

**Parishes Liaison Meeting
Wednesday 20th October 2010**

Item 6 Bath and North East Somerset Draft Core Strategy and the accompanying suite of Development Plan Documents and SPDs

This briefing note outlines the current position on the Local Development Framework and addresses the range of issues set out in the Agenda

Core Strategy

Parish Councils will be aware that the next stage of Core Strategy preparation is for Council to consider the draft Core Strategy for publication and consultation. The draft Core Strategy (termed 'Publication Version' in PPS12) will set out the:

- Council's strategy for the district and places within it
- Level of growth and development that the Council is planning for to 2026 (in light of the revocation of RSS this will be informed by studies of both need and supply)
- A set of planning policies to deliver the strategy

It is now anticipated that this document will be reported to Council on 2nd December 2010. Assuming it is approved by Council it will be published and formally consulted upon for 6 weeks during January/February 2010.

Some parish councils (especially those containing the larger, more sustainable villages as identified in the options document) have been closely involved in work on the draft Core Strategy. Dialogue continues including a meeting held in late July and subsequent comments submitted by some parish councils. The issues raised have been helpful in informing the emerging policy approach. The town councils also continue to be involved in discussions around planning for their respective towns, specifically focusing on the town centres.

Ministry of Defence land in Bath

With regard to the Ministry of Defence (MoD) currently there are around 3,000 staff spread over the 3 sites in Bath. The Council's Director of Major Projects is leading on the discussion of the future of MoD sites. Whilst the MoD has made various suggestions about their future plans, there are still no finalised proposals from them. B&NES continues to request information from the MoD as to the economic impact of the current MoD worksites and information as to future staffing changes, which will enable us to make an assessment of the impact of the current changes.

As Parish Councils will be aware the Core Strategy is underpinned by a Strategic Housing Land Availability Assessment (SHLAA). In light of the lack of clarity set out above the SHLAA makes the assumption that at least 2 of the sites may be disposed of over the remaining 16 years of the Core Strategy period and further, assumes mixed use redevelopment (including housing) of land disposed.

Site Allocations Development Plan Document (DPD)

The Site Allocations DPD will allocate sites for development and include detailed development management policies. A programme for its preparation is set out in the Council's Local Development Scheme (LDS) – the LDS can be found at:

<http://www.bathnes.gov.uk/BathNES/environmentandplanning/planning/localdevelopmentscheme/default.htm>

Work has now commenced and the Issues and Options public consultation is currently programmed to take place in autumn 2011. The current programme set out in the LDS is being reviewed and once confirmed will be made available to the parish and town councils.

Gypsies & Travellers Site Allocations DPD

At the Parish Liaison Meeting in June a briefing note was issued setting out an anticipated programme/timetable for preparation of the Gypsies and Travellers Site Allocations Development Plan Document. Since that time the officer responsible for preparing this document has left the Council's employment. Therefore, preparation of the document is currently under review.

World Heritage Site and its setting SPD

The Council published an Information Paper on the Bath World Heritage Site setting study last year as background evidence to the Core Strategy. In the context of service planning and the workload of the Planning Service the LDS is being reviewed. Consideration of the preparation of a SPD on the World Heritage Site and its setting will form part of this review, within the context of the continuing priority to prepare and adopt the Core Strategy, followed by progressing the Site Allocations Development Plan document.

Extension to Cotswolds AONB

Designation of the Cotswolds Area of Outstanding Natural Beauty (AONB) is the responsibility of Natural England and not the Council. As parish councils are aware Natural England has recently prepared draft guidance that sets out how they will assess whether land is suitable for AONB or National Park designation. The guidance is aimed at a professional audience and its main users will be their own technical staff responsible for landscape conservation work and also aims to assist local authorities. It will update and supersede approaches developed by the former Countryside Agency. Natural England has invited every English Local Authority, Parish Council, National Park Authority and AONB Partnership/Conservation Board to comment on their draft guidance before it is finalised and disseminated.

Community Right to Build Proposals

The Council is awaiting more detail from the Government regarding the Community Right to Build before it comments further and considers how it will impact on the Local Development Framework.