complimentary</u> uses. <u>B&NES will work collaboratively with the</u> <u>Trust on this Estates Strategy with a view to achieving a mutually agreeable outcome and including reference to it in the new Local Plan.</u>
  - 214a. To complement the Estates Strategy, the Trust will also develop a Sustainable Transport Strategy for the whole site that will reflect its commitment to being a sustainable organisation that is fit for the future. In addition, and complementary to measures to reduce travel demand and travel planning, this will support the transition to the use of more sustainable modes of travel, such as, by identifying measures that improve safe and suitable active travel routes, and supporting infrastructure such as parking, wayfinding, hire facilities, showers and changing spaces. B&NES will also commit to working collaboratively with the Trust on this document.
- 215. Central to delivering the Trust's long term vision and objectives, and complementary to the Sustainable

  Transport Strategy, is an approach that seeks to improve integrated parking solutions and car park

  management across the site and maximises the efficient use of land. It will also is an overarching car park

  strategy for the campus that improves the current parking, site efficiency and circulation arrangements across the

  site (numbers, rationalisation of car parks and sign posting) and supports the vision as set out in the Estate

  Strategy. Potential off-site parking impacts on adjoining residential areas should be analysed and addressed as

<u>appropriate. Parking for bicycles and cars should be provided with reference to the Transport and Developments SPD, for both residential and clinical uses.</u>

215a. Much has been achieved with the new visitor car park opening in 2016 and wider Trust initiatives including the Travel Plan encouraging changes to staff travel behaviour and modal shift. However, increases in staff, patient numbers, forecast population growth and associated healthcare service demands requires the site wide parking strategy, including the potential for decked car parking, to be reviewed as part of the Sustainable Transport Strategy. The Trust is continually assessing how best to improve access to site and implementing improvements, its ability to deliver significant modal shift is tied in significantly to the council strategy and approach. This is acknowledged by the council and a collaborative approach is to be taken.

216. The Estate Strategy (2014) specifically sets out the proposed RUH North Redevelopment programme over the next five years supported by a phased masterplan. These phases, all of which now have planning permission approval, are as follows:-

#### Phase 1:

- a) Proposed new replacement pharmacy with aseptic services (completed)
- b) Provision of new visitor and patient car park located immediately adjacent to the front entrance (Gate 1) (completed) Phase 2: A new Integrated Rheumatology and Therapies Centre including hydro pool and gym (completed) Phase 3 A new Cancer Centre a new state of the art facility set within an enhanced greenspace for the campus (demolition works commenced in 2020).

216a The Trust has also identified the opportunity to deliver additional staff accommodation on-site supporting the recruitment and retention of staff with flexibility for open market rental accommodation. The potential capacity could deliver new build or refurbished beds (circa 100 net additional units) predominantly within a cluster flat arrangement. The Council supports the provision (C3) flats of a range of sizes and types, for use by key workers associated with the RUH, along with new purpose built facilities on-site including the principle of

providing such accommodation within the restored Grade II\* Listed Manor House building. The benefits of such a scheme are recognised in terms of estate renewal, making the most efficient use of land and buildings, delivers new housing stock, reduces travel and congestion and reinvestment back into the RUH to support healthcare facilities.

217. The Council will support investment in the development of the hospital to meet the need for healthcare infrastructure, and endorses the approach adopted in the **existing** Estate Strategy **and it's review process**. Beyond the time period of the current Estate Strategy, the Council will safeguard land within the campus of the RUH for future healthcare infrastructure, unless it can be demonstrated that the RUH can successfully provide its services and operate its site from a smaller land area. **The Council supports the provision of additional housing on-site for occupation by key workers associated with the RUH.** 

## RUH Sustainability & Green Infrastructure Plan

- 218. The RUH has also produced a Green Infrastructure Plan (2015) that supports the Estate Strategy by setting out a high level vision or framework for the site. This vision is to create a high quality, accessible 'place' with Green Infrastructure as an intrinsic element, for the benefit of staff, patients and visitors. This recognises the well-established benefits to health and well-being provided by access to natural green space. The Green Infrastructure vision is based upon the existing Estate Strategy masterplan and establishes a set of principles to inform the design of each phase. The GI Plan identifies green infrastructure including:
  - specific landscape
  - o amenity and biodiversity opportunities
  - the types of places that can be created to improve the quality of environment and maximise the health and wellbeing benefits for staff, patients and visitors.
- 219. Specifically, the Trust identified a number of considerations including:
  - 1) Providing enhanced green infrastructure to improve the quality of care and clinical performance

- 2) Increasing biodiversity opportunities and habitats within the site linking into the wider surrounding green corridors
- 3) Investigate potential sustainable urban drainage features within the site
- 4) Creating a legible hierarchy of interesting, linked, usable, wildlife friendly and quality landscaped spaces opportunities for staff, patients and visitors alike
- 5) Create accessible open spaces with a range of micro-climates i.e. shaded areas in hot weather.
- 6) Encouraging exercise within the site and improving the connections between existing pedestrian and cycling routes through the site and to GI assets beyond the site.
- 7) Maintain, improve and expand the existing external 'destination' spaces
- 8) Identify opportunities to integrate The Trust's art strategy
- 9) Consider the cost effectiveness of future Estate maintenance
- 220. This approach responds to the placemaking objectives of the Council, and its approved Green Infrastructure Strategy and is therefore broadly supported by the Council.

220a The proposed green heart is a central element of the new Dyson Cancer Centre based upon the principles of the RUH Green Infrastructure Plan. In developing the detailed green heart landscape scheme the GI Plan will be reviewed with a number of existing greenspaces on site, the Trust seek to improve these spaces for flora, fauna and the health of their staff, patients and visitors.

220b The work around Green Space & Biodiversity is one area of the Trusts Sustainable Development

Management Plan (SDMP). When taken as a whole the SDMP ensures a holistic approach is taken to
sustainability. Actions within the other areas of the SDMP will aid in supporting the Climate Emergency declared
by the council.

# **New Hospital Plan**

220c The most significant opportunity for the RUH is the announcement that the RUH has been selected for HIP2 funding under the Government's new 'Hospital Infrastructure Programme' (2019), a long-term, rolling five-year

programme of investment in health infrastructure, including capital to build new hospitals, modernise the primary care estate, invest in new diagnostics and technology, and help eradicate critical safety issues in the NHS estate.

The New Hospital Programme (NHP) actively works towards delivering the NHS Long Term Plan. Particular aspects of the emerging NHP that work towards the Long Term Plan include:

- Digital (best use of technology)
- Preventative care (new clinical models)
- Healthcare integration (Integrated Care System)

220d The Trust has been awarded seed funding to proceed to the next stage of developing their hospital plans. If successful the funding would be available in the period 2025-30. The Council recognises this a significant healthcare investment opportunity and therefore fully supports the Trust in developing their masterplan and business case.

220e The Council supports the Trust in the development of the NHP opportunity to reconfigure / regenerate the hospital site and understand that while this is in the earliest stages of development early indications suggest that the following are considered priorities:

- Alongside Midwifery Unit
- Upgrade and/ or replace Emergency Department
- Upgrade and/ or replace Woman's and Children's facilities
- Upgrade and/ or replace Theatres and Recovery facilities

#### SB18 RUH

# Policy SB18 for RUH

1. The Council supports the improvement of this essential healthcare facility, including the principles and proposed building programme, and proposals for car parking, as set out in its Estate Strategy 2014. The Council will work collaboratively and support the Trust in developing the updated Estate Strategy, and its associated Sustainable Transport Strategy, in delivering the District's healthcare clinical needs and estate renewal.

- **2.** Development proposals will be expected to respond to and to implement the Green Infrastructure Plan **principles** as highlighted above.
- 3. Proposals for non-healthcare uses on former RUH land should provide evidence that the land will not be required for healthcare provision or car parking during the Plan period. Within this context the council supports the provision (C3) flats of a range of sizes and types, for use by key workers associated with the RUH
- 3a Development proposals will be required to have regard to the Sustainable Transport Strategy, once completed to the satisfaction of both the Trust and B&NES, and introduce, as necessary, measures that improve safe and suitable active travel routes, provide supporting infrastructure such as parking, wayfinding, hire facilities, showers and changing spaces, and manage car parking appropriately.

# **Development proposals in the vicinity of the Manor House must:**

- 4. Be informed by a detailed heritage assessment and heritage impact assessment (to include listed buildings, undesignated heritage assets, archaeology, and landscape), both in terms of the specific site and the wider area. The Grade II\* Manor House and its setting will require an especially sensitive approach to ensure that its significance is taken into account and both enhanced and better revealed. A heritage-led and contextual approach is therefore required.
- 5. <u>Deliver biodiversity net gain of at least 10% in accordance with Policy NE3a. Opportunities to deliver 10% biodiversity net gain within the site curtilage, including the former kitchen garden to the north of the Manor House, should be fully explored and tested before any off-site measures are proposed.</u>
  - <u>5a. Protect and enhance existing landscape infrastructure and habitats within the site, including trees, hedgerows, grassland habitats, planting and landscaped garden areas. Protect all habitats from increased light spill.</u>

- 6. Provide a minimum of one nest or roost site per residential unit, in the form of integrated bird and bat boxes within new buildings, and/or as standalone features within the public realm, such as bat walls and swift towers. Additional features such as log piles, insect hotels, bee bricks, hedgehog connectivity measures and green and brown roofs / walls are also required.
- 7. Examine the pedestrian and cycle routes between the site and key local facilities, and make appropriate necessary enhancements to ensure that the walking and cycling are the natural choices for local trips.

# New Policy SB24

### SB 24 Sion Hill, Bath - Site Allocation

#### **Context**

220f. The site is currently in use by Bath Spa University for educational purposes. The University's strategy is to focus development into two campuses; Newton Park and a new campus area around Locksbrook Road, with sustainable travel links between the two, and promoting 'walkable' campuses. This approach shall release sites such as Sion Hill for residential use.

220g. The site is located in a highly sensitive hillside location, within the City of Bath World Heritage Site, the Great Spa Towns of Europe World Heritage Site, and Bath Conservation Area. The site has many layers of history prior to its development by Bath Spa University. There are known archaeological deposits in the area including Romano-British burials, an Iron Age site and the former site of St Winifred's Chapel and Well, the exact locations of which are not known. The site is the former ornamental landscaped garden of St Winifred's, a 19<sup>th</sup> century house built in 1803. There may be below ground remains of the property on site, and historic walls and railings survive in places around its perimeter. Multiple Grade I, Grade II\* and Grade II listed buildings are located in the neighbourhood surrounding the site. Grade I listed buildings Somerset Place and Lansdown Crescent are located to the east. Lansdown Crescent is identified in the Bath World Heritage Site Statement of Outstanding Universal Value as an important example of a site which unifies urban and natural landscapes. Grade I listed Sion Hill Place is located to the north. Grade II\* listed building Summerhill is located to the north of the site, and Grade II\* listed

<u>Doric House is located to the south. In addition to this site allocation policy, proposals for development will be</u> considered against other relevant policies in the Plan, including Policy HE1 (Historic Environment).

220h.There are currently two small car parks serving the site, with access from Sion Road to the north and Sion Hill to the south. There is no vehicular route through the site, although the site is bounded by roads on all four sides. Winifred's Lane runs in a north-south alignment to the east of the site. It is a steep, narrow lane restricted to one-way northbound, and is known to be used as a through route to Lansdown Road. There is no footway on Winifred's Lane and it is an unattractive environment for pedestrians and cyclists due to lack of facilities and traffic flows. There is an infrequent bus service on Sion Hill linking the site with the city centre, with more regular services available on Lansdown Road c.450m from the main building.

#### <u>Vision</u>

220i. The site is anticipated to deliver around 100 new dwellings, set within the existing built footprint of the buildings at the site.

220j. Any redevelopment proposal will ensure the protection and enhancement of the site's historic significance, sensitive landscape setting and ecological interests.

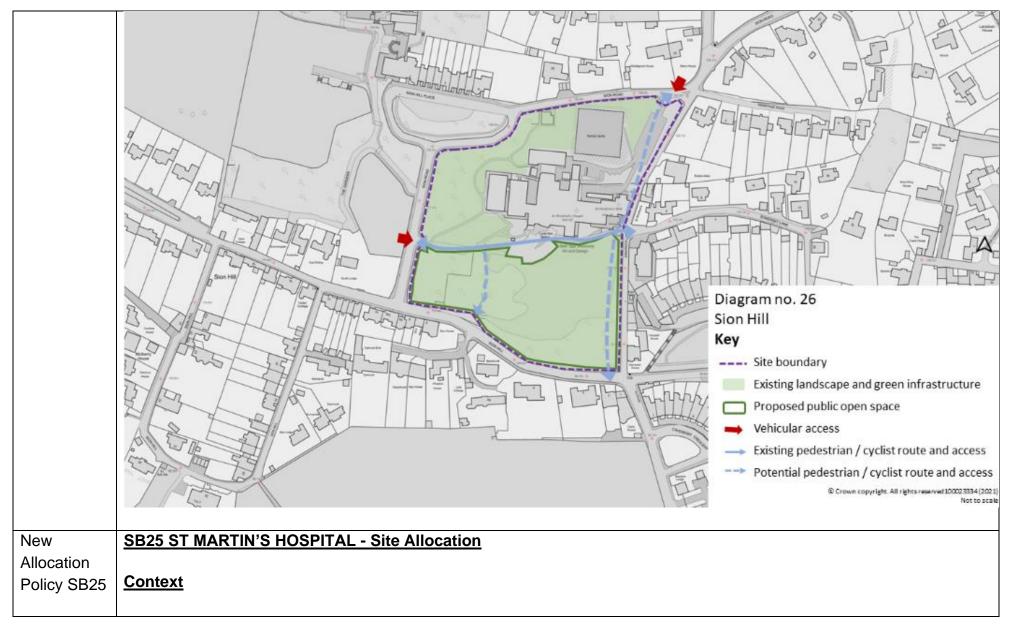
220k. There is scope through any redevelopment to enhance the site's walking and cycling opportunities close to and throughout the site, and potentially to deliver biodiversity net gain requirements on site through a combination of habitat enhancements and limited habitat creation (eg small urban orchard; allotments or rain garden).

220l. The area sits within an area of Bath which is currently undergoing consultation relating to Liveable Neighbourhoods. The aim of the scheme is to reduce the dominance of vehicles in residential areas while maintaining vehicle access to homes and businesses. It seeks to reduce traffic flows overall by making walking and cycling easier and more attractive than undertaking short trips by car. Liveable Neighbourhoods will look at the area as a whole, including through co-design with the local community, when considering the effects of

changing routes available to traffic. The proposed development will have a role to play in facilitating, enabling and contributing to the Liveable Neighbourhood scheme for the Lower Lansdown area, and should not prejudice the Liveable Neighbourhood process or its objectives. **New Policy** Policy SB24 Sion Hill SB 24 **Development Requirements and Design Principles Development proposals will:** 1. Deliver residential development of around 100 apartments. The proposed market dwellings should provide 2+bed apartments. 2. Deliver high quality, contemporary and sustainable built form and architectural design, informed by the opportunities presented by the site's sensitive historic and landscape context, and existing habitats. In seeking to preserve or enhance this part of the conservation areas it is anticipated that development will be within the footprint of the existing buildings at the site, with no encroachment into sensitive landscape areas, and lower in height than the existing buildings. 3. Demonstrate that all reasonable opportunities to reduce the embodied carbon emissions associated with the development have been explored, including an assessment of the retention and conversion of the existing buildings, in whole or part. If conversion is not considered feasible, other significant opportunities to reduce embodied carbon emissions should be incorporated into development designs. 4. Optimise the solar energy potential of development by careful design and orientation. 5. Ensure that the landscaped garden area located to the south of the site, as depicted on the concept plan, is designated as public open space.

- 6. Protect and enhance existing landscape infrastructure and habitats within the site, including trees, hedgerows, grassland habitats, planting and landscaped garden areas. Protect all habitats from increased light spill. Deliver biodiversity net gain of at least 10% in accordance with Policy NE3a. Opportunities to deliver 10% biodiversity net gain within the site curtilage should be fully explored and tested before any off-site measures are proposed.
- 7. Provide a minimum of one nest or roost site per residential unit, in the form of integrated bird and bat boxes within new buildings, and/or as standalone features within the public realm, such as bat walls and swift towers. Additional features such as log piles, insect hotels, bee bricks, hedgehog connectivity measures and green and brown roofs / walls are also required. All new garden boundaries should be permeable for hedgehogs.
- 8. Retain and enhance substantial boundary planting to protect both short and long views of the site from across Bath.
- 9. Provide a comprehensive network of walking and cycling public access routes through the landscaped gardens as broadly illustrated on the concept diagram. These will need to be designed to respect the landscape and historic sensitivity of the site. Vehicle and active travel access will need to be segregated. Development proposals will be expected to enhance the pedestrian and cycle environment for north-south movements, broadly along the alignment of Winifred's Lane at the eastern side of the site. This is likely to be through providing a route within the site, which is likely to require the relocation of the existing telecommunications unit at the junction of Sion Hill and Winifred's Lane, but options to reduce traffic flows and speeds along Winifred's Lane to make the route safe and suitable for pedestrians and cyclists should also be investigated, within the context of the objectives of the Liveable Neighbourhood Project. Routes through the site must include appropriate connections to the wider walking and cycling network, including safe crossings where necessary.

- 10. <u>Development proposals must ensure safe and attractive walking routes to key destinations, including bus stops on Lansdown Road. A Transport Assessment for the site will be required to identify potential barriers for walking and cycling, and propose solutions as appropriate. Measures for investigation and delivery where necessary should include, but not be limited to:</u>
  - a. Pedestrian crossing facilities over Lansdown Road in the vicinity of the junction with Sion Road;
  - b. Traffic speed reduction measures on Cavendish Road and/or Winifred's Lane; and
  - c. <u>Improvements to cycle routes to the city centre, including options using alternatives to Lansdown</u>
    Road.
- 11. <u>Undertake a detailed historic environment assessment, and where necessary evaluation, in order to identify and implement appropriate mitigation.</u>
- 12. Ensure continued access to public sewer running from north to south of the site.



220l. The site is currently owned by NHS Property Services. Some areas of the site, namely the clinical buildings to the south-east, continue to play an important role in the NHS's clinical facilities requirement. However, some buildings within the site are expected to soon be declared surplus to the operational healthcare requirements of the NHS by local heath commissioners, therefore releasing these areas for use as housing.

220m.The site is historically sensitive. It is located within the World Heritage Site and has many layers of history prior to its development by the NHS. Records show that it may have once been used as a military barracks, before becoming a workhouse, and then a hospital. The main building within the complex, a former workhouse building, which has now been converted to apartments, is Grade II listed, as is the Chapel of St Martin, located to the north of the site. A nineteenth century paupers burial ground is also located within the site, and there are known archaeological deposits in the surrounding area.

220n. The buildings within the site which are due to soon be declared surplus to requirement for clinical use comprise Kempthorne House, Midford House, Ash House and Frome House. The latter is a modern single storey flat roofed building, and a large portacabin. The other three buildings provide an important narrative as part of the site's history, with regards to their hierarchy and design.

220o. Attractive landscaped areas throughout the site are considered important both visually and potentially in terms of biodiversity. There are many trees throughout the site, which require retention and protection, some of which are located very close to the footprint of the buildings.

220p. The site is located c.2.5km from the centre of Bath, and there is a reasonable range of local facilities within walking distance, including education, food retail and healthcare. The A367 Wellsway is located c.250m to the west of the site and offers access to regular bus services to the city centre within walking distance. Thus, the site offers reasonable potential for journeys to be made sustainably.

#### **Vision**

220q. The site will deliver around 50 new dwellings, whilst continuing to provide important clinical health care provision within parts of the site.

220r. Provision of new dwellings shall be achieved through conversion of Kempthorne House, Midford House and Ash House, and through the redevelopment of Frome House. Development proposals will ensure the protection and enhancement of the site's historic significance, and its valued landscaped areas.

220s. The development will capitalise on the location's potential for day to day trips to be made locally and on foot or by bicycle, with public transport being an attractive option for trips to/from the city centre. There is scope to improve the permeability of the site for pedestrians and cyclists, through the improvement of routes throughout the site, particularly joining Midford Road with Frome Road.

# New allocation SB25

#### **SB25 St Martin's Hospital**

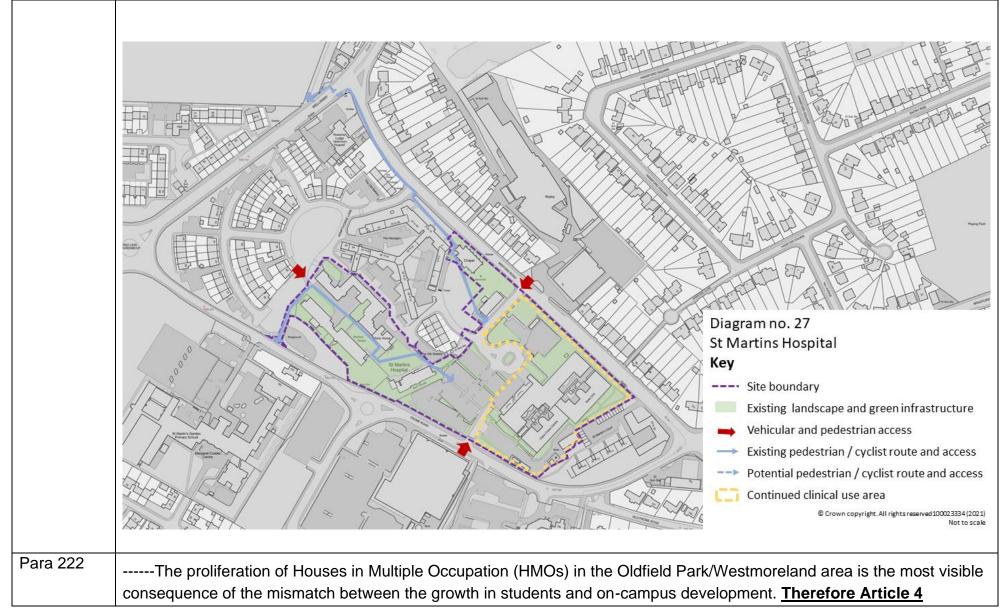
# **Development Requirements and Design Principles**

# **Development proposals will:**

- 1. Ensure a comprehensive mix of uses across the site, comprising the delivery of around 50 residential dwellings, the continued use of the south-eastern section of the site for clinical health services, and use of the Chapel of St Martin for a use which conserves the heritage significance of the building. Any application for the conversion or redevelopment of buildings within the site to non-clinical uses shall be supported by evidence to show that they have been formally declared as surplus to the operational healthcare requirements of the NHS by local health commissioners.
- 2. Achieve the delivery of residential dwellings through the conversion of Kempthorne House, Midford House and Ash House, and the redevelopment of Frome House. Any scheme should be informed by a detailed, site-wide heritage assessment, which considers each of the individual buildings within the site, their context and relationship to each other, as well as other heritage assets, including the World Heritage Site,

- adjacent listed buildings, and undesignated heritage assets. The proposed subdivision and alteration of the buildings, and the design and layout of external areas shall be informed by this heritage assessment.
- 3. <u>Deliver high quality architectural design in relation to both conversion and redevelopment, informed by the site's sensitive historic surroundings.</u>
- 4. Retain and convert Kempthorne House, Midford House and Ash House, unless an objective and comprehensive heritage assessment is provided to justify demolition, with a clear evidence base to demonstrate that conversion is not feasible and / or viable.
- 5. Ensure that any residential use is developed using a comprehensive, site-wide approach, ensuring the existing and future clinical operations within the site continue to function effectively, particularly in relation to access and car parking arrangements.
- 6. Protect and enhance existing landscape infrastructure and habitats within the site, including trees, hedgerows, planting, and landscaped areas. Protect all retained connecting habitats from increased light spill. Any extension or redevelopment of existing buildings will be designed to ensure minimal to no encroachment into landscaped areas.
- 7. <u>Deliver biodiversity net gain of at least 10% in accordance with Policy NE3a. Opportunities to deliver 10% biodiversity net gain within the site curtilage should be fully explored and tested before any off-site measures are proposed.</u>
- 8. Provide a minimum of one nest or roost site per residential unit, in the form of integrated bird and bat boxes within new buildings, and/or as standalone features within the public realm, such as bat walls and swift towers, subject to provision of these features ensuring the conservation of the heritage significance of the heritage assets within the site. Additional features such as log piles, insect hotels, bee bricks, hedgehog connectivity measures and green and brown roofs / walls are also required. All new garden boundaries should be permeable for hedgehogs.

- 9. Retain and enhance the existing network of pedestrian footways throughout the site and deliver measures to improve permeability and legibility for pedestrians and cyclists, including publicly accessible routes joining Midford Road and Frome Road. Ensure that such improvements are designed to respect the landscape and habitat infrastructure or heritage of the site.
- 10. <u>Undertake Transport Assessment for the development proposals to understand potential traffic impacts on the existing network, and scope of mitigation. This must focus on the delivery of sustainable transport measures to provide opportunities for mode shift.</u>
- 11. Examine the pedestrian and cycle routes between the site and key local facilities and make appropriate necessary enhancements to ensure that walking and cycling are the natural choice for local trips. This examination should include, but not be limited to the following:
  - a. <u>Improve access to Odd Down Sports Ground for pedestrians and cyclists through off-site</u>
    <u>contributions towards crossing improvements across Wellsway, and a new access to the Sports</u>
    <u>Ground;</u>
  - b. <u>Upgrade to crossing over Frome Road at the entrance to St Martin's Garden Primary School to</u> include widening to accommodate shared pedestrian/cycle use;
  - c. <u>Midford Road cycle improvements between, and including, Clara Cross Lane and Path to Hansford</u> Close; and
  - d. Enhancements to Midford Road/A367 junction to improve road safety and sustainable accessibility.
- 12. Parking for bicycles and cars will need to be provided in accordance with policy ST7, for both residential and clinical uses. Improved integrated parking solutions and car park management across the site should be investigated to maximise efficient use of land.
- 13. Evaluate the potential for archaeological remains across the development site and ensure appropriate mitigation where required.



	Direction removing the permitted development from residential (use class C3) to HMO (use class C4) was
	introduced in 2013.
Para 223	The Information Paper on student numbers and accommodation considers the issues in more detail, provides a full assessment of the evidence that has led to the following policy approach and its likely impact. In summary, it is expected that the future increase in student numbers should be accommodated on campuses and allocated sites.
Paras 224 -	
225-	224 It is anticipated that this policy will enable the delivery of new on-campus study bedrooms to 2020/21 2029/30 at a rate which broadly matches the growth of the student population. Based on estimated forecasts of growth, it will enable a modest increase in the student population (compared to rates experienced since 1997), enable all first years to be offered a place in managed accommodation, and potentially lead to a small contraction of the student lettings market—subject to accommodation preferences. To achieve a more significant contraction in the student lettings market would require significant amounts of valuable land within the city to be developed for student accommodation. In order for the vision for Bath to be realised this land will be needed for 'normal' housing and other commercial uses.
	<del>225</del>
	It is envisaged that this approach could mean that 2012/13 levels of HMOs will represent the high watermark within the city. The Council has declared an Article 4 direction in relation to HMOs to manage the student lettings market in the south west part of the city and elsewhere. The Council cannot apply HMO powers retrospectively.
	226
	Growth beyond 2020 will require additional on and off campus capacity to be identified. No alterations to the Green Belt boundary beyond that previously made in the Local Plan are envisaged during the Core Strategy period. However, the nature of exceptional or very special circumstances is that they cannot be predicted and the Council will need to consider such circumstances, on their merits, at the time they are presented.

	227
	At the time of preparation of the <u>Local Plan Partial Update</u> Placemaking Plan, the Council received updated growth plans from both Universities. They are summarised in the separate Information Paper: Student Numbers and Accommodation requirements in Bath Update ( <u>May 2016 Aug 2021</u> ). New private educational institutions e.g. language schools have also signalled a desire to increase their presence in the city.
Policy B5	POLICY B5 - STRATEGIC POLICY FOR BATH'S UNIVERSITIES OFF-CAMPUS STUDENT ACCOMMODATION AND TEACHING SPACE
	With regards to the development and expansion of the University of Bath the strategy seeks, the development of about 2,000 study bedrooms and 45,000 sq.m. of academic space at the Claverton campus site allocations.
	Off-campus Student Accommodation and Teaching Space
	Proposals for off-campus student accommodation (whether in the form, C2, C4 or sui generis residential units) or teaching space (apart from at specific allocations) will be refused within the Central Area, the Enterprise Zone and on MoD land where this would adversely affect the realisation of other aspects of the vision and spatial strategy for the city in relation to delivering housing, and economic development (in respect of office, industrial, retail and hotel space).
Add new	SB19 - THE UNIVERSITY OF BATH AT CLAVERTON DOWN (INCLUDING THE SULIS CLUB)
para 229a – 229c.	Historical-Context
	Add new para 229a
	229a The University of Bath now employs about 3,500 staff, making it the second largest employer in the District.  It has great expertise in the STEMM subjects: science, technology, engineering, mathematics and management, which are a particular focus for the West of England Local Economic Partnership (LEP). The education the

University provides improves individual life chances and opportunities, and delivers highly skilled industry-ready graduates to the workplace. The University's growing research portfolio generates significant opportunities for investment and employment and the University's successful business incubation role is renowned globally. Its research also makes a significant contribution to our society and day to day lives, notably in addressing the challenges of the declared Climate and Nature Emergencies.

229b. The contributions the University of Bath makes socially and economically is strategically significant to the District and policy direction is to help secure the future of the institution and manage its growth in associated student accommodation in a way not detrimental to the normal private housing stock and existing communities. As set out in the 'Strategic Issues' (para 22), there is not enough land in the city to meet its assessed needs as identified by various evidence, therefore the Council has had to prioritise land uses to meet its general housing numbers and employment floorspace. Policy B1 7 facilitates provision of additional student accommodation and academic spaces on campus and Policy B5 does not allow student accommodation where this would adversely affect the realisation of other aspects of the vision and spatial strategy for thecity in relation to delivering housing, and economic development (in respect of office, industrial, retail and hotel space).

229c. Therefore understanding the development capacity on the main Claverton Campus and maximising the potentials responding to the environmental context of the whole campus is essential. Following the adoption of the Placemaking Plan in 2017, the University has revised its masterplan in consultation with the Council and it forms important evidence base for the revised policy for the Claverton Campus.

Para 235-246 Delete para 235 and 237

238. The B&NES Local Plan (2007) was prepared and adopted at the same time that the University was preparing its 2009 masterplan. This looked at retrospective development needs (taking into account a deficit in the academic floorspace per student ratio that had emerged over time) and longer term requirements, into the 2020's (whereas the Development Plan itself now looks to 2029). It was concluded by the exam---

Delete para 239

Delete para240-246

After Para 246

Previous Statutory Planning and Master planning The area removed from the Green Belt (B&NES Local Plan adopted in 2007)

#### New paras

# **Local Plan Partial Update and new Masterplanning**

246a. The original Placemaking Plan (adopted in 2017) provided a Development Framework (see superseded Framework) and an associated suite of design principles as well as clear criteria for consideration of specific development schemes within different parts of the campus. It also required a comprehensive study to explore how and whether any additional development could be taken forward responding to the environmental context of the whole campus, and how the enhancement of its environmental assets would be achieved. The Framework Plan provided a long term steer for change that can endure and within which there is flexibility.

246b.Following the adoption of the Placemaking Plan (2017), the University has prepared a new Masterplan that provides a vision of the future for the Claverton Campus. The purpose of the Masterplan is to enable the delivery of the development and infrastructure required to address the needs and expectations of its students and staff and to facilitate the University's sustainable growth in a manner that also enhances the unique beauty and environmental quality of the campus.

246c.The Masterplan is comprised of complementary building, movement, sport and green infrastructure strategies. In order to maximise the development opportunity within its environment it identifies:

- opportunities for conversion, redevelopment and extensions to the built form in the campus core;

- development opportunities and capacity on the existing main car parks, sports pitches and courts (outside of the Green Belt).
- the re-provision of these essential facilities elsewhere within the estate.

246d.The Masterplan reflects the parameters of the original Policy SB19 Development Framework Plan. It addresses the University's estate strategy and explains its capacity for further development, how its elements are linked and related infrastructure requirements. It was informed by the required evidence base including a Landscape and Ecological Management Plan, Visual Assessment, Transport Statement and sports facility analysis.

246e.lt has been prepared in consultation with the Council, and forms part of the evidence base for the review of Policy B5 and Policy SB19 in the Local Plan Partial Update. Revised Policy SB19 provides more detailed requirements and parameters to facilitate sustainable growth on Claverton Campus.

246f.All applications for major development would benefit from early engagement with the Council's Development Team pre- application process. The pro-active planning of the campus between the Council and the University will likely result in the most efficient and sustainable outcomes, not only for the campus itself, but for its setting and the city as a whole.

#### **Climate Action Framework**

246g.In May 2020 the University declared a climate emergency and adopted a Climate Action Framework that addresses the University's climate impact as an organisation, and how it can impact the agenda through its core mission; research, and teaching and learning. The University has an important role to play in conducting world leading climate emergency related research and in educating students to become future leaders and innovators with the skills and experience to respond to the climate crisis.

246h.The University has committed to the targets of being net zero carbon in Scope 1 and 2 emissions by 2030, and Scope 3 emissions by 2040.

Scope 1 covers direct greenhouse gas emissions from sources owned or controlled by the University.

Scope 2 covers indirect emissions from electricity consumed by the University which it does not generate itself.

Scope 3 covers the other indirect emissions that occur upstream and downstream, associated with the University's activities, including carbon emissions generated from commuting, business travel, procurement, waste, water and construction.

246i.This will require significant increase in the pace and ambition of current actions to meet the challenge of transitioning to a net zero carbon campus, alongside supporting behavioural and cultural changes through engagement with its own community.

Policy SB19

The campus, policy area and policy zones boundaries are identified on the Policies Map. The policy approach that applies within each policy zone as defined on the Policies Map is as follows:

**Development Framework Plan** 

1 Purple Zones (with no hatching) – <u>The</u> areas of pre-existing development (academic and residential), including car parking, or fringe areas of the current central landscaped area, where redevelopment or new development for university-related uses is supported in principle. University related uses include space for learning, research and allied business incubation and knowledge transfer, conferences, university administration and IT and sports, health, creative arts, social, recreational and catering purposes, academic related retailing (e.g. a bookstore) and additional student residential accommodation.

On-site convenience retailing of a proportionate scale to serve the needs of the academic and student community will also be considered as a university related use.

2.Purple Zones (hatched) — largely sport related development, pitches, tennis courts and a car park within the Cotswolds AONB where university related development is also acceptable in principle. In order to effectively manage development within the AONB and to ensure impact on the wider AONB is comprehensively considered, it will be necessary for the University to undertake a full and detailed assessment preceding planning applications that:

establish the acceptable form and quantity of development; and

sets out the effect on the AONB and SAC and how any negative impacts will be moderated; and describes how development will be integrated into the core of the campus, and its green infrastructure network.

The study is required to cover the whole of the Purple Zone (hatched), and its production should be guided by the latest version of the Cotswold AONB Management Plan. The study will need to demonstrably inform subsequent planning applications for development within this area

- 3.Green Zone the long term future extent of a precisely defined central landscaped area (the University Park), which has an important green infrastructure function and provides the setting to many developed parts of the campus, shall itself remain as an undeveloped yet enhanced open space as the remainder of the campus intensifies.
- 4. Yellow Zones Outdoor Sport area- areas within which proposals for development will be judged against national planning policy within the NPPF on AONB and Green Belt, as relevant. For the Sulis Club this enables the redevelopment of previously developed land, within the parameters set by the NPPF.5.

Clear Zones — other undeveloped areas within the Claverton campus but outwith the University Park that shall remain free of development because of their multi-functional contribution to green infrastructure. This includes a 'hole' in the purple zone to the north of Wessex House. It will be necessary for clear zones to be established in respect of development affecting the purple hatched areas, guided by the general and area specific development principles, most notably in

respect of the perimeter of the campus and the role this plays for protected species of bats. Linked to new development the clear zones should be invested in to maintain habitats and enhance their function.

# **Development Framework Plan**

The following development principles and parameters will ensure that the development capacity of the Claverton Campus is optimised within the context of the environmental constraints in seeking to provide around 870 study bedrooms and 48,000 sq.m. of academic, research and support space, together with associated infrastructure to address the University's potential long-term development needs.

#### 1.The areas of pre-existing development

Redevelopment or new development for university related uses in areas of pre-existing development including academic, research, support, residential, the sports training villages, car parking, service areas or fringe areas of the University Park is supported in principle subject to other policy considerations.

<u>University related uses include space for learning, research and allied business incubation and knowledge</u> <u>transfer, conferences, university administration, IT, sports, health, creative arts, social, recreational and catering purposes, academic related retailing (e.g. a bookstore) and additional student residential accommodation.</u>

On-site convenience retailing of a proportionate scale to serve the needs of the academic and student community will also be considered as a university related use.

2.The area for new academic, research and support buildings (Area 1: current East Car Park)

The surface car parking will be replaced by academic, research or support buildings set within the existing movement network that is required to maintain access to neighbouring uses.

The height of the buildings will respond to their immediate setting, with the western-most blocks to be up to 5

storeys (around 22.5m high including rooftop plant) and the eastern-most block to be up to 3 storeys (around 15m including rooftop plant).

The eastern block will be set back from the campus boundary to provide space for additional tree planning to bolster the existing perimeter vegetation. Careful design of the buildings will be required to ensure that the impact on the adjacent bat corridors (in terms of light spill) and on views from Bushey Norwood (through the careful design of facades and massing) is minimised.

3. The area for new student accommodation (Area 2: currently eastern playing fields)

The rationalisation of the sports pitches and car parking on the campus will allow the surface car parking and grass pitches in the eastern playing fields to be replaced by the development of student accommodation blocks.

The buildings will extend towards the new 3G sports pitch in the south east corner of the campus and will be limited to 4 storeys (around 13m high plus rooftop plant) to reduce the visual impact of the massing in views from Bushey Norwood.

Careful design of the buildings will be required to limit light spill on to the adjacent bat corridor and help assimilate the buildings into their surroundings.

The buildings will be set back by a minimum of 25m from the campus boundary and positioned perpendicular to the eastern campus boundary to reduce light spill and provide space for supplementary tree and hedge planting along this edge. This will include a tree belt of minimum width 10m running along the western side of the boundary footpath and extending the green corridor southwards to meet the existing small copse.

# 4.South Car Park (Area3)

A new multi storey car park will be constructed on the footprint of the existing surface car park to provide up to 1,000 parking spaces, accessed from the service road to the south.

It will have a split-level arrangement (into northern and southern sections) with 5 levels to the north and 4 levels to the south, with a half storey change between levels. The maximum height of the structure will be approximately 12m (as parts of the lower deck could be set below the existing ground levels). It will have a roof to reduce light spill.

The eastern extent of the existing car park will be returned to landscaped open space to widen the green link through this part of the campus.

The north facing façade will be carefully designed to provide a sympathetic backdrop to the central parkland area.

The southern edge of the multi storey car park should not adversely affect the residential amenity of properties to the south.

5.West Car Park and academic, research and support building (Area 4)

The existing surface car park and internal planting areas will be replaced by a multi-storey car park to provide up to 700 spaces accessed from Quarry Road to the north. The maximum hight of the structure will be approximately 9m. It will have a roof to reduce light spill.

A tree belt approximately 15m wide will be provided on the western/north western side of the new decked car park to tie in with the existing mound and planting. This will provide additional screening of the buildings in views from the city to the west.

The car park will be flanked by an academic, research or support building on its eastern edge providing an active frontage to the adjacent open space and campus buildings. The building will be limited to 4 storeys (up to 19m including any rooftop plant) so that is sits alongside and below the existing campus buildings when viewed from

#### the west.

The facades and rooftop plant of both the car park and building will be carefully designed so that they can be successfully assimilated into views from the west and ensure that light spill is minimised.

A new open space will be located between the building and the adjacent 10W building, providing a key focal point at the western end of the campus, close to the nearby drop-off area and Polden PBSA. Footpath links across this space will provide improved connections to the public footpath route running along the south western edge of the campus and extending west towards the city.

## **6.Redevelopment of 2 South**

The building height will be limited to 2 storeys (approximately 8-9m) to reflect the massing of the existing building and ensure that it does not harm the amenity of the residential properties to the south.

The south and west facades and fenestration will be carefully designed to limit light spill on to the adjacent bat corridors and help assimilate the buildings into their surroundings and to create a positive backdrop to a key pedestrian entrance into the campus.

7.Green Infrastructure and Landscape (the University Park, Green corridor and green open space)

The landscape and Green Infrastructure on the Campus comprises the University Park, informal open areas and woodland. It directly contributes to the environmental character and quality of the campus and is a key asset for the University. The University Park has an important landscape setting and green infrastructure function to the many developed parts of the campus. It should remain as an undeveloped yet enhanced open space as the remainder of the campus intensifies.

The park will be enhanced by improving the connectivity between its different parts, improving legibility and way-marking, and encouraging a more dispersed pattern of use. Enhanced access to the park will help to provide a connection with nature and bring mental and physical health/well-being benefits.

The landscaped buffer along the eastern boundary of the campus will be further enhanced with additional tree planting to mitigate the potential impact of the development proposals on Bushy Norwood and the wider AONB and to strengthen the existing bat corridor.

The green corridors around the perimeter of the campus will be retained as a continuous green ribbon around the campus which includes public rights of way and links to the wider network of public footpaths and bridleways.

## 8. Sports facilities

The grass pitch provision on St John's Field and Lime Kiln Field in the southern part of the campus will be retained and the lacrosse pitch to the west of 1S & 2S will also be retained in situ.

The loss of playing fields resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location consistent with national policy (NPPF para 99b). The provision of a 3G pitch would meet that requirement by significantly increasingthe capacity and quality of the pitch provision across the campus. Responding to environment and health related concerns, a precautionary approach must be taken and a completely recyclable pitch and natural crumb will be required unless it is demonstrated not to be feasible.

The boundary habitats will be retained with an appropriate buffer and maintained as dark corridors to ensure continued use by horseshoe bats. Light spill levels onto sensitive habitats should not exceed lux level thresholds as defined in current best practice. That will be achieved by new floodlighting (potentially with the replacement of existing flood lighting) being designed to comply with the relevant standards and, if necessary, the provision of additional screening.

The 3G pitch is located in the AONB and the opportunity will be explored to use the required earthworks and additional planting to screen / filter views of the pitch and related infrastructure.

The Tennis Courts on Norwood Avenue will be retained in situ. The clay pitches will, however, need to be relocated to the car park area to the east of the running track in order to facilitate the student residences development.

#### 9. Access and Movement

In accordance with the University's Climate Action Framework, future growth will be accommodated without increasing car trips, facilitating the use of sustainable modes of travel.

An improved Arrivals Area will provide an improved image and sense of arrival/departure around the bus terminus.

Improved footpath and cycle links and facilities will connect the existing pedestrian and cycle access off North Road and public footpath routes to the west to key destinations within the campus.

The use of the two existing vehicular access points to the campus will be maintained.

# Sulis Club

Outdoor Sports area - Proposals for development will be judged against national planning policy within the NPPF, including that relating to AONBs and Green Belt, as well as the World Heritage Site and its setting and Outstanding Universal Values. For the Sulis Club this enables the appropriate redevelopment of previously developed land, within the parameters set by the NPPF.

**General Development Principles** 

a Development on campus should contribute to the full spectrum of the University's needs, including academic space, all the accommodation space that is needed for the growth in the intake of first years from 2011 and a major share of the accommodation space that is needed for their subsequent years of study.

b In all circumstances, development should optimise the efficient use of developable land within the campus to maximise its floorspace within the constraints that are present, and whilst achieving good design. The siting, orientation, height, scale and massing of buildings, the landscaping response and the design of the spaces between buildings shall be determined having regard to the criteria in this policy and of other relevant policies in the Development Plan. The flexibility and adaptability of buildings will also be assessed in determining the overall quality of design.

c In all circumstances development will be assessed to determine the degree to which it affects the significance of the Bath World Heritage Site (by reference to the Bath World Heritage Setting SPD), the Bath Conservation Area, the Claverton Conservation Area, the Claverton Manor Historic Garden and the Bathampton Down Scheduled Ancient Monument (including by affecting their settings) and great weight will be given to their conservation and enhancement.

d In all circumstances where development would be visible to views from within the Cotswolds AONB (at Bushey Norwood, Bathampton Down, and Claverton Down, or from within the Limpley Stoke Valley at places such as Warleigh and Conkwell), it should respond to this context and its visual impact must be moderated with a suitable design response including suitable (immediate and longer term) mitigation measures, including any opportunities to enhance the AONB. Impacts on the AONB will need to be evidenced in an LVIA, the scope of which should be set out in consultation with the LPA, Natural England and the Cotswold Conservation Board.

e If under the terms of the NPPF in respect of Green Belt and AONB, development were to be evidenced as being acceptable in principle within the Green Belt or AONB through the demonstration of very special circumstances at St Johns Field, Lime Kiln Field or at the Sulis Club (the yellow zone), all general design principles will continue to apply in order to achieve good design and mitigate harm. Zonal approach 2 would also become highly applicable.

f The implementation of the campus GI Strategy and Landscape and Ecological Management Plan (which will be updated periodically) is required to enhance the Green Infrastructure within the campus.

New development proposals should identify how Green Infrastructure, landscape and ecological assets within and around the development site have been satisfactorily addressed, any harm minimised / mitigated, and where appropriate enhanced, or localised green infrastructure linkages provided.

Biodiversity will also be improved through the strategies set out in the Landscape and Ecology Management Plan, including the introduction of a more varied grassland management regime, introduction of wildflower species, installation of invertebrate refuges and nest boxes, and exploring opportunities for introducing small wildlife ponds.

Provide a minimum of a swift brick per 6 sqm of wall, mounted near the roof, in clusters of three or more, within new buildings, and/or as standalone features within the public realm, such as bat walls and swift towers.

Additional features such as log piles, insect hotels, bee bricks, hedgehog connectivity measures and green and brown roofs / walls are also required.

g) As part of a campus wide strategy and to implement its Travel Plan all development proposals should enable encourage sustainable transport choices to be made travelling to, and from and within the campus. This includes retaining but not increasing an operational level of car parking of not more than 2,200 spaces so as not to harm the patronage of sustainable transport modes, their viability, or 39 cause additional car trips to and from the campus.

h Decked parking as part of any reorganisation of parking supply and/or optimising development capacity should meet the design related criteria of this and other policies.

g) Travel demand to and from the campus will be actively managed through the University's academic offer and operations, the provision of PBSA on-campus and by enabling and encouraging the use of sustainable modes of travel. A campus-wide approach is required including the implementation of an up- to-date Travel Plan, that should include suitable measures which reduce the demand for car parking on the campus. The operational level

of car parking (about 2,200 spaces) should be maintained or reduced to avoid additional car trips and to protect the patronage and viability of sustainable travel modes. Proposals for decked parking as part of the reorganisation of the parking supply and optimising development capacity on the campus should include provision for blue badge, ULEV and bicycles (including ebikes)

h <u>Apart from the Area 2 (current Eastern field playing field) which is identified for redevelopment following the rationalisation of the playing pitches and the provision of a 3G pitch, the loss of publicly accessible playing pitch capacity to other types of development will only be permitted if that capacity is replaced elsewhere within the city or its immediate environs. Any reduction in non-publicly accessible capacity is a matter for the University as it weighs this resource against its overall institutional and campus priorities.</u>

i In all circumstances lighting shall be designed to minimise the amount of dusk to dawn illumination on the campus and light spill from the campus to moderate the impact of development on the AONB, the significance of the World Heritage Site and protected species (bats).

# Area Specific Development Principles

K Buildings sited between the Chemistry Building, Quarry Road and the West Car Park, or on it, shall be sited and designed to address this area's elevated location on the edge of the escarpment. Further, the design response should not adversely affect the residential amenity of properties to the south on North Road and should positively address the proximity of the Bath skyline walk, by retaining an attractive visual edge to the campus. This is currently an extensive, tranquil, green and pleasant corner of the campus and thus special regard should be had to general principle (f) and the maintenance of GI links between it, the central landscaped area and Sham Castle Field.

I Whilst the green bank opposite the Sports Institute is not unattractive, it contributes to a weak and confined sense of arrival. The Development Framework shows that the northern part of this bank, leading into the eastern end of the core structure of the bus terminus and the east car park has development potential. The potential of this whole area should be optimised and an improved image and sense of arrival/departure created around the optimum location of the bus terminus. In association, to the south of this area (beyond the purple zone) the southern part of the green bank opposite the Sports

Institute should be opened up to create views to the University buildings across the central landscaped area to the main structure beyond.

m Between the Chancellor's Building and the areas of student accommodation is an undeveloped area that provides visual relief. This is not a hole in the purple zone but the placement of any structures within it will need to have special regard to general development principle (f) and the need for the campus to provide areas for informal recreation and visual relief from high density development.

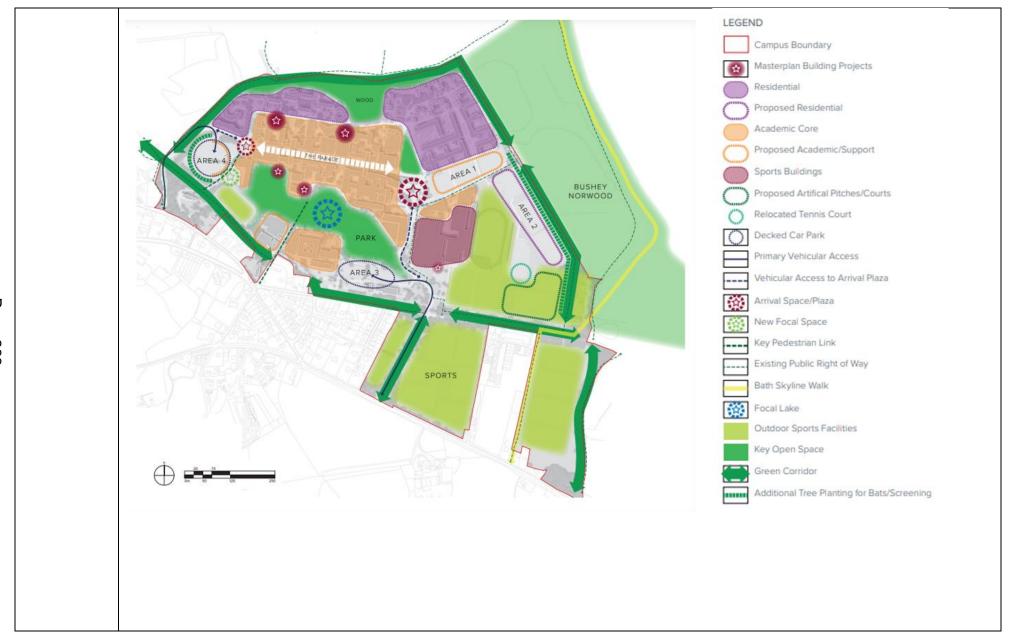
n Development on the southern car park should not adversely affect the residential amenity of properties to the south and special design regard should be had to the changing appearance that development in this area could cause to views from The Parade and from outside the campus.

eThe Tennis Courts on Norwood Avenue, if redeveloped, are only suitable for development of a height and use that respects and is compatible with the amenity of residential properties on Beech Avenue. That amenity does not include the maintenance of residents' views from Beech Avenue over the AONB as this is not a material planning consideration. The Norwood Avenue approach should remained tree lined.

p Further to the provisions for policy area (2) the design of development on the eastern playing fields should be landscape led given its largely undeveloped nature and location within and potential to affect the qualities of wider AONB. Special attention should be paid to addressing general criteria (d) (f), and (j) and boundary treatments, paying particular regard to the impact of development on SAC bats and views from the wider Cotswold AONB.

Other Matters to be addressed

j Proposals for further first year student accommodation should set out how the University expects the consequent followon accommodation needs so generated will be met and how this is compatible with the overall sustainable development of the city.



# New Policy SB26

#### **POLICY SB26: PARK AND RIDE SITES**

# **Context**

252a. Policy ST6 (Park and Rides) will be updated within the Local Plan Partial Update to expand its scope to include a new multi-modal interchange model. This policy will be renamed 'Transport Interchanges'. It is intended that ST6 will apply to existing sites, and to any new sites identified during the Plan Period where delivery of a multi-model interchange would support the sustainable operation of the transport network.

252b. Existing Park and Ride sites at Odd Down, Newbridge and Lansdown are currently located on the edge of Bath, within the Green Belt. In order to facilitate the expansion of their scope to provide facilities relating to a multi-modal interchange, the sites will be removed from the Green Belt, and allocated for this use.

252c. The Local Plan Partial Update provides exceptional circumstances to support their removal from the Green Belt.

252d. This allocation policy sets out the development requirements associated with the future development of the three park and ride sites, following their removal from the Green Belt. Odd Down Park and Ride site meets the criteria for designation as a SNCI and will be designated through the Local Plan Partial Update.

#### **Vision**

252e. Following their removal from the Green Belt, Odd Down, Newbridge and Lansdown Park and Ride sites will be transformed into multi-modal transport interchanges, with the aim to co-locate sustainable transport opportunities to create choice and opportunities for lower emission travel, including, but not limited to, into and out of key urban areas.

252.f By providing affordable, convenient and comfortable travel options across various modes from a single location, transport interchanges aim to enhance the integration of the transport network across the region and

address gaps in the existing public transport network. This is likely to result in reduced greenhouse gas emissions, opportunities for improved health and well-being, reduced car dependency and congestion.

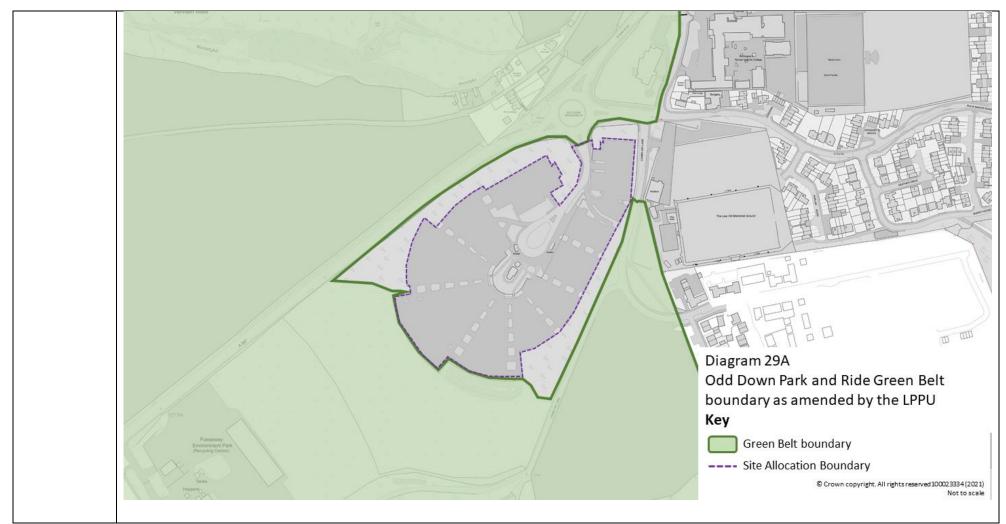
Policy SB26 Transport Interchanges

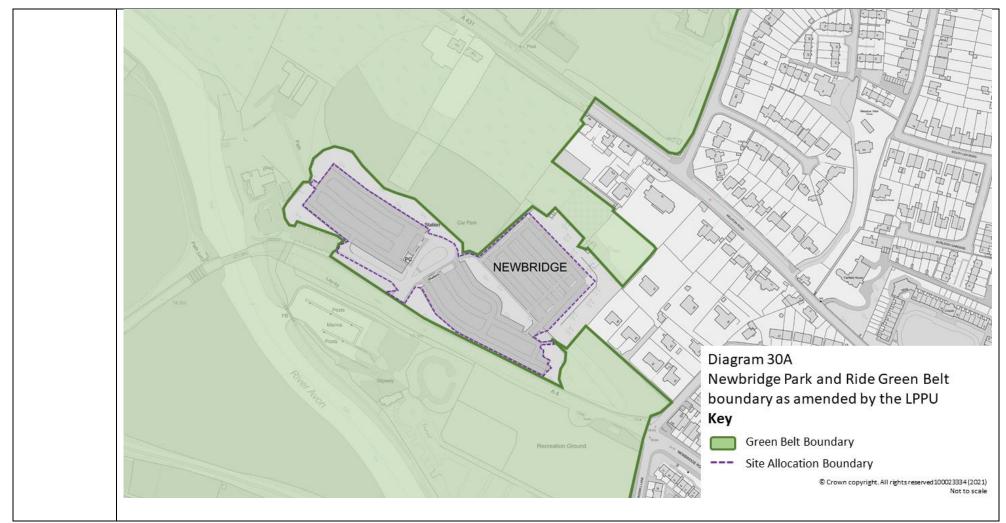
<u>Development Requirements and Design Principles</u>

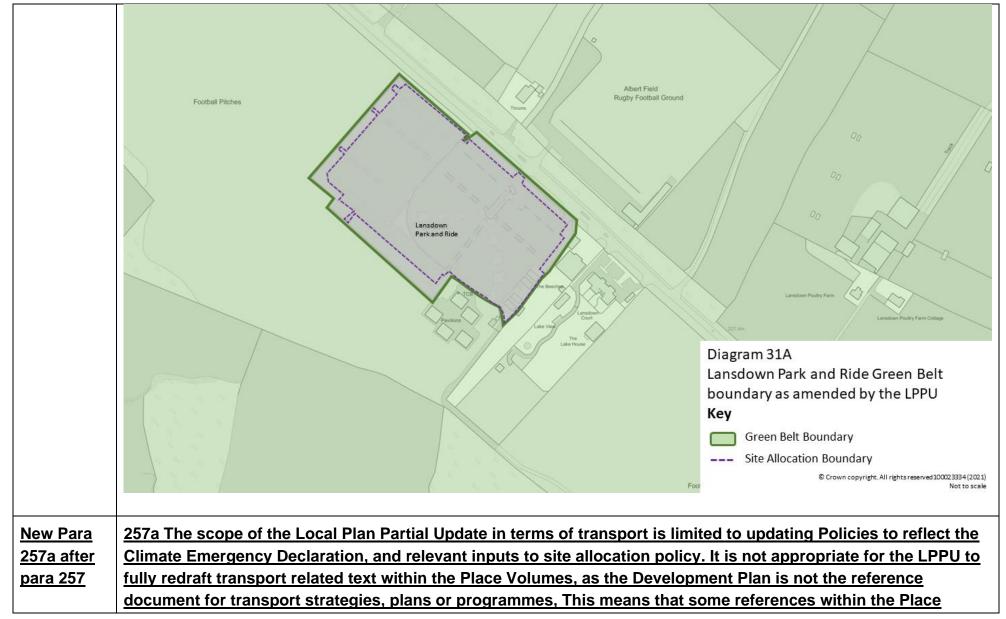
Odd Down, Newbridge and Lansdown Park and Ride sites are allocated as Transport Interchanges. As such development proposals at each of the Park and Ride sites will be expected to:

- 1. <u>Deliver multi-modal transport interchanges, the appropriate uses for which include, but are not limited to, safe and secure cycle parking; electric bike hire and charging; micro mobility such as e-scooters; walking infrastructure and wayfinding; electric vehicle charging; last mile freight consolidation; and coach parking and interchange with a range of public transport services including the integration of local bus services.</u>
- 2. <u>Incorporate renewable energy provision that is compatible with the primary function of these sites as multi-modal transport interchanges.</u>
- 3. Ensure the continued use of the sites for Park and Ride purposes, as far as is necessary to achieve the aims of the Council's wider transport strategy, with additional facilities provided to enable interchange, complimenting the Park and Ride service.
- 4. <u>Be contained within the areas of the sites removed from the Green Belt, and that are allocated for Transport Interchange use as specified on the Policies Map.</u>
- 5. Provide built form of an intensity, scale and massing appropriate to the sensitive landscape setting of the sites, minimising visual impact from the surrounding areas. Any development should be informed by a Landscape Visual Impact Assessment for each site, taking into consideration potential impact on Areas of Outstanding Natural Beauty and other sensitive landscape features.
- 6. Deliver high quality architectural design, informed by the sites' sensitive landscape surroundings.
- 7. <u>Be informed by an ecological survey of each site to ensure key habitats and features of ecological value are retained and enhanced. This is an absolute requirement for the Odd Down site which is known to</u>

- support a colony of Small Blue butterflies. The areas of calcareous grassland shown as Priority Habitat on the Policies Map must be retained and enhanced, and where feasible buffered with supporting habitat.
- 8. Protect and enhance existing green infrastructure and habitats within the site, including all trees, hedgerows, and grassland habitats. Flightlines and foraging routes to be protected from light spill.
- 9. Deliver biodiversity net gain of at least 10% in accordance with Policy NE3a. Opportunities to deliver 10% biodiversity net gain within the site curtilage should be fully explored and tested before any off-site measures are proposed. At Odd Down the Biodiversity Net Gain focus should be on increasing the area and improving quality of calcareous grassland priority habitat and maintaining suitable conditions for the Small Blue Butterfly (and other invertebrate interest) across the car park.
- 10. <u>Facilitate safe walking and cycling routes through the sites, with connections to the surrounding countryside and into the City.</u>
- 11. <u>Explore and deliver measures to improve the environmental quality of Green Belt land adjoining the</u> sites, with a focus on improvement and / or the expansion of existing habitats.







<u>Volumes are dated. The Journey to Net Zero sets out Bath and North East Somerset Council's future ambitions, vision and objectives for transport in Bath.</u>

# Volume 3 (Keynsham)

	Page/Para	Amendments
	Policy KE1	POLICY KE1: KEYNSHAM SPATIAL STRATEGY
		The Strategy for Keynsham is to:
1		1 Natural and Built Environment
		a Maintain the Green Belt surrounding Keynsham, allowing releases of Green Belt land to the east and south west of Keynsham to accommodate employment and housing growth.
		b Make better use of the existing green and blue infrastructure (for example parks and rivers) running through and surrounding the town which will be enhanced, made more accessible and linked up.
		2 Housing
		a Make provision for around 2,150 new homes (net) between 2011 and 2029. This will include affordable housing, and an appropriate housing mix giving more choice of housing to meet the needs of the local community

	b Allow for residential development if it is within the housing development boundary defined on the Policies Map or it forms an element of Policies K2, KE2, KE2a, KE3a, KE3a, KE3d and KE4.
New Para 51a	The scope of the Local Plan Partial Update in terms of transport is limited to updating Policies to reflect the Climate Emergency Declaration, and relevant inputs to site allocation policy. It is not appropriate for the LPPU to fully redraft transport related text within the Place Volumes, as the Development Plan is not the reference document for transport strategies, plans or programmes, This means that some references within the Place Volumes are dated. The Keynsham Transport Strategy sets out Bath and North East Somerset Council's future ambitions, vision and objectives for transport in Keynsham which aligns with those contained in the Journey to Net Zero transport plan for Bath.
New para 80a	80a. In order to help deliver the strategy for Keynsham a number of key sites are allocated for development.  For each of the sites allocated for development a policy, supported by a concept plan, is set out which details specific development requirements for that site. For these sites the plan must also be read as a whole as district-wide development management policies also apply, including (but not limited to) policies relating to sustainable construction, biodiversity net gain, affordable housing and sustainable transport.
Paras 84 - 94	84. A key redevelopment opportunity within Keynsham town centre is the site currently occupied by the Fire Station, Leisure Centre and Riverside offices. The fire station will be relocating to a new facility at Durley Hill on the western edge of the town and the Leisure Centre is proposed to be redeveloped as part of the Council's Fit for Life Strategy. The Riverside offices have been predominantly vacant following the Council's relocation to the Civic Centre. Therefore, the site will be available for redevelopment during the plan period. The freehold of the site is owned by the Council, but the leasehold of the offices is owned by a private company.
	85. The site currently comprises three distinct elements which are the Riverside offices/ground floor retail, Keynsham fire station and Keynsham leisure centre.  86. This was historically a residential and commercial area with backland orchards and allotments. Temple Street

was until the mid-20th century as active as the High Street, with shops and dwellings along both sides. The site was redeveloped in the 1960s and 70s for the current uses, with the leisure centre completed in the early 1980s. A number of historic buildings were demolished and replaced when this redevelopment occurred. The former fine grain of the east side of Temple Street was replaced by the more coarse grain displayed today, as many of the historic narrow plots were combined to form the large scale Riverside development.

- 87. It is likely because of the complexity of the site that redevelopment will need to be phased.
- 88. Evaluation has identified this site as the preferred location for a replacement leisure centre. This would maintain the mixed use offer of the town centre and make efficient use of a brownfield site. Public consultation also revealed a strong preference for providing a new leisure centre here. The exact mix of facilities provided within the new leisure centre will involve further public consultation.
- 89. The site is located within a 'district heating priority area' as defined by Policy CP4. As such, development will be expected to incorporate infrastructure for district heating, and will be expected to connect to such a system as and when this is available.
- 90. The fire station site is within the Conservation Area. The remainder of the site falls outside this designation, but redevelopment will have an impact on the setting of the Conservation Area. Taken as a whole, the Riverside complex currently causes harm to the Conservation Area.
- 91. Current connections between Temple Street and the Memorial Park through the site are poor. To travel between the two currently means traversing a series of poorly designed pedestrian alleys, undercrofts and a narrow metal walkway and staircase. The spaces created feel windswept, stark and unsafe. They do not give inspiration to make the short journey between Temple Street and the park.
- 92. Views from the park back to the site are dominated by the Riverside complex, which appears incoherent, ungainly and undistinguished, entirely detracting from the appreciation of the tree-studded river valley and park in the

# foreground.

93. This is a key regeneration site for Keynsham. Redevelopment offers significant opportunities to enhance the town centre with a high quality development. Proposals that do not maximise the potential of the site for a high quality development will be resisted.

#### **Vision**

94. Comprehensive redevelopment of a key town centre area with a mixed use development which enhances the Conservation Area and rejuvenates this part of the town centre. A high quality design will improve links between Temple Street and the Memorial Park. The site will have close links with the Civic Centre development, but be subservient to it.

## After para 84

84a. The redevelopment of Riverside and the Fire station was identified in earlier versions of the Plan as a key redevelopment opportunity within Keynsham town centre (KE2b). The site comprised three distinct elements: the Riverside offices/ground floor retail, Keynsham fire station and Keynsham leisure centre. The conversion of Riverside offices to residential, retaining the ground floor retail, and redevelopment of Keynsham leisure centre are now completed. The last remaining element to be developed is the former Fire Station, which became available for development following the relocation of the fire service to a new facility at Durley Hill on the western edge of the town.

84b. This site is located between the recently completed Civic Centre and Library, and the Riverside development. The former Fire Station fronts onto Temple Street and at the rear of this building are the access and servicing areas for the Keynsham Leisure Centre and the Riverside development. Beyond this, and further to the east, is the Civic Centre Car Park.

84c. The existing site allocation (KE2b) includes all these areas and further extends to encompass parts of the Memorial Park to the banks of the River Chew. It is proposed to retain the geographic scope of this existing site allocation, removing the recently completed Riverside development.

84d. The town centre location of the site, close to local amenities and public transport services, offers significant potential but also complex challenges which will need to be met in terms of the functioning of the area as a whole. The site allocation spans different land ownerships and co-operation and joint working is required to bring forward a scheme that optimises the potential of the site whist enabling the access, servicing and parking requirements of nearby land uses and other access rights.

84e. There is a pedestrian and cycle route dividing the site and running in front of the Civic Centre, set back from Temple Street, known as "Market Walk", which acts as both an important connection and contributes to the public realm of the area. The Civic Centre Car Park is accessed to the rear of the site, and there are access and servicing requirements for other land uses, including the Keynsham Leisure Centre. The design of the site, the co-operation of the different landowners and how it interacts with the surrounding land uses will be key to maximising its sustainability without having an unacceptable impact on the operation of the Town Centre.

#### Vision

84f. The site must integrate positively with the wider urban fabric and incorporate a continuation of the Market Walk public realm route from the north. The site offers significant potential to deliver sustainable town centre development which must be maximised through the design of the scheme.

84g. Given the complexities of land ownership, it is anticipated that different phases of development may come forward at different times. It is essential that earlier phases of development do not prejudice the potential of future phases, and landowners and developers are therefore strongly encouraged to work jointly and collaboratively to identify how their individual elements may come forward and be complementary to

	each other. It is anticipated that the earliest phase of development likely to come forward will be the Fire
	Station site. This is assumed to have a development capacity of around 21 residential flats (C3 use class).
Policy KE2b	RIVERSIDE AND FIRE STATION SITE
	Development Requirements and Design Principles
	Development must:
	1. Replace existing buildings with a new, high quality mixed use development comprising ground floor retail and/or other town centre uses along Temple Street, mixed residential and a replacement Leisure Centre.
	2. Incorporate infrastructure for district heating in compliance with Policy CP4
	3. Achieve high quality design that enhances the Conservation Area and its setting.
	4. Provide a variation in roof heights. Design of buildings must provide articulation and relief to the elevations.
	5. Construct external facades in an appropriate palette of materials referenced from the local context and vernacular. This should include materials identified as central to the character of Keynsham from the Conservation Area Appraisal.
	6. Ensure the general alignment of the existing public rights of way that run through the site are retained, enhanced and incorporated into and through the scheme. These routes must include the continuation of Market Walk into the site and provide direct pedestrian connection and vistas between the site and the High Street.
	7. Ensure new high-quality public rights of way that link the site to Temple Street / Carpenters Lane, and the Memorial Park / River Chew are provided.

- 8. Have a positive relationship with all publically accessible routes and the Memorial Park. The frontage to Temple Street must be active.
- 9. Ensure sensitive lighting solutions are provided for the buildings and the public realm to minimise light spill within and into the River Chew corridor.
- 10. Provide suitable additional car parking that mitigates the transport impact of the development.

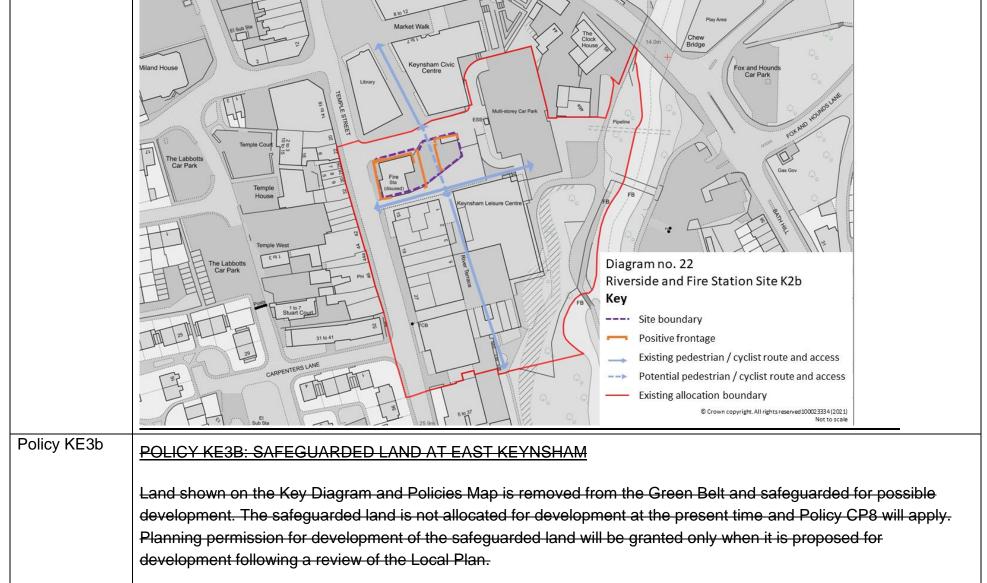
# Development should also:

- 11. Provide around 2,500sqm of B1 office floorspace in order to provide a mix of uses and contribute to the vitality and viability of the town centre.
- 12. Provide a high quality public realm along Temple Street constructed from an appropriate palette of materials referenced from the local context. The suitability for tree planting along Temple Street should be investigated.
- 13. Enhance the Memorial Park and provide links with Temple Street to include planting in order to improve links, views and green infrastructure. Opportunities for providing terraced public open space overlooking the park will be encouraged, as will reinstatement of the orchard.
- 14. Provision of SUDS (excluding infiltration techniques) will be supported
- 1. <u>Provide residential development (C3 use class) and office Class Eg(i) floorspace to provide a mix of uses that contribute to the vitality and viability of the town centre.</u>
- 2. <u>Provide an active frontage to Temple Street and a positive frontage with all other publicly accessible routes, particularly at ground floor level.</u>

- 3. Respond appropriately to the Memorial Park, in the views to and from it, and in the relationship of development to it. It is essential that development respects the residential amenity of neighbouring buildings, for example Riverside.
- 4. Achieve high quality design that enhances the Conservation Area and its setting and which complements the transition between the Civic Centre and Library and the Riverside development. This may require some variation in roof heights and the design of buildings must provide articulation and relief to their elevations.
- 5. Construct external facades in an appropriate palette of materials referenced from the local context and vernacular. This should include materials identified as central to the character of Keynsham from the Conservation Area Appraisal.
- 6. Optimise the solar energy potential of development by careful design and orientation.

  Achieve low or zero car parking for non-residential land uses, subject to an appropriate assessment of the effect on wider town centre parking.
- 7. Ensure the general alignment of the existing public rights of way that run through the site are retained, enhanced and incorporated into and through the scheme. This includes the links through the site to the Memorial Park and River Chew.
- 8. <u>Deliver the 'Market Walk' through the site. Whilst its alignment may be slightly deflected to enable practical development parcels to come forward, there must be a direct visual connection along it route from the Civic Centre to the Riverside development.</u>
- 9. Ensure sensitive lighting solutions are provided for the buildings and the public realm to minimise light spill within and into the River Chew corridor.

- 10. The Transport Assessment for the site must include a review of walking and cycling routes likely be used by occupiers, with proportionate improvements identified and delivered.
- 11. <u>Provide a high quality public realm along Temple Street and throughout the public spaces of the development, constructed from an appropriate palette of materials referenced from the local context. The suitability for tree planting along Temple Street should be investigated.</u>
- 12. Enhance the Memorial Park and provide links with Temple Street to include planting in order to improve links, views and green infrastructure. Opportunities for providing terraced public open space overlooking the park will be encouraged, as will reinstatement of the orchard. The provision of SUDS (excluding infiltration techniques) is required.
- 13. <u>Deliver biodiversity net gain of at least 10% in accordance with Policy NE3a</u>. <u>Opportunities to deliver 10% biodiversity net gain within the site curtilage should be fully explored and tested before any off-site measures are proposed.</u>
- 14. Provide a minimum of one nest or roost site per residential unit, in the form of integrated bird and bat boxes within new buildings, and/or as standalone features within the public realm, such as bat walls and swift towers. Additional features such as log piles, insect hotels, bee bricks, hedgehog connectivity measures and green and brown roofs / walls are also required.
- 15. <u>Be informed by a detailed historic environment assessment, and where necessary evaluation, in order to identify and implement appropriate mitigation</u>



Para 96	96.National planning policy makes it clear that when altering Green Belt boundaries consideration should be given as to whether land needs to be safeguarded to meet longer term development needs. At south west Keynsham it is not considered there is any scope to identify safeguarded land. Policy KE3B <u>identifies</u> safeguard <u>ed</u> land at East of Keynsham for development beyond the end of the plan <u>period or following a review of the Local Plan. This review has taken place and through this partial update of the Local Plan the previously safeguarded land is allocated <u>for development under Policies KE3C and KE3D.</u></u>
New paras supporting Policy KE3c	EAST OF KEYNSHAM – Stormer safeguarded Land KE3C  Context
	96a. The 2017 Placemaking Plan analysed the highways capacity in Keynsham and concluded that mitigation would need to be delivered prior to allocating further housing growth. Hence this land was safeguarded but not allocated for future housing. It has however been removed from the Green Belt.  96b.Mitigation opportunities have been reviewed following the Climate and Ecological Emergency Declarations to ensure that they meet the Council's requirements to maximise sustainable transport improvements. This has included identifying measures in the 'Sustainable Transport Strategy for Safeguarded Land at Keynsham' (August 2021) which will also shift some existing car trips to sustainable modes in order to release capacity for additional housing growth in advance of major strategic interventions such as metrobus and Mass Transit. Thus, the Council's position remains that mitigation is required to deliver growth, but the content of the mitigation package has been updated to meet the requirements of the Climate Emergency, enabling the safeguarded land to be allocated for much needed housing.
New Policy KE3c	POLICY KE3C:  Development proposals will:

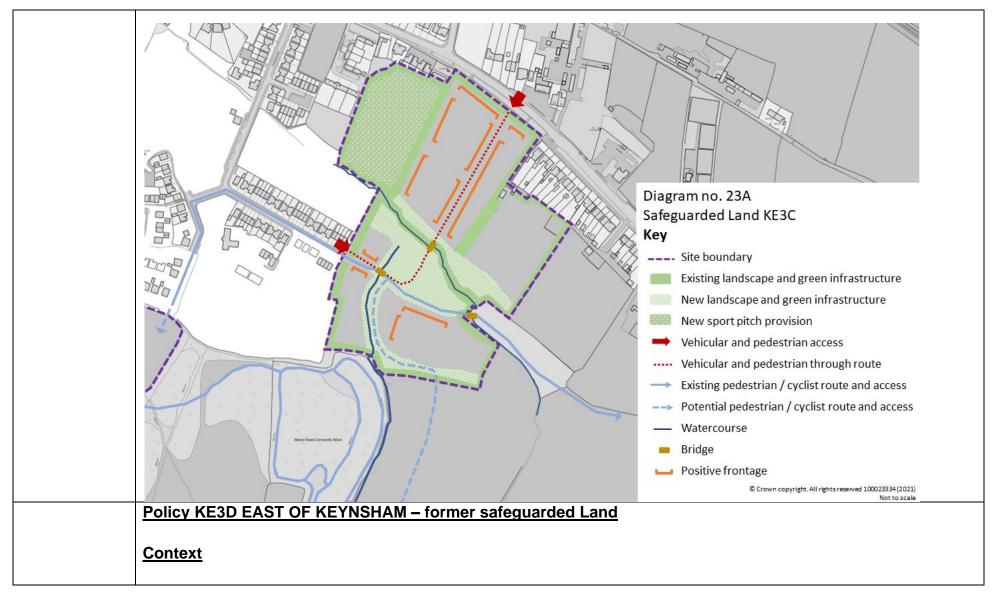
- 1. Deliver residential development (Class C3) of around 210 dwellings in the plan period, in the areas as shown on the concept diagram.
- 2. Complement the housing style, character and density of the adjacent Hygge Park development incorporating an element of traditional materials including natural lias limestone. Building heights will generally be limited to 2/2.5 storeys, ensuring that development does not interrupt the skyline views from the Cotswolds AONB.
- 3. Provide a positive relationship with all publicly accessible routes and face outwards towards the open countryside, adopt a perimeter block layout, with a clear distinction between the fronts and backs of properties.
- 4. Provide an appropriate access from the A4 Bath Road maximising public transport priority to improve journey times. This is to include pedestrian and cycle crossing facilities over the A4 Bath Road to link the site with facilities and active travel routes on the north side. This needs to include appropriate consideration of the interaction with other junctions on the A4 Bath Road, including Pixash Lane and the employment land to the north. There must be no possible through-route for general traffic between existing residential areas south of Wellsway School and the A4.
- <u>5.</u> Demonstrate that they support metrobus and Mass Transit plans as they emerge, in order to maximise integration between housing development and metrobus and Mass Transit placing strong emphasis on quality, direct routes through and from the site to the A4.
- 6. Prioritise pedestrians and cyclists over private vehicles, and provide an attractive, low-speed environment throughout. The development should integrate well with the surrounding residential areas and provide a comprehensive network of pedestrian and cycle routes, including enabling the creation of a public footpath between KE3C and KE3D, connecting at Manor Road Community Woodland. These routes should

utilise existing green corridors where practicable and provide LTN1/20 standard pedestrian and cycle routes which enhance and allow appropriate space for green infrastructure and landscape infrastructure provision.

- 7. Public space and footpaths should incorporate species-rich verges and grassland habitat and design should be integrated with green infrastructure and landscape design of the site.
- 8. Be accompanied by a Travel Plan and Transport Assessment, which assesses in detail the mitigation requirements of an individual site in order that sufficient headroom capacity is created on the highway network through mode shift such that development does not result in a severe impact. Mitigation proposals for the site must investigate, and provide as necessary the following:
- a. Improved frequency of public transport services along the A4;
- b. Enhanced local town centre bus services connecting the development site with the town more widely and providing an opportunity to interchange with metrobus and Mass Transit Services;
- c. LCWIP route improvements to LTN1/20 standards within Keynsham, specifically between the development location, Wellsway School, and Keynsham Town Centre. This could include segregated pedestrian and cycle provision on the south side of the A4 between Grange Road and Broadmead Roundabout, and onward comparable provision along Bath Road to the Town Centre; and
- d. New active travel connection between the A4 and the Bristol Bath Railway Path via Clay Bridge, World's End Lane.
- 9. Deliver biodiversity net gain of at least 10% in accordance with Policy NE3a. Opportunities to deliver 10% biodiversity net gain within the site curtilage should be fully explored and tested before any off-site measures are proposed. The substantive retention of internal and boundary hedgerows, with 10-15m habitat

buffers is expected. Protective buffers of at least 25m are expected around the LNR woodland unless it can be clearly demonstrated by the applicant that a reduced buffer would adequately protect the woodland.

- 10. Provide a minimum of one nest or roost site per residential unit, in the form of integrated bird and bat boxes within new buildings, and/or as standalone features within the public realm, such as bat walls and swift towers. Additional features such as log piles, insect hotels, bee bricks, hedgehog connectivity measures and green and brown roofs / walls are also required. All new garden boundaries should be permeable for hedgehogs.
- 11. Retain and enhance internal hedgerows including hedgerow specimen trees, enabling the subdivision of the site into a number of development areas and providing a strong landscape and green infrastructure framework. Sufficient setback of development should allow for growth of trees, ecological functioning of habitat corridors and buffering of the Local Nature Reserve. Lightspill in the retained hedgerow network and habitat buffers should be avoided. (The following minimum buffers will be required: 10m from base of hedgerow; 15m from base of hedgerow with ditch; 25m to buffer the woodland LNR).
- 12. Fully incorporate Nature-based SuDS solution as part of the green infrastructure strategy to provide betterment to the existing surface water flood issues and habitat gains.
- 13. Incorporate green infrastructure, including on-site provision of well-integrated formal and natural green space and play provision, and on or off-site provision allotments.
- 14. Provide a replacement sports pitch in the north-west corner of KE3C K26 C to facilitate the expanded primary school located within the Hygge Park development.
- 15. Optimise the solar energy potential of development by careful design and orientation.
- 16. Implement downstream sewer upsizing works and pumping station upgrade.



96c. The 2017 Placemaking Plan analysed the highways capacity in Keynsham and concluded that mitigation would need to be delivered prior to allocating further housing growth. Hence this land was safeguarded but not allocated for future housing. It has however been removed from the Green Belt.

96d. Mitigation opportunities have been reviewed following the Climate and Ecological Emergency
Declarations to ensure that they meet the Council's requirements to maximise sustainable transport
improvements. This has included identifying measures in the 'Sustainable Transport Strategy for
Safeguarded Land at Keynsham' (August 2021) which will also shift some existing car trips to sustainable
modes in order to release capacity for additional housing growth in advance of major strategic interventions
such as metrobus and Mass Transit. Thus, the Council's position remains that mitigation is required to
deliver growth, but the content of the mitigation package has been updated to meet the requirements of the
Climate Emergency, enabling the safeguarded land to be allocated for much needed housing.

**New Policy** 

POLICY KE3d: East of Keynsham former safeguarded land KE3d

KE3d

**Development Requirements and Design Principles** 

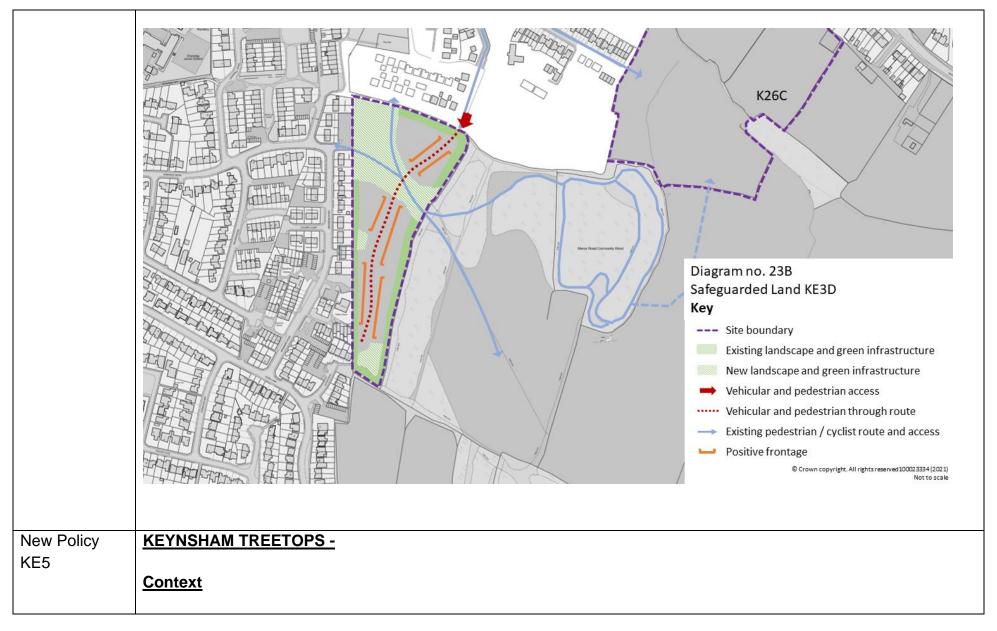
**Development proposals will:** 

- 1. Deliver residential development (Class C3) of around 70 dwellings in the plan period, in the areas as shown on the concept diagram.
- 2. Contemporary housing style, character and density to complement of the adjacent residential areas, incorporating an element of traditional materials including natural lias limestone. Building heights will generally be limited to 2/2.5 storeys, ensuring that development does not interrupt the skyline views from the Cotswolds AONB.

- 3. Provide a positive relationship with all publicly accessible routes and face outwards towards the open countryside, adopt a perimeter block layout, with a clear distinction between the fronts and backs of properties.
- 4. Ensure that there is no possible through-route for general traffic between existing residential areas south of Wellsway School and the A4 yet maintain permeability for non-car modes. Access can either be via Hygge Park or via the residential area to the west.
- 5. Prioritise pedestrians and cyclists over private vehicles, and provide an attractive, low-speed environment throughout. The development should integrate well with the surrounding residential areas and extend the network of pedestrian and cycle routes. These should utilise existing and enhanced green corridors where practicable to provide LTN1/20 standard pedestrian and cycle routes. Public space and footpaths should incorporate species-rich verges and grassland habitat.
- 6. Be accompanied by a Travel Plan and Transport Assessment, which assess in detail the mitigation requirements of an individual site in order that sufficient headroom capacity is created on the highway network through mode shift such that development does not result in a severe impact. Mitigation proposals for the site must investigate, and provide as the following:
- a. Improved frequency of public transport services along the A4;
- b. Enhanced local town centre bus services connecting the development site with the town more widely and providing an opportunity to interchange with metrobus and Mass Transit Services;
- c. LCWIP route improvements to LTN1/20 standards within Keynsham, specifically between the development location, Wellsway School, and Keynsham Town Centre. This could include segregated pedestrian and cycle provision on the south side of the A4 between Grange Road and Broadmead Roundabout, and onward comparable provision along Bath Road to the Town Centre; and

- d. New active travel connection between the A4 and the Bristol Bath Railway Path via Clay Bridge, World's End Lane.
- e. The creation of a public footpath between KE3C and KE3D, connecting at Manor Road Community Woodland; and
- f. A contribution to improve the existing footpath connection to Windrush Road, including to enable cycle access.
- 7. Deliver biodiversity net gain of at least 10% in accordance with Policy NE3a. Opportunities to deliver 10% biodiversity net gain within the site curtilage should be fully explored and tested before any off-site measures are proposed. The substantive retention of internal and boundary hedgerows, with 10-15m habitat buffers is expected. Protective buffers of at least 25m are expected around the LNR woodland unless it can be clearly demonstrated by the applicant that a reduced buffer would adequately protect the woodland.
- 8. Provide a minimum of one nest or roost site per residential unit, in the form of integrated bird and bat boxes within new buildings, and/or as standalone features within the public realm, such as bat walls and swift towers. Additional features such as log piles, insect hotels, bee bricks, hedgehog connectivity measures and green and brown roofs / walls are also required. All new garden boundaries should be permeable for hedgehogs.
- 9. Retain and enhance internal hedgerows including hedgerow specimen trees, enabling the subdivision of the site into a number of development areas and providing a strong landscape and green infrastructure framework. Sufficient setback of development should allow for growth of trees, ecological functioning of habitat corridors and buffering of the Local Nature Reserve. Lightspill in the retained hedgerow network and habitat buffers should be avoided. (The following minimum buffers will be required: 10m from base of hedgerow; 15m from base of hedgerow with ditch; 25m to buffer the woodland LNR)

- 10. Fully incorporate Nature-based SuDS solution as part of the green infrastructure strategy to provide betterment to the existing surface water flood issues and habitat gains.
- 11. Incorporate green infrastructure, including on-site provision of well integrated formal and natural green space and play provision, and on or off-site provision of allotments.
- 12. Optimise the solar energy potential of development by careful design and orientation.



96e.This 0.23 ha triangular shaped site lies within the built-up area of Keynsham. The three storey Keynsham Health Centre, including its car park, is situated to the north. The open countryside is to the south and east, with residential areas to the west. The site includes a 1960s one and two storey building that is unoccupied and was previously used as a 30 bedroom nursing home. Overall, this part of Keynsham has a pleasant suburban character.

96f.The site is located within walking and cycling distance of the amenities and facilities in Keynsham Town Centre and the High Street, and in reasonable proximity to Keynsham Rail Station. Bus services to Bristol can be accessed from Albert Road, within walking distance of the site. Thus, by virtue of its location, the site offers the potential for local trips to be made on foot or by cycle, and for longer distance trips to be made by public transport. A planning application for the site would be expected to undertake route reviews of the walking and cycling networks, and ensure that suitable improvements are made to maximise the active travel potential of the site's location.

#### <u>Vision</u>

96g.Development at this location will be expected to bring forward a high quality design, making use of the sites sustainable location, also achieving well-designed spaces, including good layout, appropriate and effective landscaping, as well as securing a high standard of amenity for future users.

96h.lt is expected that the site has the potential to deliver residential development of around 30 dwellings (C3 use class), including at least 30% affordable housing provision. Development of the site should respond positively to the character and appearance of the area, including the setting of Keynsham Conservation Area, as well as the visual amenity of the Bristol and Bath Green Belt (GB).

#### New allocation Policy KE5

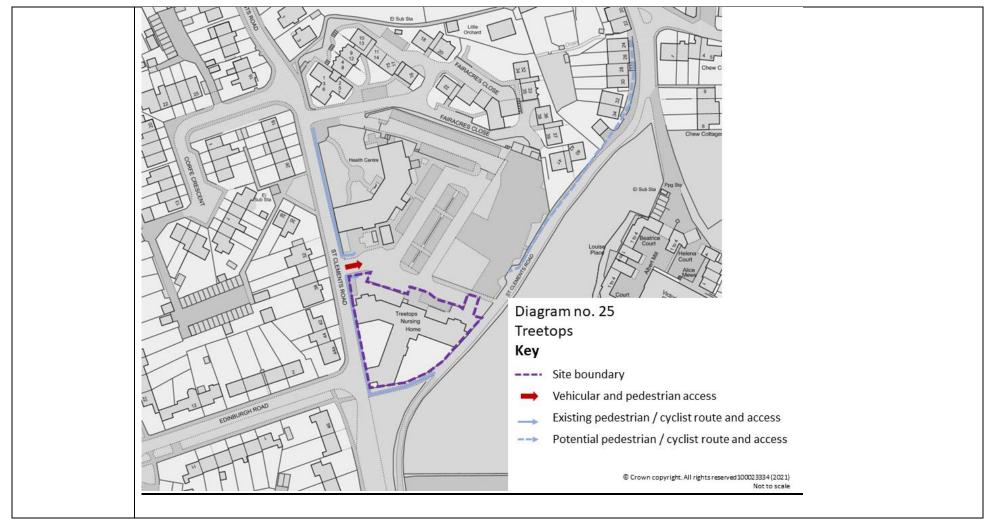
#### **POLICY KE5 Treetops**

#### **Development Requirements and Design Principles**

#### **Development proposals will:**

- 1. Deliver residential development of around 30 dwellings (C3 use class)
- 2. <u>Development should respond positively to the character and appearance of the area, including the setting of Keynsham Conservation Area, as well as the visual amenity of the Bristol and Bath Green Belt (GB)</u>
- 3. <u>Provide a positive relationship with all publicly accessible routes with a clear distinction between the fronts and backs of properties.</u>
- 4. Optimise the solar energy potential of development by careful design and orientation.
- 5. Maximise sustainable transport opportunities for future residents, particularly in terms of capitalising on the active travel potential of its location. This will need to be informed by a detailed route review.

  Improved crossing points over St Clements Road and Albert Road along desire lines will need to be delivered to achieve this, along with a proportionate contribution to improvements to Keynsham Route 3 in the WoE LCWIP.
- 6. <u>Deliver biodiversity net gain of at least 10% in accordance with Policy NE3a</u>. This net gain should be delivered on-site as far as possible, with off-site compensation provided only where the 10% cannot be met on-site
- 7. Provide a minimum of one nest or roost site per residential unit, in the form of integrated bird and bat boxes within new buildings, and/or as standalone features within the public realm, such as bat walls and swift towers. Additional features such as log piles, insect hotels, bee bricks, hedgehog connectivity measures and green and brown roofs / walls are also required. All new garden boundaries should be permeable for hedgehogs.



### Volume 4 (Somer Valley)

Page/Para	Amendments
Policy SV2	POLICY SV2 MIDSOMER NORTON TOWN CENTRE STRATEGIC POLICY
	The Strategy for the Midsomer Norton Town Centre is to:
	1 Key Opportunities/Priorities
	a. Unlock redevelopment sites in the town centre (boundary defined on the Policies Map) to avoid the need for out of centre retail development, particularly in respect of vacant/underused buildings such as the former Palladium cinema and former brewery.
	b Enhance the public realm.
	c Enhance leisure provision including the Town Park.
	d Focus new retail development on the southern end of the High Street as the retail core. public realm and other improvements on the southern end of the High Street and facilitate enhancements to the wider town centre.
	2 Scope and Scale of Change
	Make provision for:
	a Residential development as part of mixed-use schemes
	b Some larger retail units in the core areas of the High Street.

- c Modern office space to offset the loss of manufacturing jobs.
- d A district heating network.
- 3 Placemaking Principles
  - a Strengthen the shopping offer in the southern end of the High Street and provide better pedestrian connections from the main car parks to the core retail area, creating a stronger frontage to South Road.
  - b Enable more intensive use of the South Road car park providing the opportunity to accommodate a modern food store. Any development here should retain public car parking for the town centre.
  - c Conserve the town centre's heritage and unique townscape character.
  - d Enhance the positive feature of the River Somer.
  - e Reduce the amount of traffic using the retail core of the High Street and improve the environment for pedestrians.
  - f Improve routes and major entrances into the centre.
  - g Improve access to green infrastructure including the proposed Town Park.
  - h Improve linkage to Sustainable Transport Routes.
- i Improve the range of leisure and visitor attractions as part of the total town centre offer.

#### New para 44a

44a. In order to help deliver the strategy for Midsomer Norton and the other settlements in the Somer Valley a number of key sites are allocated for development. For each of the sites allocated for development a policy, supported by a concept plan, is set out which details specific development requirements for that site. For

		these sites the plan must also be read as a whole as district-wide development management policies also
		apply, including (but not limited to) policies relating to sustainable construction, biodiversity net gain,
		affordable housing and sustainable transport.
	Paras 47 -50	Delete paragraphs 47- 50
	Palas 47 -50	Delete paragraphs 47- 50
	Add new	47. However, this important town centre car park site could also be a catalyst for wider regeneration in Midsomer
	paragraph	Norton. Core Strategy Policy SV2 states that a key principle for the town centre is to enable more intensive use of this
	46a.	site providing an opportunity to accommodate a modern food store.
		48. Midsomer Norton Town Council commissioned a retail study which identified that a new supermarket of around
		45,000sqft is feasible on the site with parking underneath the store.
		43,000 sqr is reasible on the site with parking underneath the store.
_		49. The B&NES retail study (July 2015) shows that there is 1,949 m2 convenience goods floorspace capacity in 2014
ממ		increasing to 3,078m2 by 2029 in Midsomer Norton and Radstock. It also shows 922m2 comparison goods floorspace
D 20		capacity in 2014 increasing to 3,588m2 by 2029. It concludes that the prime retail development site is the South Road
у О		Car Park. Redevelopment of the site should help stimulate the delivery of new retail floorspace in the High Street core
		and facilitate significant public realm improvements. Key to this is the need to improve the pedestrian link from South
		Road car park to the High Street. Currently there is no pedestrian crossing and the narrow footpath detracts from the
		eventual open vista of the High Street.
		50. There are a number of challenges that need to be addressed in delivering this site, including how a new food store
		will relate to and connect with the town centre; how development can continue to offer an adequate quantity of
		convenient and accessible public car parking for the town centre; and how development will integrate with the
		topography of the site and neighbouring areas.
		Replace with additional text

_		
		46a.An updated car parking survey was undertaken in 2019. This survey looked at the use of the car park in
		terms of capacity and duration of stay. The survey found that the car park was usually at around 80% capacity. It also found that the duration of stay was 1-2 hours suggesting that the car park is predominantly
		used by people looking to access that town centre rather than commuters who might stay all day. The survey
		therefore shows that the car park is important to support the vitality of the High Street. In light of the new
		evidence from the car parking survey the allocation of South Road car park for provision of a retail store will
		be removed and policy SSV2 will be deleted and it will be retained as a car park. Potential for renewable
		energy provision will continue to be explored, but only where this is complementary to the car parking
		function and provision of public parking spaces.
	Para 56	Vision
D		Redevelopment of South Road Car Park and the Central High Street Core site will help stimulate the delivery of new retail floorspace and facilitate significant public realm improvements. Key to this
Ď,		
306	Policy SSV2	Delete policy SSV2
		POLICY SSV2: SOUTH ROAD CAR PARK
		Development Requirements and Design Principles
		1. Retail-led mixed use development
		2. Enhance the Conservation Area and its setting.
		3. Provide high standard of pedestrian, cyclists and vehicular access with principal access to the site from South Road.
L		

- 4. Create a well-designed frontage with the entrance of a new store orientated towards the High Street to help integrate new development and encourage pedestrian connections. The store and parking layout should create an easy and obvious pedestrian route through the site.
- 5. Provide landscape, tree planting and public realm enhancements to ensure a positive relationship with South Road and to enhance the Town's Green Infrastructure, (e.g. Links to Town Park) and ecological networks, with specific consideration for bat flight lines.
- 6. Continue to offer sufficient public car parking for the town centre through the provision of parking spaces on site or off site in locations well related and easily accessible to the town centre.
- 7. Undertake a detailed historic environment assessment and, where necessary, evaluation, in order to identify and implement appropriate mitigation.

# Para 61 and new paragraphs

61.The Retail Study (July 2015) considers this site as a potential retail development site. It is concluded that the site is sequentially inferior to the South Road car park site in delivering new retail floorspace, due to it being an 'edge of centre' location outside the town centre. The issue of suitable pedestrian links between the High Street and this site also make it difficult for retail uses to function as an integral part of the town centre. The retail study in 2021 reviewed the need for a medium size food retail store as well as alternative locations within and adjacent to the town centre. The study found that the town centre would benefit from the provision of a medium size food store which could support the vitality of the town centre. As there are no sites available within the High Street an edge of centre site can be considered. This site is considered to be the next best site to provide a potential site for a retail store of approximately 1,300sqm.

61a.The allocation for retail must be ensure that linked trips to the High Street are encouraged to support the existing retail offer. The site sits to the north of the High Street and is separated from the High Street by a crossroads. Any retail development should be on the southern part of the site and must ensure good pedestrian connections to the High Street. A crossing would be required at the North Road entrance to allow

	access to the south side of North Road. A further crossing would be required at the northern end of the High
	Street due to the fact that there is a break in the pavement on the western side of the High Street.
Policy SSV4 Former	POLICY SSV4: FORMER WELTON MANUFACTURING SITE
Welton Manufacturing	Development Requirements and Design Principles
Site	<ol> <li>Comprehensive mixed use redevelopment comprising residential, community facilities and employment uses including small medium scale retail, up to around 1,300sqm, which does not adversely impact on the existing town centre.</li> </ol>
	1a. Retail store must be sited on the southern section of the site to provide connections to the High Street
	1b. Improved connectivity between the development site and northern end of the High Street including through the provision of additional crossing points at North Road and the High Street to be secured through a legal agreement.
	2. Provide at least 100 dwellings
	3. Enhance the Conservation Area and its setting including the retention and reuse of the former brewery building, with a strong presumption in favour of its physical preservation, subject to robust economic viability testing measured against the value of the whole development allocation, and taking full account of the heritage value and wider possible uses of the former brewery building.
	4. Provide new streets and spaces through the site that improve pedestrian and cycling connections both north to south and east to west connecting to existing cycle and bridleway for new and neighbouring residential communities.

- 5. De-culvert the Wellow Brook to provide continued natural sections through the site, and provide habitat creation/enhancement which will be part of the west-east strategic green infrastructure route.
- 6. Appropriate ecological mitigation to be included for bats, reptiles and invertebrates. Bat flight lines are to be maintained with no increase to light levels along this boundary.
- 7. Main vehicular access from Station Road.
- 8. Land remediation as necessary.
- 9. Coal Mining Risk Assessment is necessary.
- 10. The sequential approach to site layout is required informed by a site specific Flood Risk Assessment.
- 11. Provision of SuDs (excluding infiltration techniques)
- 12. Undertake a detailed historic environment assessment, and where necessary evaluation, in order to identify and implement appropriate mitigation.

#### After para 82

#### **SILVER STREET**

# New paragraphs

#### Context

82a. The site is currently an open field that sits to the south of Midsomer Norton town centre outside of the Housing Development Boundary. The site sits on a plateau above the town centre and would be viewed as part of the existing built up area. The current access sits to the north of the north west corner of the site.

82b.The context of the surrounding area has until recently been open fields. However, permission has been granted for the development of the surrounding fields to housing and a primary school. The primary school has been constructed. Highway works have been completed in the surrounding area and pavements have

been constructed on some of the surrounding housing sites. The various developments in the area will deliver
a safe and suitable pedestrian and cycle access to the town centre, which will be key to supporting local
journeys being undertaken by active modes.

#### **Vision**

82c. The site is anticipated to deliver up to 12 dwellings of a mix of sizes and heights and in a courtyard type arrangement that respects the wider context and the setting of the nearby undesignated heritage asset. This arrangement will allow for biodiversity net gain on the outer edges of the site, including a hedgerow around the periphery of the site.

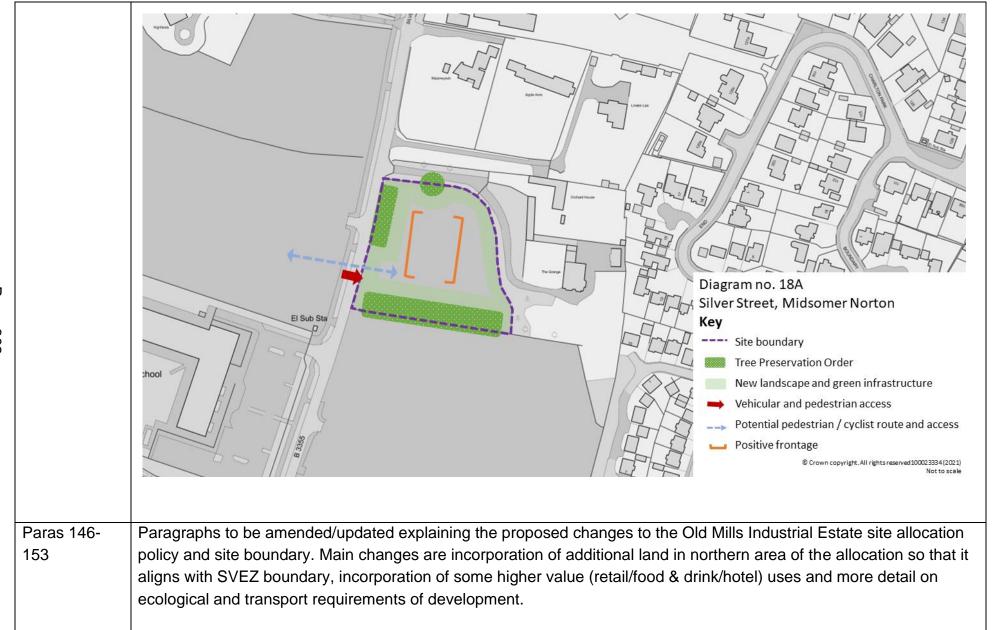
#### New policy SSV21 Silver Street

#### **Development Requirements and Design Principles**

#### **Development proposals will:**

- 1. Deliver a residential development of between 10 and 12 dwellings.
- 2. Optimise the solar energy potential of development by careful design and orientation.
- 3. <u>Provide pedestrian/cycle connection to the recently delivered and committed active travel routes on</u> Silver Street to allow for active travel access to existing shops, services, and facilities.
- 4. <u>Make a financial contribution to the delivery of LCWIP walking and cycling routes between Norton Hill Primary School and Charlton Road.</u>
- 5. <u>Provide an appropriate buffer between the dwellings and the existing Tree Preservation Orders, and</u> respond appropriately to the setting of the nearby undesignated heritage asset.

- 6. Retain the existing trees and hedgerows within the site boundaries and with appropriate habitat buffers (10m from base of hedgerow or as defined by hedgerow canopy- whichever is larger).
- 7. <u>Deliver biodiversity net gain in accordance with policy NE3a, including through the provision of a hedgerow around the full periphery of the site (excluding the access).</u>
- 8. Provide a minimum of one nest or roost site per residential unit, in the form of integrated bird and bat boxes within new buildings, and/or as standalone features within the public realm, such as bat walls and swift towers. Additional features such as log piles, insect hotels, bee bricks, hedgehog connectivity measures and green and brown roofs / walls are also required. All new garden boundaries should be permeable for hedgehogs.



#### Paras 146-153

- 146. The Old Mills employment site which was allocated in the B&NES Local Plan (2007) is <u>was</u> reallocated <u>in the Placemaking Plan</u>. This site is situated to the west of Midsomer Norton, but falls within Paulton Parish. The site boundary has been amended from the previous Local Plan allocation <u>was defined in the Placemaking Plan</u> to reflect land ownership, availability <u>for development at that time</u> and likelihood of delivery. Additional land has been included to the west of the existing industrial estate. Land immediately to the west of Paulton House and the former Focus DIY store has been excluded as it is not available for development.
- 147. The land forms an important site in the Somer Valley element of the Bristol, Bath and Somer Valley EZ and is allocated primarily in order to provide a long term supply of new employment land and to boost jobs in the area in light of the high levels of out-commuting. This land also provides the opportunity for some of the older factories in less suitable locations to relocate locally instead of leaving the area. The Core Strategy seeks to boost economic growth in the Somer Valley and this allocation can provide a long term supply of employment development opportunities. The site may also facilitate the relocation of a large employer within the area.
- 148. The allocation forms two broad areas; firstly an extension of the existing Old Mills Industrial Estate to the south of the A362, and secondly a new industrial estate to the north of the A362.
- 149. The northern area comprises around 11ha of agricultural land located to the north of the A362 <u>which was</u> <u>designated as an Enterprise Zone in 2018</u>. <u>A Local Development Order (LDO) is being prepared in order to help facilitate investment in the Somer Valley Enterprise Zone (SVEZ). The LDO once approved is effectively a granting of planning permission for development that meets specified parameters, it significantly reduces uncertainty and planning risks for investors and developers.</u>
- 149A. The site allocation boundary of this area has been revised from that shown in the Placemaking Plan. It now includes land in the south eastern corner (as indicated in the map below) which is now available for development. This means the allocation aligns with the SVEZ and will help to facilitate the delivery of required transport infrastructure improvements.

149B. In order that development of the SVEZ is financially viable and that much needed office, light industrial and warehousing premises are developed it is necessary for an element of higher value uses, including large format retail, food and drink and hotel uses, to also be delivered. Therefore, the site allocation policy allows for such uses, as long as they complement and not harm the town centres and benefit the operation of the SVEZ. An impact assessment will be required to demonstrate that such proposed uses do not undermine the vitality and viability of the town centres.

149C. With regards to the site's context, to the north of the site lies a series of agricultural fields, well defined by hedgerows, slope upwards towards the village of Paulton. There are a number of internal hedgerows within the site boundary. A mixed use employment / retail development, including the former Focus DIY superstore, adjoins to the east, densely enclosed by planting. The western edge of the site is bound by Old Mills Lane and surrounding farmland, with views out towards the valley base. The A362 road borders the south of the site, with a row of terraced cottages linked to the former railway to the south west. The coal mining past is evident within the surrounding landscape, including the widely visible and distinct conical shape of the Old Mills Batch. Development will need to respond carefully to the site's contrasting edges. The gradient should not constrain the ability to develop the site, but it is likely to impact on the appropriate position and scale of development to ensure impact on the surrounding landscape is minimised. Additional planting and screening may also be required to help mitigate potential impacts.

150. The southern area comprises around 4ha of agricultural land which is immediately to the east of the existing Old Mills industrial estate, south of Langley's Lane and the A362. The site is bounded by hedgerows to the north, south, east and west, with the Wellow Brook running along the southern and western boundaries. Langley's Lane runs along the northern boundary of the site, and the Langley's Lane / A362 junction lies to the northeast. The site slopes from north to south, falling away at the northwest corner towards the Wellow Brook. The boundary features of the site are of intrinsic nature conservation value, and may support protected species such as breeding birds, dormice and commuting/foraging bats. The majority of the site is in Flood Zone 1, with the Wellow Brook corridor being Flood Zone 2 and 3.

150A. The ecology of both sites must be maintained and enhanced, including through the retention of boundary and internal hedgerows wherever possible and provision of light sensitive lighting solutions for

# buildings and public spaces. Development is expected to deliver at least 10% Biodiversity Net Gain, through both on-site and potentially off-site measures.

- 151. The sites lie in a rural, predominantly agricultural valley and are visible from a long distance from the North, West and South especially from the edge of Paulton and Langley Down Lane. The northern site in particular is highly visible, but both sites are sensitively positioned in the landscape with a strong visual connection between both sides of the valley.
- 152. Redevelopment for industrial uses would bring localised increases in traffic demand on the western side of Midsomer Norton. Improvements to the A362 and other local roads will be necessary in order to mitigate the impacts of development and provide satisfactory access to the development. Improvements to walking and cycling links, including to the Midsomer Norton Greenway, are crucial in encouraging sustainable means of travel.
- 153. Together, the sites form part of the Old Mills Strategic Industrial Estate, defined in Policy ED.2A.

#### PMP:SSV9: Old Mills Industrial Estate

#### OLD MILLS INDUSTRIAL ESTATE (Incorporating Somer Valley Enterprise Zone)

Development Requirements and Design Principles for both areas

- 1. Development of light industrial, heavy industrial, warehousing (classes <u>E(g)</u> B1c, B2 <u>and</u> B8 <u>uses</u>, builders merchants and car show rooms (sui generis)
- 2. Major landscaping in order to mitigate the impact on the surrounding countryside and nearby residential properties
- Retention and enhancement of existing hedgerows along perimeter of site (with on-site replacement of any habitat lost in accommodating the access roads. The substantive retention of internal and boundary hedgerows is expected. Where hedgerow sections will be lost or breached, replacement hedgerows to be

provided within or at the periphery of the site to enhance habitat connectivity for mobile species.

Provision of 10m habitat buffers is expected for retained and created hedgerows. A protective and complimentary habitat buffer of at least 20m is expected adjacent to the SNCI. A 15m habitat buffer to the River Somer/ Wellow Brook for the southern section of the site is also required

- 3a. Ensure sensitive lighting solutions are provided for the buildings and the public realm to minimise light spill to retained habitats and protective buffers in accordance with latest best practice guidance.
- 3b. Bat surveys are to be undertaken in order to inform proposals meeting clauses 3 and 3a above.
- 4. Protection, diversion or undergrounding of overhead electricity lines
- 5. Improvements to the transport network to mitigate the impact of the scheme Improvements to the A362 and other local roads in order to satisfactorily serve and mitigate the impacts of development, and the provision of suitable vehicular and walking and cycling access to the development
- 6. Provision of community ancillary facilities to meet the needs of workers
- 7. Incorporation of SuDS as part of the surface water drainage strategy
- 7a. Undertake a detailed historic environment assessment, and where necessary evaluation, in order to identify and implement appropriate mitigation
- 7b. <u>Provision of new and enhanced walking and cycling routes linking the Enterprise Zone and extension to Old Mills Industrial Estate to Midsomer Norton and Paulton and the Norton Radstock Greenway</u>

Additional Development Requirements and Design Principles for the Northern area (Somer Valley Enterprise Zone)

- 7c. Development of food & drink units (use class E(b), ancillary retail (use class E(a)) and a hotel (use class C1) will be supported if of a scale, type and format that does not harm, but complements, nearby town centres and that benefits the attractiveness and operation of the Enterprise Zone.
- 8. Minimise and mitigate impact on the Batch which is identified as an undesignated heritage asset, a Regionally Important Geological Site and a Site of Nature Conservation Interest
- 9. Access from the A362 (west of Langley's Lane) and Paulton House / former Focus DIY access road Provision of new and enhanced walking and cycling routes linking the Enterprise Zone to Midsomer Norton and Paulton
- 10. Retention and incorporation of existing public rights of way into the scheme
- 11. Careful consideration of the appropriate position and scale of development to ensure impact on the surrounding landscape is minimised

Additional Development Requirements and Design Principles for the Southern area

- 12. Access from existing Old Mills Industrial Estate
- 13. Flood mitigation measures along the southern and western boundaries of the site, which should also incorporate ecological improvements
- 14. Appropriate lighting strategy to incorporate dark corridors to mitigate impact on bats **(to be informed by surveys)**

NB: Blue line shows the adopted Placemaking Plan site allocation boundary and the red line shows the additional land proposed to be included within the allocation.



New Policy SSV22

#### **SSV22 FORMER PAULTON PRINTWORKS**

#### **Context**

153a.The former Paulton Printworks site has been redeveloped in stages over the past 10 years, following the approval of an outline planning permission for the wider area in 2010. The wider site provides a significant number of new homes within the locality.

153b.Five parcels of land within the wider site remain undeveloped. These parcels are referenced on the concept diagram as LP1 – LP5. Some of these land parcels were previously allocated in the 2007 Local Plan

for a mix of uses, and an outline planning permission secured all of the sites for various uses including continuing care retirement housing, commercial uses and light industrial floorspace.

153c. Policy SSV22 replaces Saved policy V3 from the Bath & North East Somerset Local Plan 2007 and provides updated development requirements for the remaining parcels of land.

153d.An opportunity has arisen for land parcel 1 to provide development of circa 70 affordable dwellings within the area. In order to bring this forward, an existing deficiency of early years places in Paulton must be addressed. As such, provision of an early years facility is required as part of this allocation, not only to meet the need of occupiers of the new dwellings, but also create provision to meet the existing deficit in the area.

153e.There is also a shortage of good quality open space and green infrastructure in this part of the village, which will also be addressed through this allocation.

#### **Vision**

153f.The site will deliver around 80 new dwellings across land parcels 1 and 2. Early years provision shall be provided on land parcel 3, along with good quality public open green space for use by the facility and occupiers of the surrounding housing developments.

Land parcels 4 and 5 shall be allocated for light industrial use.

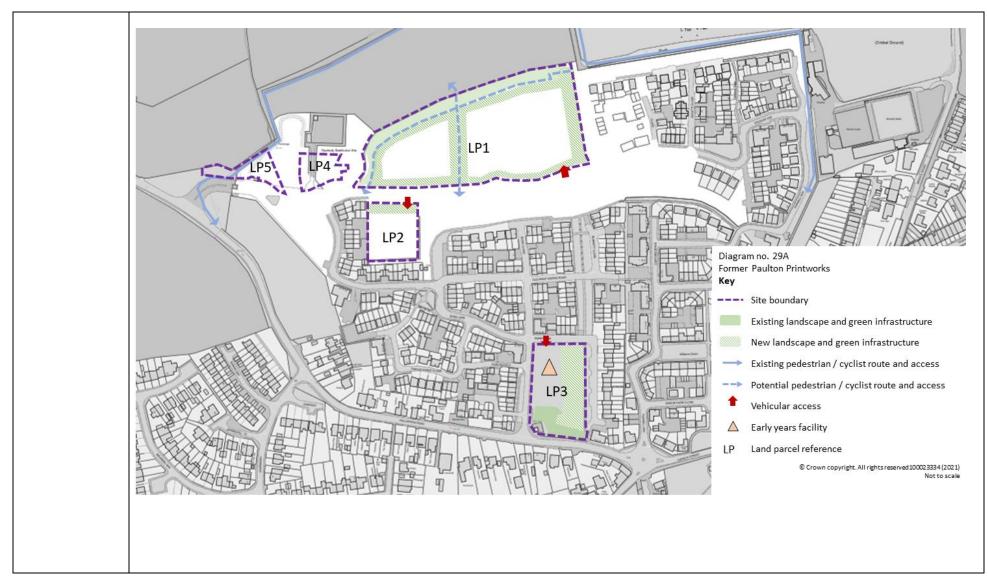
#### SSV22 FORMER PAULTON PRINTWORKS

**Development Requirements and Design Principles** 

**Development proposals will:** 

- 1. Deliver a mixed-use development across the five land parcels identified on the concept plan, comprising:
  - Residential development of around 80 new homes across land parcels 1 and 2.
  - An early years facility on land parcel 3, with provision to meet the existing deficit in the area, plus provision for any additional housing proposed on land parcels 1 and 2. The early years facility must be secured prior to the occupation of any of the dwellings proposed on land parcels 1 and 2.
  - Light industrial floorspace on land parcels 4 and 5.
- 3. <u>Deliver biodiversity net gain of at least 10% in accordance with Policy NE3a. Opportunities to deliver 10% biodiversity net gain within each of the land parcels should be fully explored and tested before any off-site measures are proposed.</u>
- 4. Provide a minimum of one nest or roost site per residential unit, in the form of integrated bird and bat boxes within new buildings, and/or as standalone features within the public realm, such as bat walls and swift towers. Additional features such as log piles, insect hotels, bee bricks, hedgehog connectivity measures and green and brown roofs / walls are also required. All new garden boundaries should be permeable for hedgehogs. Protect all habitats from increased light spill.
- 5. Retain and enhance existing green infrastructure and habitats along the northern boundary of land parcel 1 and the southern boundary of land parcel 3, including all trees, hedgerows and planting. A 10m buffer to all boundary hedgerows is required, creating an area of grassland within the buffer.
- 6. <u>Provide rows of large growing trees fronting Oxleaze Way on land parcels 1 and 2, with houses sufficiently set back to allow for future tree growth.</u>
- 7. <u>Deliver strong street tree infrastructure throughout each of the land parcels, including large growing species with room for future growth.</u>

- 8. Provide a central north to south green infrastructure link within land parcel 1, with a minimum width of 20m. This should also provide a pedestrian link through the site.
- 9. Provide a positive relationship with all publicly accessible routes and in the case of land parcel 1, face outwards towards the open countryside, adopting a perimeter block layout, with a clear distinction between the fronts and backs of properties.
- 10. <u>Provide walking and cycling routes through each of the land parcels, allowing access to surrounding homes, and to the countryside to the north.</u>
- 11. Ensure that development does not detract from views over the site from the countryside to the north, with development designed to sensitively define the site's edge of settlement location, and the transition between town and country.



### **Volume 6 (Appendices)**

Appendix 1				
Contents 21 Table 5 Saved Local Plan policies made obsolete deleted by the Placemaking Plan				
Table 2	Table 2: Saved Local Plan Policies (now replaced by Tables 10 and 11)			
	Table 2: Saved Local Plan Policies The following saved policy and site allocations and their development requirements from the Bath & North East Somerset Local Plan 2007 will continue to be used in conjunction with policies in the Core Strategy, Placemaking Plan and the Joint Waste Co re Strategy to ensure the remaining development of each site takes place in accordance with the site requirements.			
	GDS.1 The following sites are allocated for development during the Plan period and are shown on the Proposals Map.  The policy also sets out the requirements to enable development and phasing of development.			
	Site K2 K2. SOUTH WEST KEYNSHAM - site area 20.2 ha			
	Development Requirements: Site in two sections: Part A - 8.5 ha east of Charlton Road and Part B - 11.7 ha west of St. Clement's Road Site requirements are for A and B combined and development of either site will only be allowed to proceed on the basis of a co-ordinated strategy for a mixed use development in accordance with the following principles:			
	1. Up to 700 dwellings (about 500 delivered in the Plan period) with the final capacity to be decided by a comprehensive masterplan approach.			
	2. At least 1.5 ha of land for business uses (Use Class B1), including the replacement of existing workshops.			

- 3. Vehicular access from Charlton Road (Site A) and Park Road (Site B). A new pedestrian and cycle route to be provided along Parkhouse Lane. This will also serve as an emergency access.
- 4. Pedestrian links to the adjoining Woodland Trust woodland and countryside and between sites A & B.
- 5. General traffic management measures to mitigate impact on surrounding road network.
- 6. Enhancement of pedestrian and cycle routes to Keynsham town centre and railway station.
- 7. A contribution towards improvements to Keynsham railway station of an appropriate scale and kind.
- 8. A contribution towards improvements to bus services between the two parts of the site, Keynsham Town Centre, Bristol and Bath of an appropriate scale and kind.
- 9. Improvements to Castle Primary School to meet the demand arising from the K2 development. 10. Provision of a community meeting place located adjacent to school together forming a community focal point.
- 11. Provision of at least two small scale local convenience shops provided with residential accommodation above; and to form part of the community focal point.
- 12. Provision of direct pedestrian/cycle access from Site A to shops at Holmoak Road.
- 13. Retention of existing hedgerows where possible, especially along Parkhouse Lane.
- 14. Provision of children's playing space on both A and B.
- 15. Provision of a playing field.
- 16. Protection of the Woodland Trust woodland.

17. Incorporation into the layout of a scheme to accord with the Forest of Avon guidelines, to include the provision of on and off site planting.

Site NR2 NR2. RADSTOCK RAILWAY LAND, NORTON-RADSTOCK - site area 4.8 ha

Development Requirements: Comprehensive mixed-use scheme including:

- 1. Residential development with retail and office uses within or adjacent to the Town Centre, with community facility and local nature reserve.
- 2. About 50 dwellings in the period to 2011 or more if the other site requirements are met.
- 3. Provision for safe movement of public transport service vehicles within the site.
- 4. Safeguarding the former railway corridor as a sustainable transport corridor under Policy T.9 incorporating the National Cycle Network where this is compatible with the safeguarding of trackbed which is of significant nature conservation value.
- 5. Identification of areas of significant nature conservation interest to be retained, with a scheme for their management and the mitigation of any effects of development; together with a programme for compensation where the loss of areas of ecological importance cannot be avoided.
- 6. Relocation or retention of Victoria Square public toilets.
- 7 Retention (with relocation if necessary) within the site of engine shed and nearby turntable.

Site V3 V3. PAULTON PRINTING FACTORY - site area 17.8 ha

**Development Requirements:** 

- 1. Development for residential and business use. Residential development beyond the south eastern part of the site to take place only as part of a mixed use scheme which includes employment development.
- 2. Traffic management/calming measures to improve traffic, safety and environmental conditions through the village.
- 3. The provision of physical infrastructure to allow or improve access to public transport services.
- 4. Provision for pedestrians and cyclists as an integral part of the development, including links to the village centre and improvement to public footpath CL16/2 between the High Street and site.
- 5. Enhancement of public footpath access from Paulton village to Cam Brook Valley.
- 6. Provision of major landscaping along the northern, eastern and western boundaries of the site in order to reduce the impact on the Cam Valley.
- 7. Retention of existing trees.
- 8. Safeguarding residential amenity of existing and proposed residential areas and amenity of adjoining recreation ground through measures including visual and noise mitigation.
- 9. About 350 dwellings to be accommodated within the factory site, with no more than 150 to be constructed unless linked to a scheme for the development of employment floorspace.
- 10. Retention of views across the site to the Cam Brook valley and countryside to the north and to the Holy Trinity Church to the south. 11. Development designed to integrate site into existing village and relate well to the open countryside to the north.
- Site V8 V8. FORMER RADFORD RETAIL SYSTEM'S SITE, CHEW STOKE site area 3.0 ha

		Development Requirements: Compre	hensive mixed-use scheme including:				
		1. About 30 dwellings.					
		2. Workshops for business use within B1, B2 & B8 of the Use Classes Order.					
		3. Protection of the floodplain and corridor of the Chew Stoke Stream.					
		4. Provision of public open space.					
		5. Protection of the Chew Stoke Stream Site of Nature Conservation Importance.					
		6. Provision of community facilities.					
Page							
e 317	Appendix 1	Table 7: Core Strategy Placemaking Plan policies that will be replaced by					
	New Table 7	policies in the Local Plan Partial L					
		CS/PMP Policy	Replaced by				
		CP2 Sustainable Construction	New policies SCR6, SCR7,				
		SCR1 On-site renewable energy requirement	New Policies SCR6, SCR7				

	SCR3 Ground-Mounted Solar Arrays	CP3 as superseded	
	KE3b Safeguarded Land at East Keynsham	New policies KE3c, KE3d East of Keynsham	
Appendix 1  New Table 8	Table 8 Core Strategy/Placemaking by policies in the Local Plan Partial	Plan policies that will be superseded Update	
TVOW TUDIC O	DW1 District Wide Spatial Strategy		
	CP1 Retrofitting Existing Buildings		
	CP3 Renewable Energy		
	CP4 District Heating		
	D8 Lighting		
	NE2 Conserving and enhancing the La	andscape and Landscape Character	
	NE3 - Sites, Habitats and Species S	pecies and Habitats	
	NE5 - Ecological networks		
	NE6 Trees and Woodland Conservation	on	

CP7 Green Infrastructure	
NE1 – Development and Green Infrastructure	
P2 Davidenment in villages in the Creen Belt	
GB2 Development in villages in the Green Belt	
GB3 Extensions and Alterations to Buildings in the Green Belt	
PCS5 Contamination	
CSS Contamination	
12 Houses in Multiple Occupation	
13 Residential Uses in Existing Buildings	
10 Mesideritial 0363 in Existing Buildings	
H5: Retention of existing Housing Stock	
17: Housing Accessibility	
Transacting / toodsolomity	
CR6 New and replacement sports and recreational facilities	
ED.1B Change of use & redevelopment of <del>B1 (a)</del> office to residential use	
D.1C Change of use and redevelopment of B1 (a) office use to other town	
entre use (not within Class E)	
ED.2A Strategic (*) and other primary industrial estates	

ED2B Non-Strategic Industrial Sites	
RE1 Employment Uses in the Countryside	
CR1 Sequential Test	
CR2 Impact Assessments	
CR3 Primary Shopping Areas and Primary Shopping Frontages	
ST1 Promoting sustainable travel and healthy streets	
ST2A Recreational Active Travel Routes	
ST3 Transport infrastructure	
ST5 Traffic Management Proposals	
ST6 Park and Ride Transport Interchange	
ST7 Transport requirements for managing development	
B2 Central Area Strategic Policy	
SB1 Walcot Street /Cattlemarket	

SB8: Western Riverside	
B3 Strategic Policy for Twerton and Newbridge Riversides	
SB14 Twerton Park	
SB18 Royal United Hospital	
B5 Strategic policy for universities, private colleges and their impacts Off-Campus Student Accommodation and Teaching Space	
SB19 University of Bath at Claverton Down	
KE1 Keynsham Spatial Strategy	-
KE2b Riverside and Fire Station Site	
SV2 Midsomer Norton Town Centre Strategic Policy	
SSV4: Former Welton Manufacturing Site	-
SSV9: Old Mills Industrial Estate (Incorporating Somer Valley Enterprise Zone)	

Appendix 1	Table 9: Core Strategy/Placemaking Plan		
	policies that will be delete	ed in the Local	
New Table 9	W Table 9  Plan Partial Update  SSV2 South Road Car Park		
Appendix 1	Table 10: Saved Bath & No	rth East Somerset C	ouncil
, ipponant			
New Table 10	Local Plan policies replaced by policies in the		Local Plan Partial Update
	B&NES Local Plan	Replaced by	
	policy		
	Policy V3 Paulton Printing	SSV22 Former Pault	
	Factory Printworks (New Poli		icy)
Appendix 1			
, Apportant	Table 11: Saved Bath & N		
New Table 11	Somerset Council Local Pare now deleted (i.e. no lo		
	Development Plan)	nger part of the	

	GDS.1
	K2. South West Keynsham
	NR2. Radstock Railway Land, Norton-Radstock
	V8. Former Radford Retail System's Site, Chew Stoke
Appendix 2	Table 1: Amended allocations and designations in the Placemaking Plan (see Maps in Annex 1)
Table 1	
Appendix 2	Table 3: New allocations and designations in the Placemaking Plan (see Maps in Annex 1)
Table 3	
Glossary	Active Ground Floor Use (within designated centres) as Active ground floor uses within designated centres (defined in Policy CP12) are generally considered those falling within Use Classes A1 to A5E Class E(a) and E(b) (former A1 -A3) and No Use Class Sui Generis (p,q,r) (former A4 Drinking establishments and A5 Hot food takeaways) but can also include other town centre uses which are visited by large numbers of people. Residential uses and offices (Use Class E (g)(i)) would not normally be considered as active uses for ground floors in this context (but could contribute to the active frontage by having a front door to a residential or office use on upper floors).
Glossary	Add
	Irreplaceable habitat within B&NES includes :

	<ul> <li>Ancient woodland - an ancient woodland is a woodland that has existed continuously since 1600 or before in England. Most ancient woodlands are shown on the Natural England Open Data Source for Ancient woodlands</li> <li>Ancient tree - They have passed maturity, are very old in comparison to other trees of the same species and are actually in the third and final stage of their life.</li> <li>Veteran tree - The term veteran tree is one that is not capable of precise definition but it encompasses trees defined by three guiding principles:         <ul> <li>trees of interest biologically, aesthetically or culturally because of their age;</li> <li>trees in the ancient stage of their life;</li> <li>trees that are old relative to others of the same species.</li> <li>http://publications.naturalengland.org.uk/publication/75035#:~:text=This%20record%20was%20published%20 by,and%20archived%20quidance%20Veteran%20trees</li> <li>Ancient hedgerows - defined as those which were in existence before the Enclosure Acts of 1720 to 1840.</li> <li>Ancient grasslands - a semi-natural plant community maintained as grassland since 1840, Redhead et Al 2013 (https://onlinelibrary.wiley.com/doi/abs/10.1111/avsc.12076)</li> <li>Tufa spring habitat —</li> <li>SAC bat foraging habitat within the SAC bat juvenile sustenance zones</li> </ul> </li> </ul>
Glossary	Add

### Priority Species & Habitats -

Reference to "priority" species and habitats refers to those species and habitats identified as being of principal importance in England, Section 41 of the Natural Environment and Rural Communities Act 2006

# Page 326

# **Schedule of Policies Map Changes (Appendix 2)**

New Table 4: Proposed amended and new allocations and designations in the Local Plan Partial Update (see Maps in Annex 1)

Policy Reference	Summary of Change
GB2	All GB2 Housing Development Boundaries to change to 'Infill Boundaries' and to include new infill boundaries (redefined and new villages)
CP3	Landscape Sensitivity maps for Wind and Solar Energy. New mapping to support policy approach
NE3, CP3	UK Priority Habitats. New mapping to support policy approach
<u>NE5</u>	Nature Recovery Network. Supersedes Ecological Networks
LCR 5	Remove safeguarded playing pitch within University of Bath campus (area 2)
Allocations	Summary of Change
SB1	Amended Concept Diagram
SB22 Locksbrook Creative Hub	New allocation
<u>Greative Hub</u>	
SB23 Weston Island	New allocation
SB24 Sion Hill	New allocation

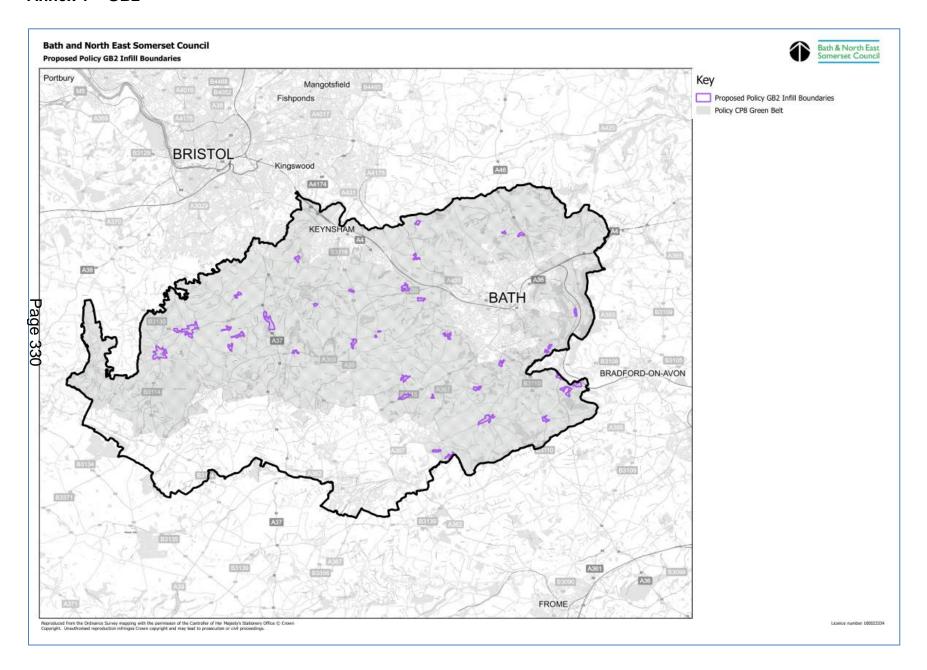
SB25 St Martins Hospital	New allocation
SB19 University of Bath	New development framework map
Policy GB8 and SB26:	Amended Green Belt boundary (following site allocation boundary) and new allocation
Park and Ride Sites	
KE3c East Of Keynsham	New allocation
KE3d East of Safeguarded	New allocation
Land	
KE5 Treetops	New allocation
SSV9 Old Mills Industrial	Amended allocation boundary
<u>Estate</u>	
SSV21 Silver Street	New allocation
SSV22 Former Paulton	New allocation
<u>Printworks</u>	
SSV2 South Road Car	Remove SSV2 South Road Car Park allocation
<del>Park</del>	

# Local Plan Strategic Policies (Appendix 3)

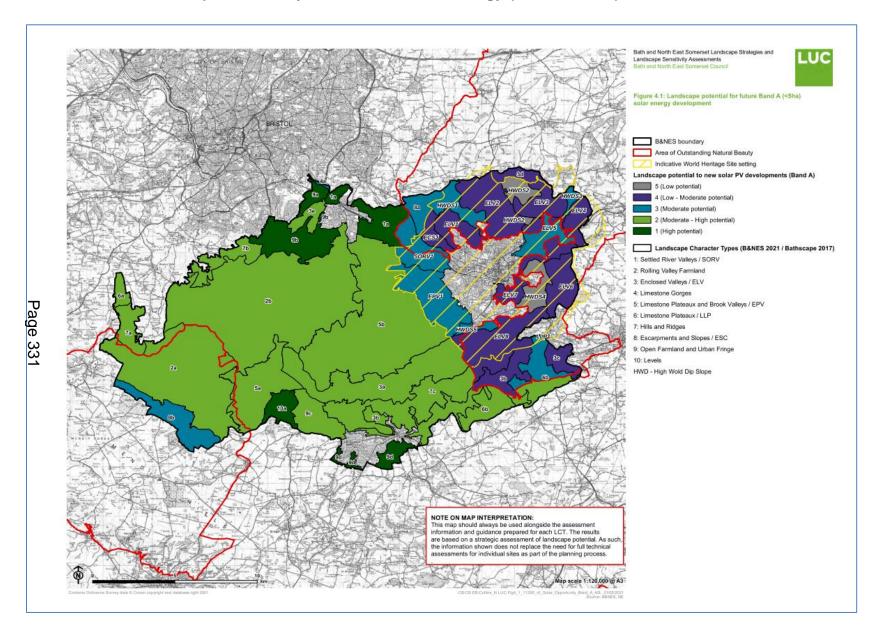
Volume 1 - District-wide Strategy and Policies				
DW1 District-wide spatial Strategy				
RA1 Development in the villages meeting the listed criteria				
RA2 Development in villages outside the Green Belt not meeting Policy RA1 criteria				
SD1Presumption in favour of Sustainable Development				
CP1 Retrofitting Existing Buildings				
SCR6 Sustainable Construction for New Build Residential Development				
SCR7 Sustainable Construction Policy for New Build Non-Residential Buildings				
CP3 Renewable Energy				
CP4 District Heating				
CP5 Flood Risk Management				
©P6 Environmental Quality				
<u>ดีHE1 Historic Environment</u>				
NE2 Conserving and Enhancing the Landscape and Landscape Character				
NE3 Sites, Habitats and Species				
CP7 Green Infrastructure				
CP8 Green Belt				
CP9 Affordable Housing				
RA4 Rural Exceptions Sites				
CP10 Housing Mix				
CP11 Gypsies, Travellers and Travelling Showpeople				
RA3 Community Facilities and Shops				
ED2A Strategic (*) and other primary industrial estates				
CP12 Centres and Retailing				
ST1 Promoting sustainable travel and Healthy Streets				
CP8a Minerals				
CP13 Infrastructure Provision				
Volume 2 - Bath				

Volume 1 - District-wide Strategy and Policies				
B1 Bath Spatial Strategy				
B4 The World Heritage Site and its setting				
B2 Central Area Strategic Policy				
SB4 – Bath Quays North & Bath College				
SB7 – Green Park Station West & Sydenham Park				
SB8 Western Riverside				
B3 Strategic Policy for Twerton and Newbridge Riversides				
SB11 – Former MoD Fox Hill Park				
B5 Off-Campus Student Accommodation and Teaching Space				
SB19 University of Bath at Claverton Down				
SB26 - Park and Ride Sites				
B3a Land adjoining Odd Down, Bath Strategic Site Allocation				
Volume 3 - Keynsham				
KE1 Keynsham Spatial Strategy				
<u>KE2 Town Centre/Somerdale Strategic Policy</u>				
<u>aKE2a Somerdale</u>				
KE3a: Land adjoining East Keynsham Strategic Site Allocation				
KE3c – East of Keynsham – Former Safeguarded Land				
KE3d – East of Keynsham Former Safeguarded Land				
KE4 Land adjoining South West Keynsham Strategic Site Allocation				
Volume 4 - Somer Valley				
SV1 Somer Valley Spatial Strategy				
SV2 Midsomer Norton Town Centre Strategic Policy				
SV3 Radstock Town Centre Strategic Policy				
SSV9 Old Mills Industrial Estate				
Volume 5 - Rural Areas				
RA5 Land at Whitchurch Strategic Site Allocation				

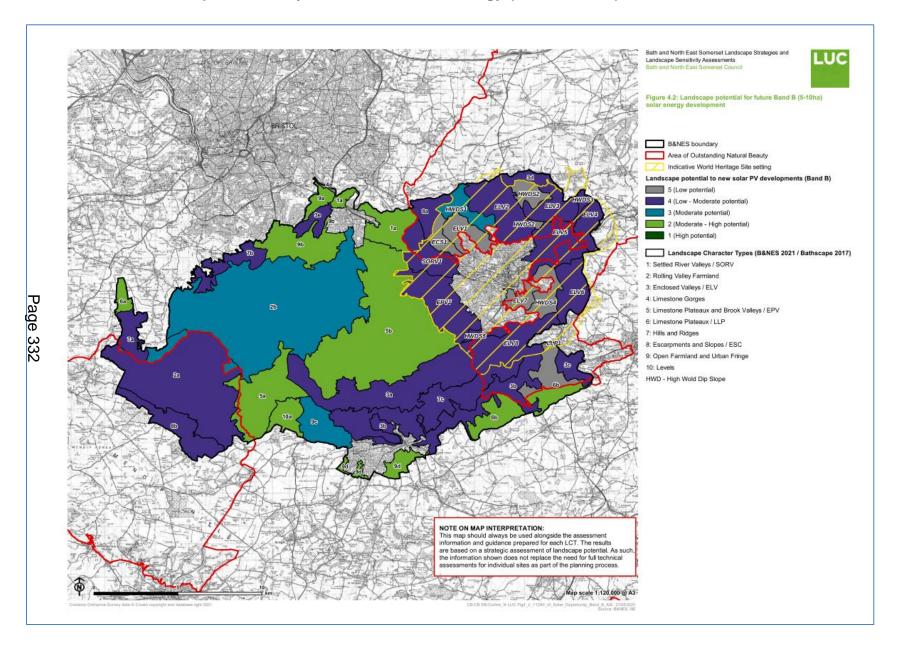
#### Annex 1 – GB2



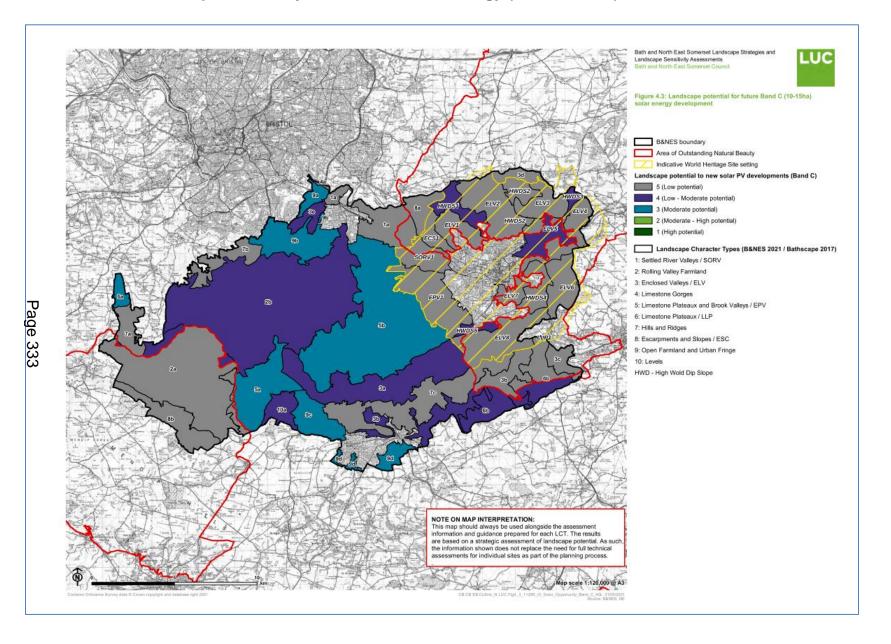
Annex 1 - CP3 Landscape Sensitivity for wind and solar energy (Solar Band A)



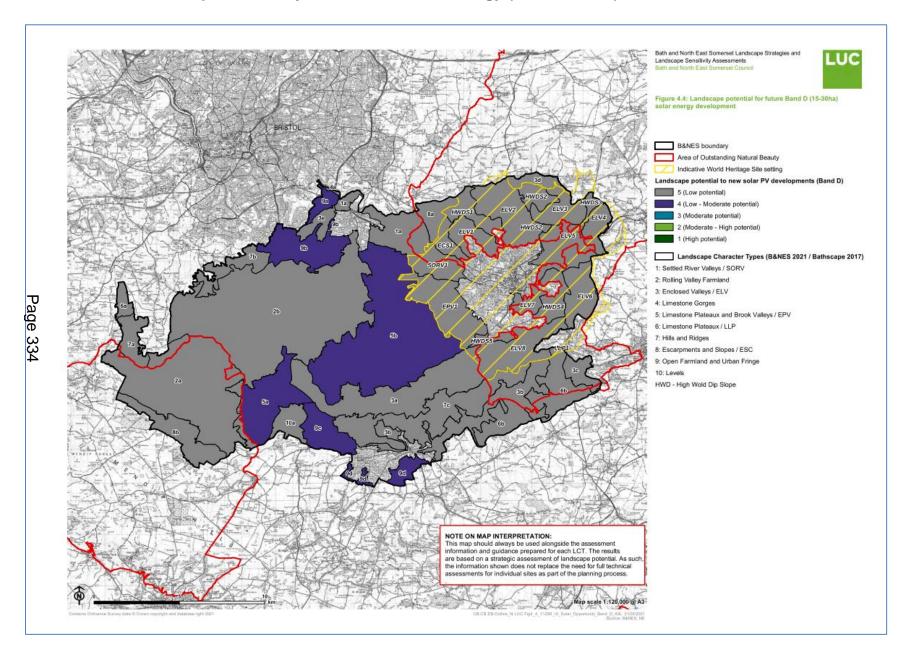
Annex 1 - CP3 Landscape Sensitivity for wind and solar energy (Solar Band B)



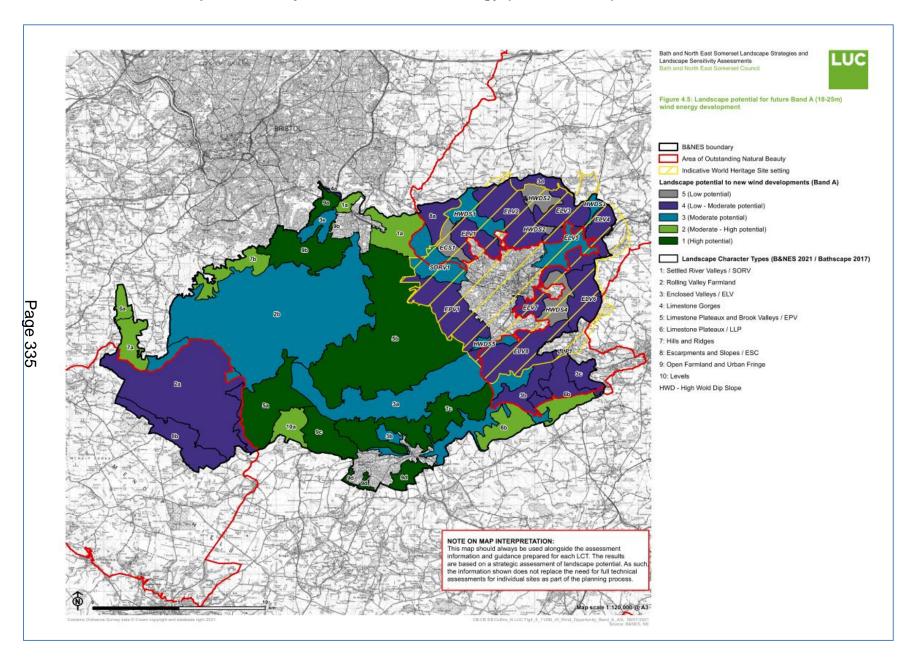
Annex 1 - CP3 Landscape Sensitivity for wind and solar energy (Solar Band C)



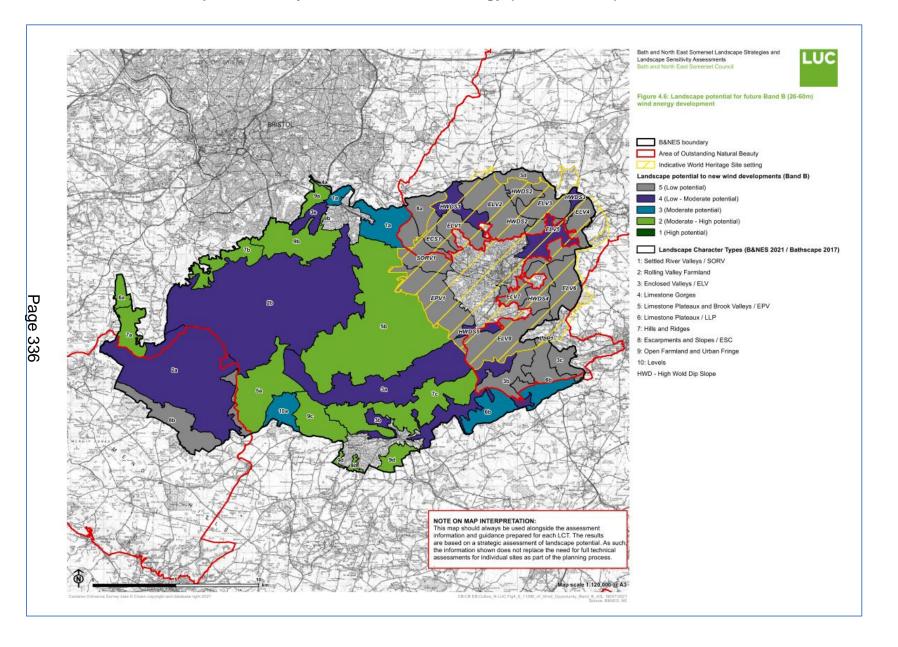
Annex 1 - CP3 Landscape Sensitivity for wind and solar energy (Solar Band D)



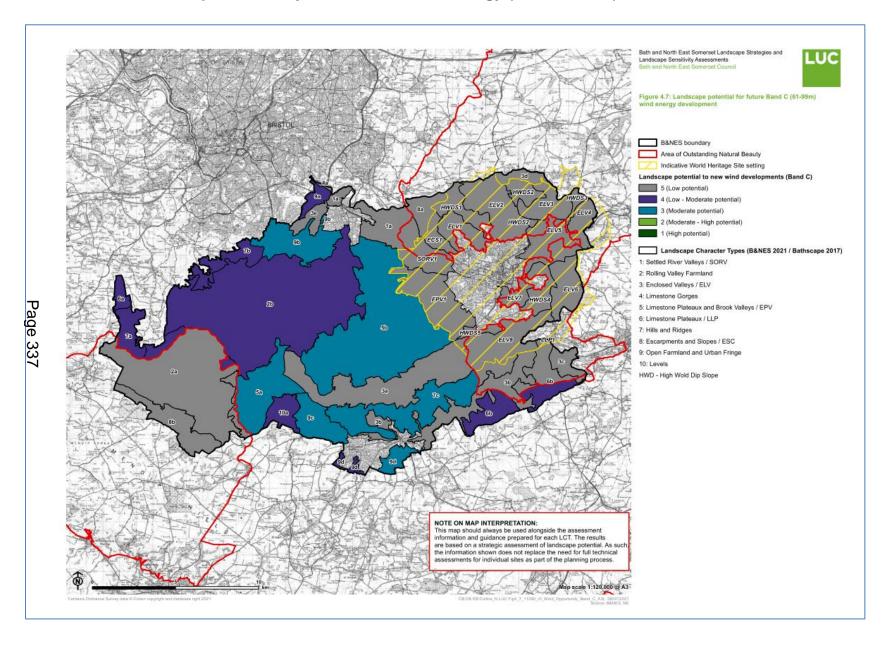
Annex 1 - CP3 Landscape Sensitivity for wind and solar energy (Wind Band A)



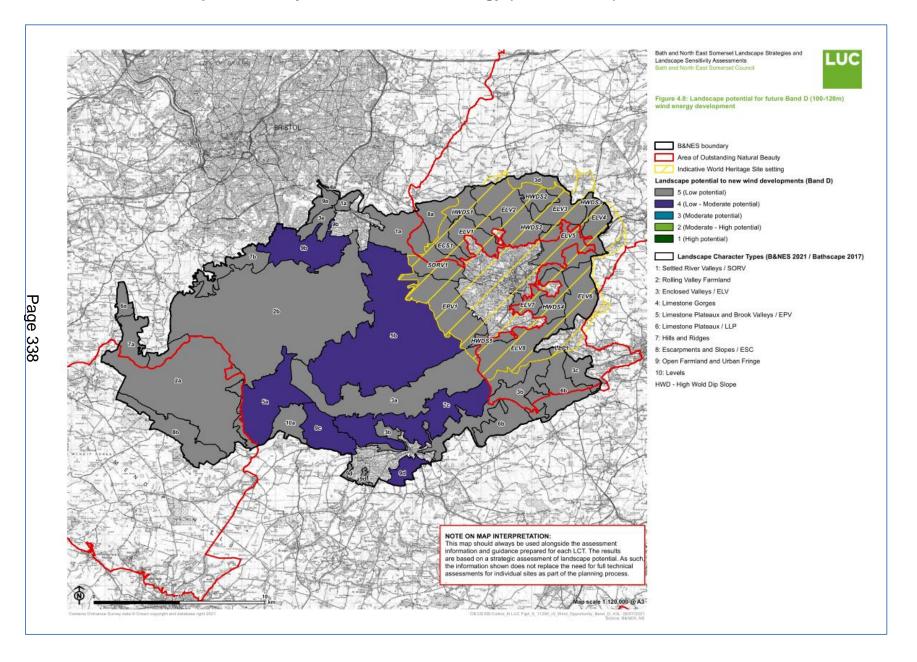
Annex 1 - CP3 Landscape Sensitivity for wind and solar energy (Wind Band B)



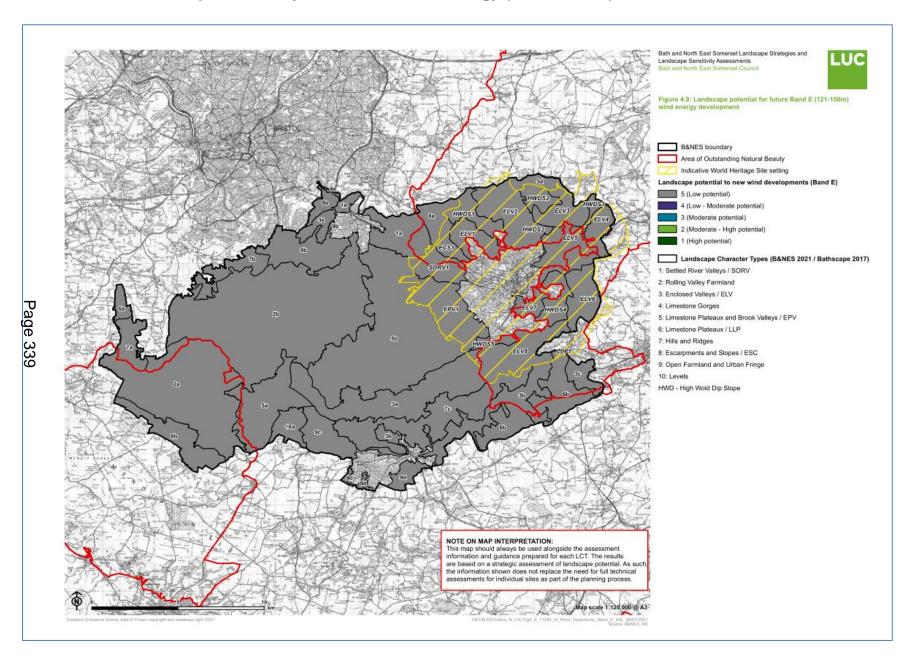
Annex 1 - CP3 Landscape Sensitivity for wind and solar energy (Wind Band C)



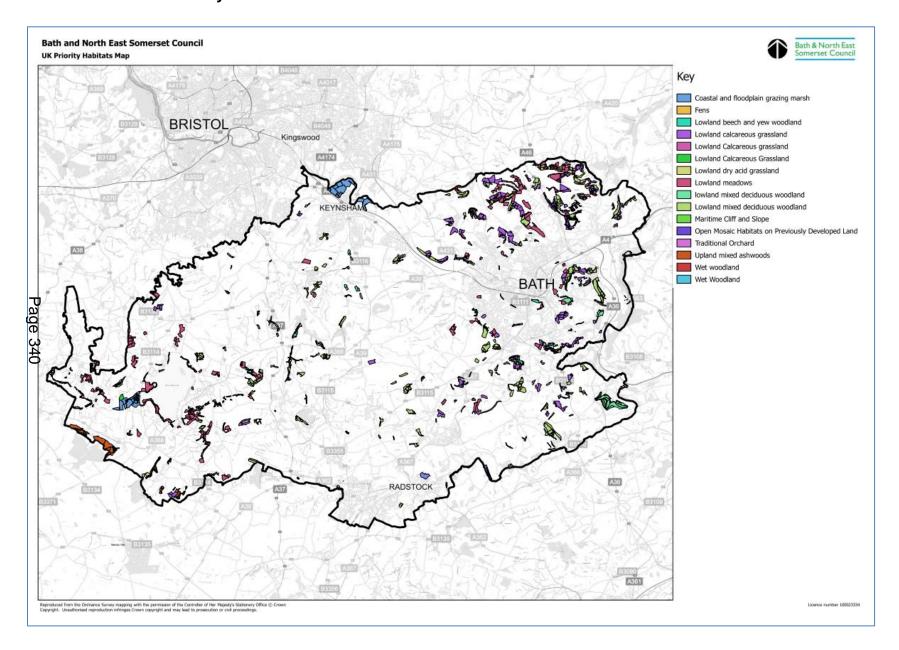
Annex 1 - CP3 Landscape Sensitivity for wind and solar energy (Wind Band D)



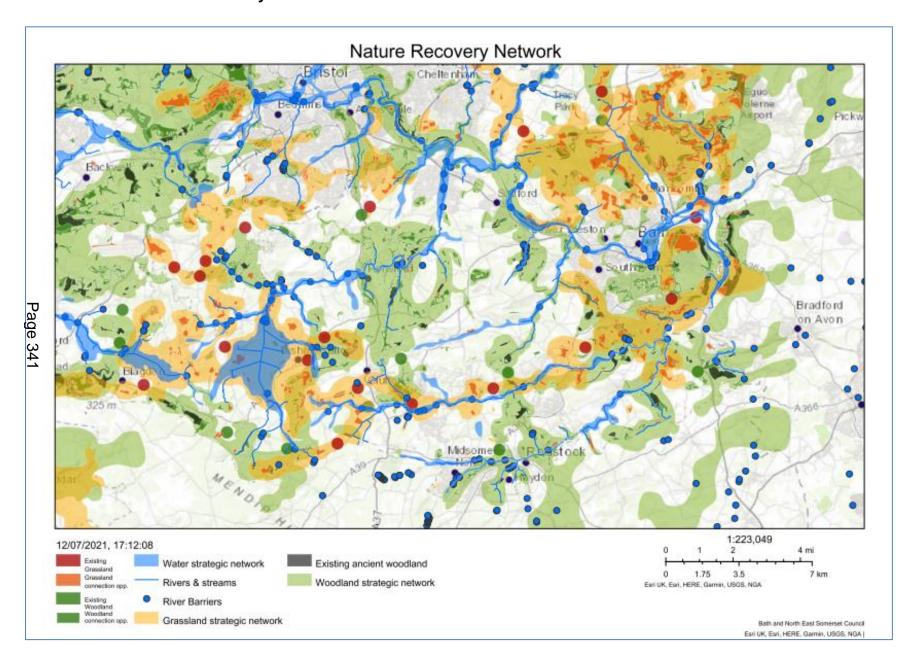
Annex 1 - CP3 Landscape Sensitivity for wind and solar energy (Wind Band E)



# Annex 1 – NE3 UK Priority Habitats

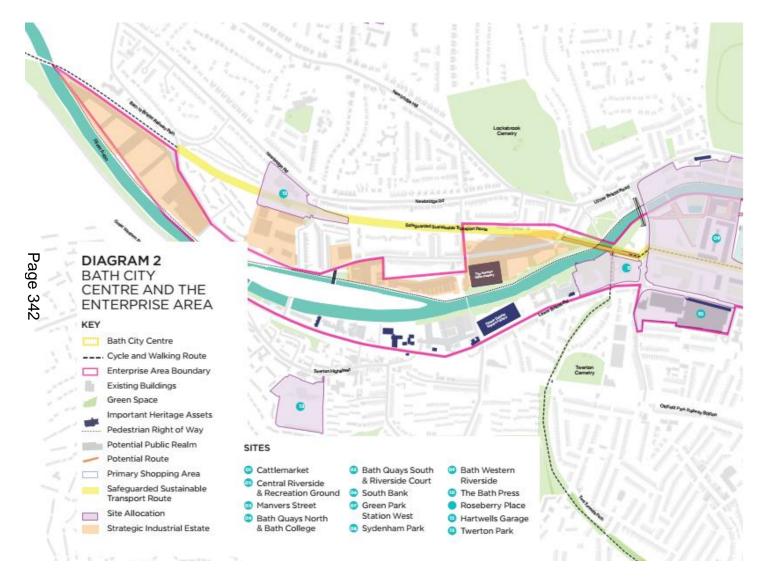


**Annex 1 – NE5 Nature Recovery Networks** 

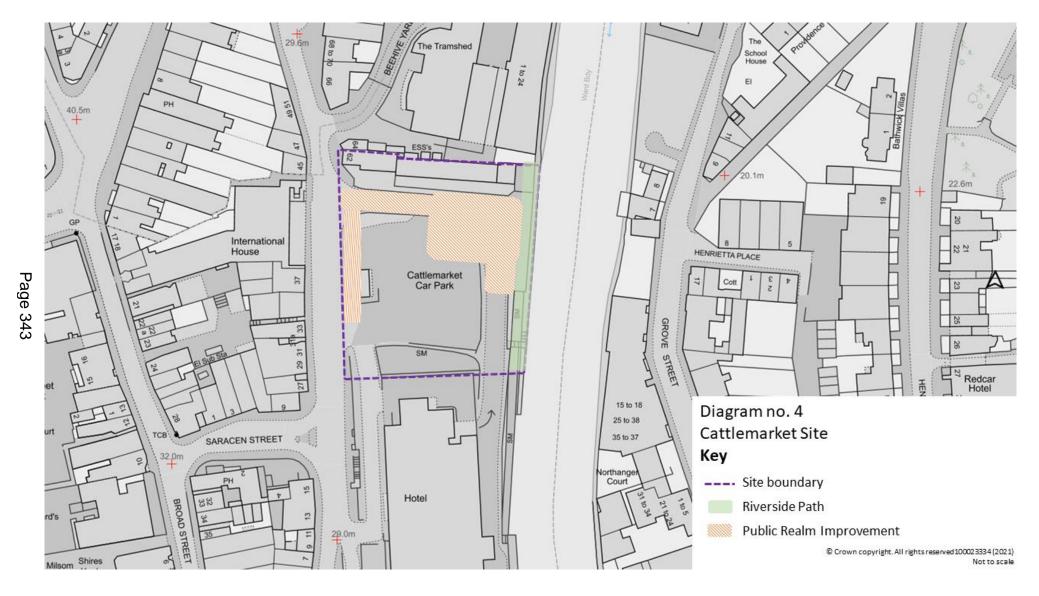


# Annex 1 -Bath City Centre and the Enterprise area (Diagram 2)

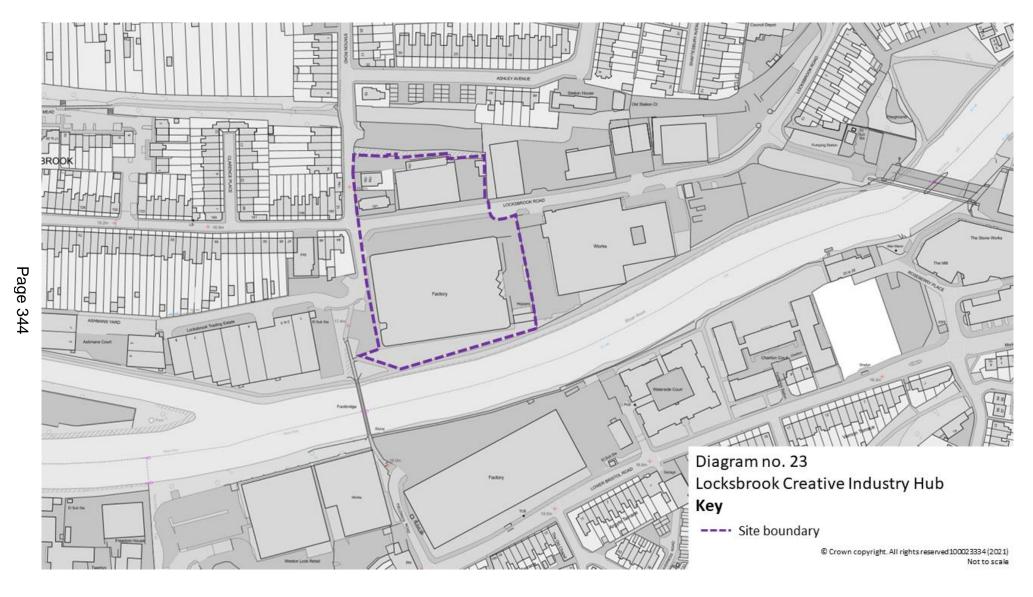
# Amend diagram 2 as follows: Add Milsom Quarter and Locksbrook Industrial Hub



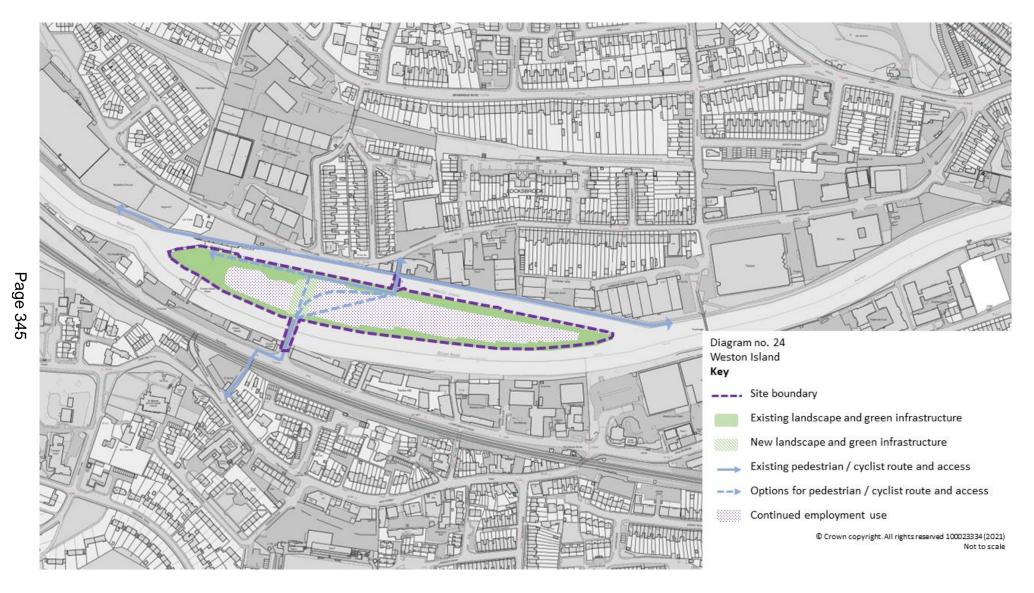
Annex 1 – SB1 Cattlemarket Site (Diagram 4)



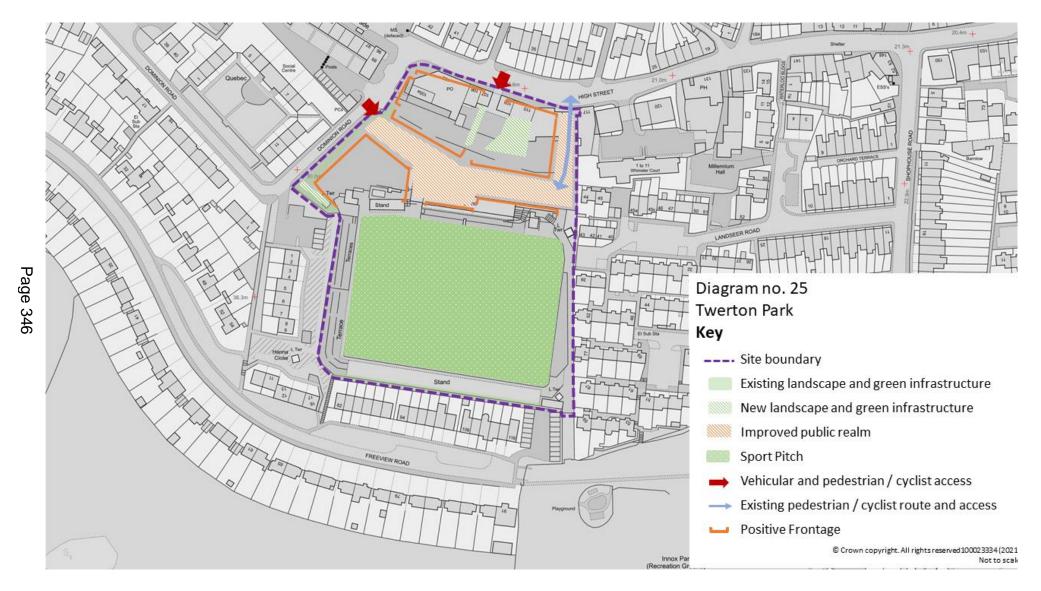
Annex 1 –SB22 Locksbrook Creative Industry Hub (Diagram 23)



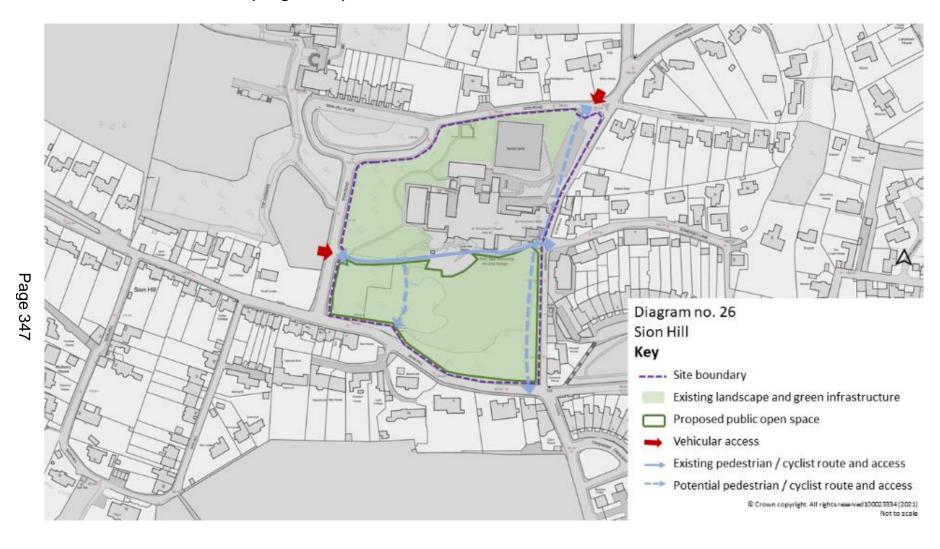
Annex 1 -SB23 Weston Island (Diagram 24)



Annex 1 - Twerton Park (Diagram 25)

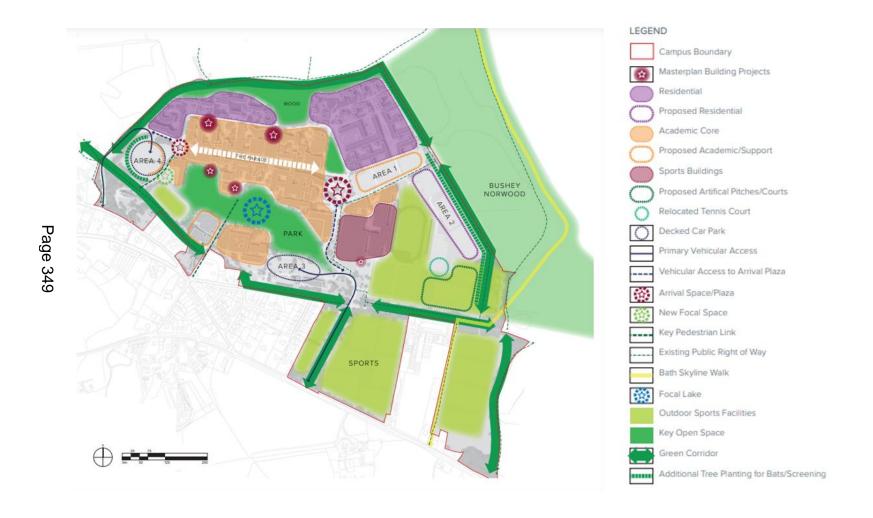


Annex 1 - SB24 - Sion Hill (Diagram 26)



Annex 1 – SB25 St Martins Hospital (Diagram 27)

### **Annex 1 – SB19 University of Bath Development Framework (Diagram 28)**

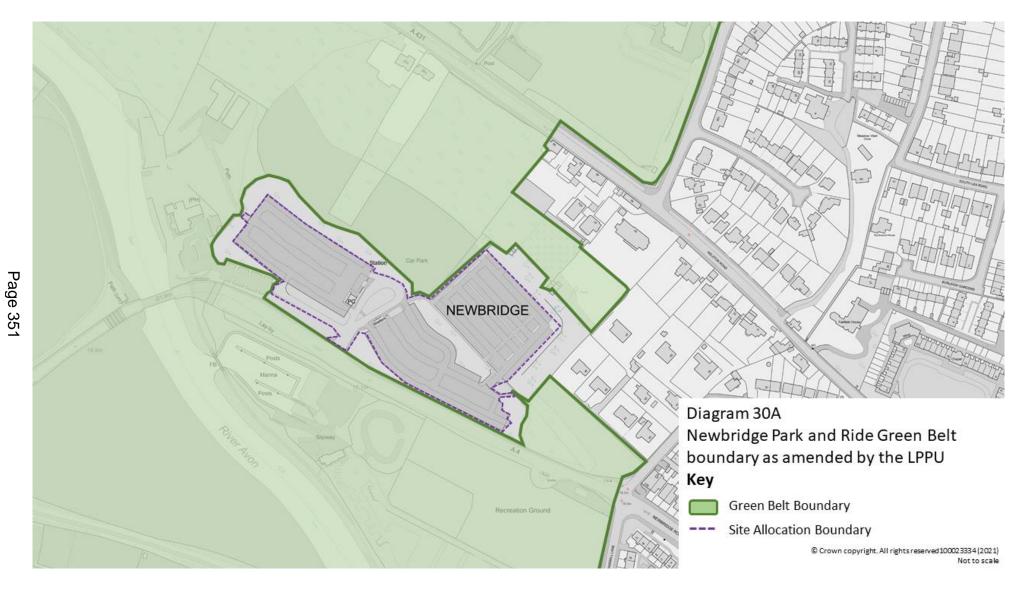


Annex 1 - SB26 - Park and Ride Sites

# Odd Down Park and Ride Green Belt Boundary as amended by the LPPU (Diagram 29A)



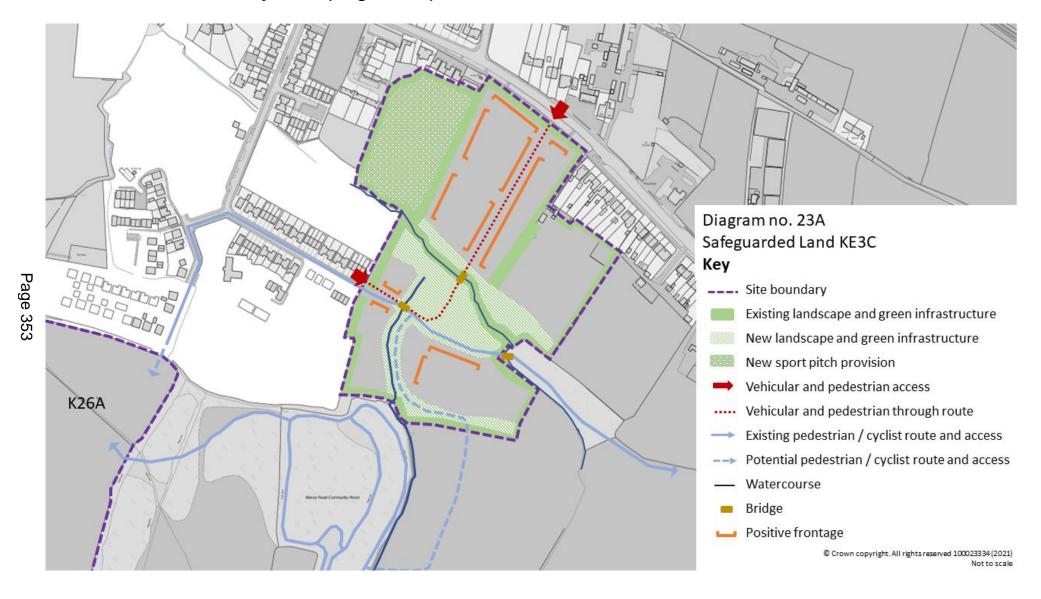
# Newbridge Park and Ride Green Belt Boundary as amended by the LPPU (Diagram 30A)



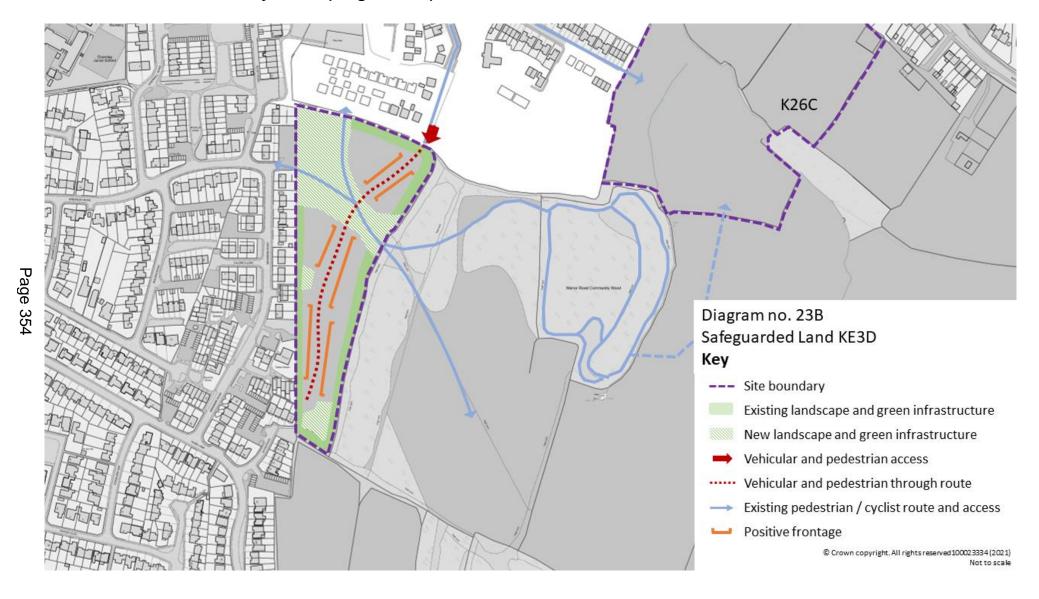
### Lansdown Park and Ride Green Belt Boundary as amended by the LPPU (Diagram 31A)



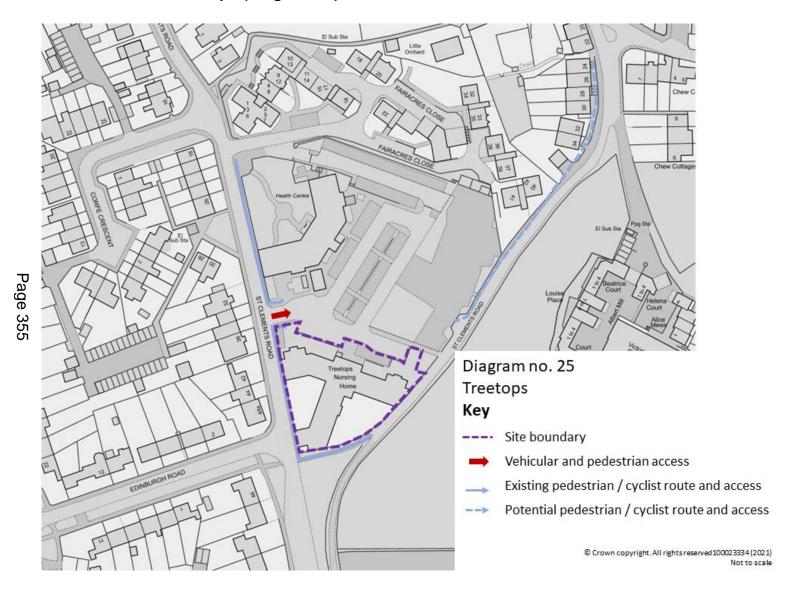
Annex 1 – KE3c – East of Keynsham (Diagram 23A)



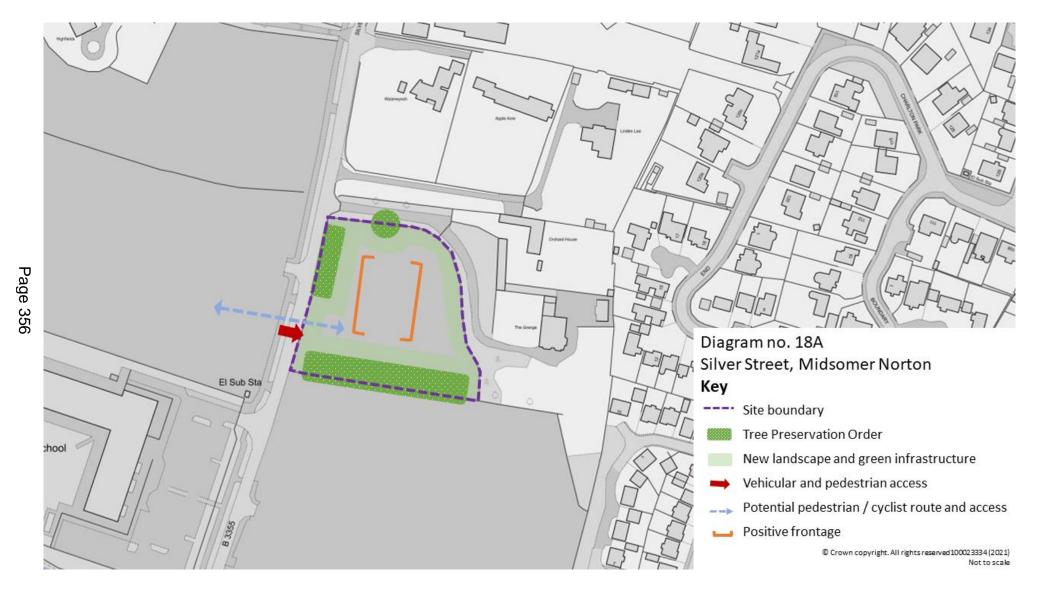
Annex 1 - KE3d - East of Keynsham (Diagram 23B)



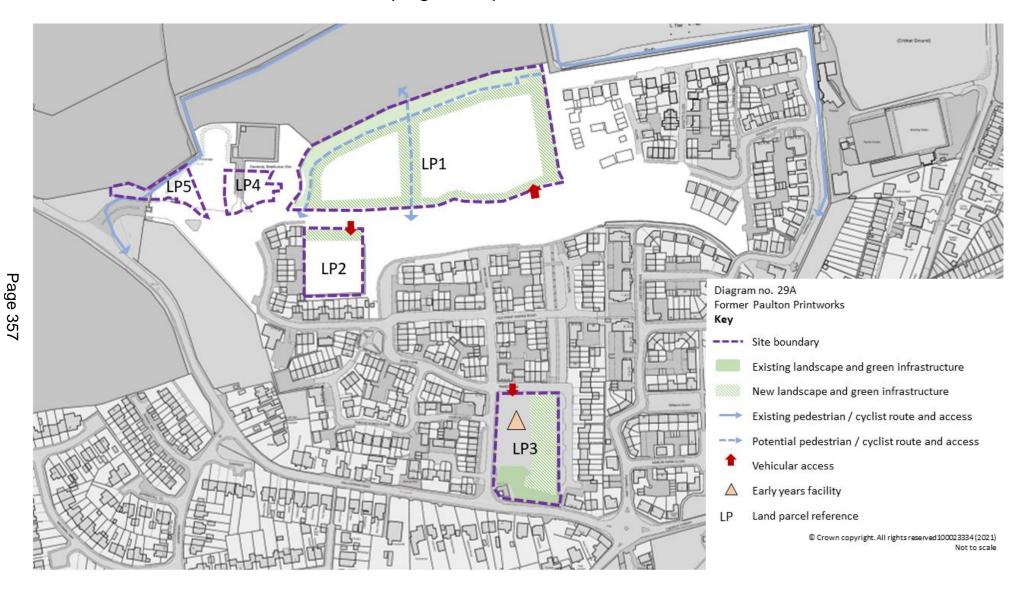
Annex 1 - KE5 - Treetops (Diagram 25)



Annex 1 – SSV21 Silver Street (Diagram 18A)



Annex 1 – SSV22 – Former Paulton Printworks (Diagram 29A)



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Bath & North East Somerset Council					
MEETING:	Council				
MEETING DATE:	19 January 2023				
TITLE:	Members' Allowances Annual Uplift – recommendation from Independent Remuneration Panel				
WARD:	All				
AN OPEN PUBLIC ITEM					
List of attachments to this report:					
Appendix 1 – current and proposed rates					

#### 1 THE ISSUE

1.1 The Member Allowances Scheme was agreed and adopted by Council on 4<sup>th</sup> May 2021 following recommendations from the Independent Remuneration Panel. It provides that Members' allowances are uplifted at the same rate as officers' salaries are adjusted, in line with the National Joint Committee agreement. In previous years, this has been done on a percentage basis but, as the officer increase this year is not a percentage but a fixed amount of £1925 applied to each spinal point, the Panel were consulted on an appropriate percentage to apply to Members' allowances.

#### 2 RECOMMENDATION

The Council is asked to:

- 2.1 Agree that the basic allowances and special responsibility allowances paid to Members be increased by 4.04%, backdated to 1 April 2022;
- 2.2 Thank the Panel for their work.

#### 3 THE REPORT

3.1 This is an issue for all Councils who link their allowance increase to the staff percentage and, as B&NES shares Panel membership with the Bristol City Council Panel (except for an additional Panel member for Bristol), to expedite the issue, a joint Panel was convened and met on 12<sup>th</sup> December 2022 to consider the uplift for both Local Authorities simultaneously. The B&NES Panel comprise;

Ronnie Alexander (Chair) Graham Russell Wendy Stephenson

[Keira Stobie, Bristol Panel member, was also in attendance]

- 3.2 Support to the Panel was provided by Bryony Houlden, Chief Executive of South West Councils as an independent adviser and Jo Morrison, Democratic Services Manager. [Lucy Fleming, Head of Democratic Engagement at Bristol City Council, was also in attendance].
- 3.3 The Panel met and considered benchmarking for other Councils both in the South West and other parts of the UK. They noted that the NJC pay offer included a figure of a 4.04% increase for staff allowances such as subsistence etc (which does not apply directly to Members' allowances as they are outside the NJC scheme) but, like a number of Councils, they considered this an appropriate starting point for consideration. They were advised that a number of Local Authorities had not yet decided how they would apply the increase, but of those that had agreed a percentage uplift, many had adopted the 4.04%, including London Councils.
- 3.4 Following debate, the Panel agreed to recommend a 4.04% increase, in line with a number of other Councils. They considered it was proportionate to recommend an increase that was not significantly more or less than that awarded to staff.
- 3.5 Appendix 1 shows the current and proposed amounts.

#### 4 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 4.1 The Local Authorities (Members Allowances) (England) Regulations 2003 constitute the legal framework for councillors` allowances. The Council must establish an Independent Panel to advise on these and the Council is required to have regard to the advice and recommendations of the Panel when it decides on the allowances that councillors are paid.
- 4.2 The Panel are aware that the Local Government sector is experiencing financial challenges but are strongly of the view that elected representatives must be remunerated fairly for the duties they undertake, particularly with the current pressures impacting the cost of living.
- 4.3 The recommendation will increase the overall spend on Members' allowances by approximately £54k and is within the sum budgeted for in 22/23.

#### **5 RISK MANAGEMENT**

5.1 A risk assessment was not required.

#### 6 EQUALITIES

6.1 Elected representatives should be remunerated fairly for the duties that they undertake and in doing so this should encourage a more diverse and broader spectrum of the community to enter public life.

#### 7 CLIMATE CHANGE

7.1 No direct impact.

#### 8 OTHER OPTIONS CONSIDERED

8.1 None.

#### 9 CONSULTATION

- 9.1 The Independent Remuneration Panel were advised by South West Councils who had consulted comparator authorities.
- 9.2 The Cabinet Member for Resources, Group Leaders, the Monitoring Officer, the Chief Executive, the Director of People and Policy and the Chief Financial Officer have been consulted.

Contact person	Jo Morrison, Democratic Services Manager	
Background papers	Member Allowances Scheme – part 5 of the Constitution https://democracy.bathnes.gov.uk/documents/s75557/Constitution.pdf	

Please contact the report author if you need to access this report in an alternative format

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# Councillor Allowances 2022-2023 - current and proposed amounts

Allowance	£	£ with additional 4.04%
Basic Allowance		
Basic Allowance	9,107	9,474
Special Responsibility Allowances		
Leader of the Council	33,012	34,345
Deputy Leader of the Council	19,824	20,624
Cabinet Members	19,824	20,624
Policy Development & Scrutiny Panel Chairs	8,312	8,647
Chair Planning Committee	14,964	15,568
Vice Chair Planning Committee	3,640	3,787
Chairs of Licensing Sub-Committees	5,140	5,347
Chair Avon Pension Fund Committee	5,140	5,347
Avon Pension Fund Committee Members	3,921	4,079
Fostering Panel Member	3,921	4,079
Political Group Leaders	428 per Member	(no change) 428 per member
Minority Group Leaders	2,277	2,368
Chairman of the Council	9,805	10,201
Vice-Chair of the Council	2,484	2,584

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