

****NB – This is the document that went into the meeting and which was amended at the meeting – details of the final resolutions are contained within the minutes***

B&NES CORE STRATEGY REPORT FOR COUNCIL 4TH MARCH 2013

COMPOSITE RECOMMENDATION

2.1 That the Council:

(A) Notes the errata to the Council report listed in Schedule 1 attached, and

(B) Agrees;

- (1) that the Core Strategy should be amended to enable an increase of around 10,200 jobs and 12,700 homes, including around 3,100 affordable homes, in B&NES between 2011 and 2029 as set out in Annex 1,
- (2) (i) that each of the locations listed in Table 8 of Annex 1 are considered for identification for development in the Plan period,
 1. Land adjoining Odd Down
 2. Land adjoining Weston
 3. Extension to MoD Ensleigh
 5. Land adjoining East Keynsham
 6. Land adj. south west Keynsham (south of K2)
 7. Land at Whitchurch
 8. Somer Valley area
 9. Rural Areas

(ii) the necessary planning requirements in Table 10,
- (3) the proposed changes to the following Core Strategy Policies as set out in Annex 2;
 - (i) B1(8): The Recreation Ground, Bath
 - (ii) CP.4: District Heating
 - (iii) CP.9: Affordable Housing,
 - (iv) CP.11: Accommodation needs of Gypsies, Travellers and Travelling showpeople
- (4) the Schedule of Proposed Changes to the Submitted Core Strategy in Annex 3, subject to any amendments arising from (1), (2), and (3) above,

- (5) that the Schedule of Proposed Changes in (4) above is published for consultation in accordance with the consultation strategy in Annex 5 4, along with the other locational options considered in Annex 1 but rejected,
- (6) that the Schedule of Proposed Changes in (4) above is forwarded to the Inspector for his consideration along with a schedule of all the comments received,
- (7) that the amended Core Strategy is approved for Development Management purposes, and
- (8) that delegated authority is granted to the Divisional Director for Planning and Transport Development to make minor changes to the Core Strategy in consultation with Cabinet Member for Planning and Homes to ensure clarity, consistency and accuracy across the Plan.

SCHEDULE 1

ERRATA TO CORE STRATEGY COUNCIL REPORT 4/3/13

- Deleted text shown as strikethrough
- Added text underlined

GENERAL

Wherever the Placemaking Plan is referred to in the report, include reference also to Neighbourhood Plans

COVERING REPORT

Page 2 Recommendation (5): that the Schedule of Proposed Changes in (4) above is published for consultation in accordance with the consultation strategy in Annex ~~5~~ 4, along with the other locational options considered in Annex 1 but rejected,

ANNEX 1

Page 9 Para 3.12 An even lower 3 yr trend (~~2028~~ 2019-21) is evident but has been discounted from further analysis. The moderate migration

Page 15 Para 4.7housing and the overwhelming benefits of Bath as the most sustainable location for new development amount to the ~~the~~ exceptional circumstances need to release land from the Green Belt. However this can

TABLE 6: LOCATIONAL ASSESSMENTS

Odd Down

- **Page 21** 2nd to last bullet under Social/Economic – ~~Development at this scale would support the provision of a new primary school on site or could facilitate the potential expansion of existing schools.~~ Development of this scale may not be sufficient to support the provision of a new primary school on site. There may be potential for meeting primary education needs by increasing capacity at existing primary schools in the area. An appropriate solution would need to be agreed with the Education Authority (to more accurately reflect the level of development proposed)
- **Page 21** Last bullet point under Environmental - Within Flood Zone 1 and passes the sequential test. It also provides flexibility to respond potential brownfield delivery issues. ~~However, there is existing surface water flood issues in Weston and a mitigation scheme is currently being developed in partnership with the EA. Potential to upgrade the scheme to ensure new development is safe without increasing the risk to elsewhere in Weston. (Text included in error)~~

Land at Hicks Gate

- **Page 29** 2nd bullet point under *Delivery* - Adjoins Bristol City Council's contingency site, and unless their site comes forward, development here would **not** be feasible as it would be isolated from existing facilities and poorly integrated into the existing urban area (*word omitted*).

Land at Whitchurch

- Page 30 1st bullet point under Social/Economic - Not within Bath Strategic Housing Market Area and development likely to relate better to Bristol rather than Bath for the jobs market and local facilities therefore not well located to address the needs of B&NES (*omission*)

TABLE 10: DEVELOPMENT REQUIREMENTS

Extension to MOD, Ensleigh

- Page 41 Delete bullet point 13 which repeats bullet point 3.

Land adjoining Odd Down, Bath;

- Page 42 Delete bullet point 16 which repeats 4th bullet point
- Page 42 Amend numbering of Odd Down planning requirements

Land adjoining Weston, Bath

- Page 43 Delete bullet point 12 which duplicates 18

Land Adjoining South West Keynsham

- Page 44 Add new final bullet point - Road improvements to improve access from the location to the wider road network, especially the A37, to alleviate traffic through Keynsham town centre.

Land at Whitchurch;

- Page 45 Be developed comprehensively as part of a Masterplan, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that it is well integrated with ~~Keynsham~~ Whitchurch, with excellent pedestrian and cycling access and connectivity to local centres, other facilities and services, and to green infrastructure
- Page 46 Bullet point 4 should read: Mitigation of landscape impact by ~~extending the community woodland and~~ providing additional structure planting and improving hedgerows.
- Page 46 Add new final bullet point: Ensure public transport accessibility to Bristol, Keynsham and other local facilities and services, such as Hengrove Community Hospital.

ANNEX 2

Page 9 Amend para before Policy CP11 as follows:

..... need which updates the West of England Gypsy and Traveller Accommodation Assessment undertaken in 2007 for the Bath & North East Somerset area. This establishes the level of need for five, ten and fifteen year supply of sites in accordance with Planning Policy for Traveller Sites. The report has identified the need for 28 permanent and 5 transit

pitches, and 40 Travelling Showmen's yards. Showpeople plots to be provided for the period 2012 - 2027.

ANNEX 3

Page 17 Para 2.03

.....Elsewhere, suburban development took place at Weston and Larkhall and ~~new such~~ neighbourhoods ~~development~~ were connected to the centre by the Bath Electric Tramway.

Page 19 Vision for Bath. Third paragraph.

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

Page 46 (Para 2.44 Policy Sustainable transport corridor)

The disused rail line between Brassmill Lane and Windsor Bridge, Bath is safeguarded as a Sustainable Transport route for non-motorised forms of transport (with the exception of mobility scooters). It will provide a high quality and safe cycling and pedestrian route through to Western Riverside that extends the Bristol to Bath Railway path, the Two Tunnels Greenway....." (words omitted)

Page 183 Amend Table 9 as follows:

Strategic Objective	Policy	Indicator	Quantification of Objective Target
1. Pursue a low carbon and sustainable future in a changing climate	CP1 Retrofitting existing buildings	<ul style="list-style-type: none"> Number of residential and non-residential properties that install photovoltaic cells annually (as registered with LABC) <u>Number of residential and non-residential properties that install solar thermal panels annually (as registered with LABC)</u> Number of properties installing cavity insulation annually (as registered with LABC) 	<u>Annual increase in the number of residential and non-residential properties that have installed photovoltaic cells the measures in the Indicator column, in line with annual targets in the HECA Strategy.</u>

		<ul style="list-style-type: none"> • <u>Number of residential dwellings installing solid wall insulation annually (as registered with LABC)</u> • Number of residential dwellings installing double glazing annually (as registered with LABC) 	
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