

PARISHES LIAISON MEETING – 16TH OCTOBER 2013

BRIEFING NOTE - PLACEMAKING PLAN UPDATE

1. Background

- 1.1 The Placemaking Plan will complement the strategic framework in the Core Strategy by setting out detailed development principles for identified/allocated development sites and other policies for managing development across Bath and North East Somerset. The Town and Parish Councils will be aware that the Council is seeking to prepare the Placemaking Plan in collaboration with local communities. This briefing note updates the Town and Parish Councils on progress on the Placemaking Plan.

2. Launch Document

- 2.1 The Placemaking Plan Launch Document was agreed by [Cabinet on 8th May 2013](#) for publication.
- 2.2 The principal purpose of the Launch Document is to spark debate and discussion about detailed planning issues. This is the initial stage in the preparation of the Placemaking Plan and is the catalyst to working with local communities and others involved in the development process.
- 2.3 Public consultation on the Launch Document took place between 25th July and 20th September 2013. People were invited to comment on the proposed scope and content of the plan and to use the discussion points and issues highlighted in the Launch Document as a basis for their response on the development sites and policy areas. Collaboration with the different communities and stakeholders has now commenced in earnest. In particular the workshop with Parish and Town Councils took place on 28th September which provided training in undertaking character assessments and site appraisals (see section 5 below). The output from the collaborative process will inform the preparation and content of the Placemaking Plan Options Document.

3. Initial consultation feedback

- 3.1 The consultation generated well over 200 representations. The majority of the comments are broadly supportive of the approach taken as regards the site specific elements and the development management policies although a number, principally developers, express concern that the Placemaking Plan is being advanced before the Core Strategy has been found sound. Many make constructive suggestions on how the site principles and policies for managing development can be advanced in a positive and informed manner.

As expected there are considerably more comments on the sites than the development management policy areas. The key issues arising from these responses will be key to shaping the next stage in the Placemaking Plan process and will be reported back to the LDF Steering Group in more detail when the relevant parts of the Plan are discussed.

3.2 The key issues raised that are particularly relevant to the areas of the District outside Bath are principally from the development industry and summarised below:

- Note that the Launch Document does not identify the rural settlements where development can be accommodated despite recognising that a considerable proportion of housing need will need to be met in rural settlements.
- There are a number of settlements that could accommodate further development including Hallatrow, Compton Martin, Temple Cloud, Timsbury, Bishop Sutton, and Clutton.
- Several sites have been put forward for allocation for housing many of which have previously been submitted as SHLAA sites.
- Insufficient capacity within the existing built up areas therefore scope for the existing Housing Development Boundaries (HDBs) to be amended to accommodate future housing, including those for Paulton and Peasedown St John.

3.3 Once processed a schedule of all comments received will be made available on the Council's website.

4. Review of the current timetable

4.1 Work is now progressing on preparing the Options Document which includes identifying the key issues raised through the comments received through the consultation, evidence gathering, collaborative community engagement, working closely with colleagues on both the sites and development management policies.

4.2 The additional work required as a priority to progress the Core Strategy has inevitably had an impact on the timetable for the Placemaking Plan. In addition, other important strategies being prepared by the Council need to inform and be reflected in the Placemaking Plan. Aligning the programme for preparing the Options document with these other strategies is sensible. As a result consultation on the Options document is anticipated to take place during summer 2014. This will lead to the subsequent preparation of the draft Plan.

5. Parish/Town Council Workshop and Next Steps

- 5.1 A workshop was held on Saturday 28th September 2013 to provide training for Parish and Town Councils to enable them to use 'Planning Toolkits'. These toolkits dealt with both assessing the character of their settlements and identifying and appraising potential housing and employment sites. This information will inform the production of the Placemaking Plan, facilitating the delivery of housing numbers as agreed in the Core Strategy and protecting valued assets. Further the resulting evidence base could also be used to inform the production of a Neighbourhood Development Plan if the Parish or Town Council decide to take this approach.

- 5.2 All completed character and site summaries will need to be completed and submitted to the Council by 21st December 2013. The summaries will contribute towards the evidence base which the Council are currently collating to underpin the site allocations and revised development management policies. The Council will take all the summaries and assess it alongside the wider evidence base to shape the preferred options. Please note that there will be a further opportunity to review these preferred options before they become part of the next Placemaking Plan consultation stage, which is scheduled to take place in late Spring 2014.