

## PARISHES LIAISON MEETING – 20<sup>TH</sup> FEBRUARY

### 1. UPDATE ON THE CORE STRATEGY

- 1.1 Work on addressing the examination Inspector's concerns is nearing completion. This has entailed;
- Reviewing the existing housing land supply to ensure account has been taken of existing re-development opportunities, especially on brownfield sites. (The Strategic Housing Land Availability Assessment or SHLAA);
  - Reviewing the district's long term housing requirement, taking account of the most recent census data (the Strategic Housing Market Assessment or SHMA)
  - Reviewing opportunities to boost housing land supply. This has entailed assessing opportunities across the District
- 1.2 The results of this work are due to be considered by B&NES Council on 28/2/13. Any changes agreed to the Core Strategy will be published for public consultation from mid-March to the end of April. The Council will also consider a consultation strategy to ensure limited resources are used most effectively to enable community engagement. Only those who object have the right to appear at the hearings. When the hearings resume in early July, the Inspector will therefore have before him;
- The Council's changes to the Core Strategy
  - The public comments on the changes
  - the up-to-date evidence base underpinning the Council's changes
- 1.3 As well as the issues relating to housing, the Inspector also expressed concern about a number of other policies in the Core Strategy. These include;
- Affordable housing policy : that the blanket requirement all housing sites to be 35% affordable didn't reflect the evidence of variations in viability across the district
  - District Heating : The requirements were too onerous
  - Travelling Community: the needs assessment should be updated.
- 1.4 Following the hearings, the Inspector will issue his report to B&NES. This is likely to be a few months after the hearings. The Council will then consider his recommendations before adopting the plan with any necessary amendments. The key issue for Parish & Town Councils is to ensure arrangements are in place to comment on the Council's proposed changes during March/ April. Parish & Town Council's also have a key role to lay in publicising the changes to their communities.

## **2. UPDATE ON THE PLACEMAKING PLAN/NEIGHBOURHOOD PLANNING**

- 2.1 The Placemaking Plan closely complements the Core Strategy by providing essential detail to the strategic planning framework. It also provides the mechanism for working in partnership with local communities on local and community planning aspirations. It will provide the remit and context for local planning policy formulation.
- 2.2 The recent Placemaking Plan /Neighbourhood planning workshop provided a useful opportunity to explore the scope for collaborative working on local planning issues, either through the Placemaking Plan or through Neighbourhood Planning. Following the workshop, the immediate next steps for the District Council are to analyse the information from the workshop and to produce the Workshop Report and to respond to the key issues arising.
- 2.3 Following this the District Council will provide greater clarity on the next steps towards producing the Placemaking Plan, including the resources available to offer local communities, and the programme and process towards achieving this. As was emphasized at the workshop, B&NES' current priority taking forward the Core Strategy to ensure that a robust planning framework to manage development proposals coming forward. Once this is achieved then more of the Plann9ing Policy team's resources will become available to work on the Placemaking Plan.
- 2.4 The Placemaking Plan launch document is programmed for May which will enable a greater degree of collaborative working. In the meantime, Town & Parish Councils have the opportunity to consider their aspirations for taking forward the issues discussed at the workshop
- 2.5 As was discussed at the workshop, the District Council sees considerable benefits in working collaboratively with local communities on the Placemaking pan in terms particularly in terms of financial efficiency and consistency. Once adopted as a Development Plan Document, it will be a key tool in the determination of planning applications; the gateway to enabling development.
- 2.6 The provisional programme for the Placemaking Plan is;
- Pre-meetings and informal discussions with key stakeholders, preparing them for launch document and on-going collaborative working
  - Launch document to May Cabinet meeting for approval, and to agree to collaborative programme - Spring 2013. Intended as a discussion document
  - Initial collaborative process from Spring to Autumn, to include joint workshops with Parish Clusters, and collaborative working with Bath communities
  - Preferred Options Document - Autumn 2013
  - Draft Placemaking Plan - Summer 2014
  - Examination - Spring 2015
  - Adoption - Summer 2015

### **3. UPDATE ON PREPARATION OF CONSERVATION AREA APPRAISALS.**

3.1 Resource constraints have constrained the District Council's capacity to effectively progress conservation area appraisals.

3.2 The present situation is as follows:

#### **South Stoke**

3.3 Draft Appraisal prepared in 2009, consultation phase (including Parish Council) completed. Draft needs updating to reflect changes to legislation to strategic planning policy. When complete, the Appraisal could be presented for B&NES Executive Member sign off.

#### **Combe Hay**

3.4 Draft Appraisal prepared in 2009, consultation phase (including Parish Council) completed. Draft needs updating to reflect changes to legislation to strategic planning policy. When complete, the Appraisal could be presented for B&NES Executive Member sign off.

#### **Englishcombe**

3.5 Preliminary analysis completed in 2010 but needs to go to graphic design and then consultation.

#### **Newton St. Loe**

3.6 Preliminary analysis started but not progressed.

#### **Hinton Blewett**

3.7 The services of a volunteer planning student were made available to the Parish Council. Work largely completed but needs to go to graphic design and then consultation.

#### **The future**

3.8 There are no current plans to progress this area of work required by S71 of the Planning (Listed Buildings and Conservation Areas) Act but requests by Parish Council and amenity groups to designate new conservation areas or prepared appraisals are recorded and are accessible should resources become available in the future. However there may be scope to pursue this agenda through the Placemaking Plan as described above.