

Bath & North East Somerset Council

MEETING:	Planning, Transport & Environment Policy Development and Scrutiny Panel
MEETING DATE:	15 th January 2013
TITLE:	Placemaking Plan - update
WARD:	ALL
AN OPEN PUBLIC ITEM	
List of attachments to this report: None	

1 THE ISSUE

- 1.1 The Placemaking Plan complements the Council's Core Strategy by setting out the development aspirations and the planning requirements for the delivery of key development sites, and updating and reviewing the planning policies used in the determination of planning applications. It is focussed on creating the conditions for better places, and on providing greater clarity to enable the right developments to be delivered.
- 1.2 Within the context of the Core Strategy and the National Planning Policy Framework (NPPF) the Placemaking Plan will ensure a robust and up to date planning policy framework is in place for the period up to 2031. It will be adopted as a Development Plan Document, thereby providing the significant weight in the determination of planning applications.
- 1.3 This paper sets out the objectives of the Placemaking Plan and broadly outlines the key phases in its production.

2 RECOMMENDATION

The PTE Scrutiny Panel is asked to note:

- 2.1 That the Placemaking Plan is a key Council document that will help to bring forward much needed development and will enable the Council to be in a stronger position to negotiate and achieve better quality development in the appropriate locations. It will help the Council to robustly defend against inappropriate development that could negatively impact on valued assets or cause harm to interests of acknowledged importance.
- 2.2 The proposed timetable for the different phases of the Placemaking Plan, and considers how it should be engaged in its production.

3 FINANCIAL IMPLICATIONS

- 3.1 The development and production of the Placemaking Plan will be funded from within existing council approved budgets.
- 3.2 The adoption of the Placemaking Plan will help to enable the Council to secure local infrastructure enhancements required for development to proceed, and to secure financial contributions towards more strategic projects. Without the Placemaking Plan it will be difficult to secure such benefits, leaving the Council exposed to meeting financial shortfalls.
- 3.3 One of the core aims of the emerging Placemaking Plan is to enable the development of sites to meet housing and employment need. It will do this by providing clarity on the planning and design requirements for sites, which will provide greater certainty on achieving development. This will help to achieve financial contributions to the Council through the Community Infrastructure Levy and New Homes Bonus.

4 THE REPORT

4.1 Although work on the Placemaking Plan has been underway for some time, its progress has been delayed by the need to suspend the Core Strategy examination and by the need to produce three Concept Statements for Bath's MoD Sites.

4.2 The Placemaking Plan Launch Document is currently being produced, with public consultation intended to take place this spring. The intention of the Launch Document is to stimulate debate and discussion about the vision and detailed planning and design requirements for the development areas and sites throughout the district, and to consider the development management policy changes that are required to ensure Bath and North East Somerset has a robust and up to date planning policy framework for the future.

4.3 The aims of the Placemaking Plan are to:

- a. facilitate the delivery of key development sites by providing the necessary level of policy guidance and site requirements to meet Council objectives (e.g. Economic Strategy, and the City of Ideas)*
- b. safeguard and enhance the quality and diversity of places in B&NES and identify opportunities for change.*
- c. set out the housing supply and other development commitments to meet development needs to 2026.*
- d. be prepared in a collaborative way to ensure that it responds to the aspirations of local communities.*
- e. address how infrastructure requirements will be met and other obstacles to delivery of development sites will be overcome. It will update the B&NES Infrastructure Delivery Plan*
- f. be prepared in alignment with the production of the Community Infrastructure Levy (CIL)*

4.4 The key stages in the production of the Placemaking Plan are broadly as follows:

Launch Document	Spring 2013
Issues and alternative options consultation	Autumn 2013
Preferred Options stage	Winter 2013-14
Publication of draft Plan	Summer 2014
Submission to Secretary of State	Winter 2014-15
Hearings	Early Spring 2015
Receipt of Inspector's Report	Late Spring 2015
Adoption	Early Summer 2015

4.5 The production of the Placemaking Plan will entail close working with a wide range of different communities throughout Bath and North East Somerset. Whilst these communities now have the option of producing their own Neighbourhood Plans, as introduced by the Localism Act and the National Planning Policy Framework, it is envisaged that the Placemaking Plan will be seen by many of these communities as an alternative and more attractive option.

4.6 For these communities, including Parish and Town Councils, engagement in the Placemaking Plan will be a less onerous process than producing their own Neighbourhood Plans, whilst still achieving similar outcomes. For the Council, it will enable a better use of its resources, and ensure comprehensive District wide coverage of planning policy. The Planning Policy team have already been working with the Parish and Town Councils towards this end, with a second workshop planned for 2nd February 2013.

5 RISK MANAGEMENT

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

6 EQUALITIES

a) An EqIA has not been completed as yet, but will be undertaken in parallel with the production of the launch document.

7 CONSULTATION

7.1 *Section 151 Finance Officer; Chief Executive; Monitoring Officer*

7.2 Consultation, engagement and collaboration on the Placemaking Plan will be undertaken in a wide variety of ways throughout the process towards its adoption. A Consultation and Communication Plan will be produced in parallel with the production of the Launch Document.

8 ISSUES TO CONSIDER IN REACHING THE DECISION

8.1 *Customer Focus; Sustainability; Young People; Other Legal Considerations*

9 ADVICE SOUGHT

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

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Background papers	<i>None</i>
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