

Placemaking Plan – Opportunities in Bath

Bath City Forum - 13th October 2015



What is the Placemaking Plan?

- Allocates development sites & establishes design and development principles
- Protects important assets eg Local Green Space
- Provides district-wide planning policies used to determine planning applications
- Identifies infrastructure requirements

What is the Placemaking Plan?

- Statutory Plan (Plan-led system)
- Is complementary to the Council's Core Strategy
- Provides clarity to Communities, the Council, and Developers
- Provides a coherent planning strategy





Appropriate for Bath

The World Heritage Site is
not a constraint ...

It is an invitation to excel



Land use pressure in Bath

- Around **60,000 m² gross of new office** floorspace
(equivalent to around 18 Lewis Houses)
- Approx. **30,000 m² of comparison retail** up to 2029
(approx. the same floorspace as Southgate)
- **7,000 dwellings**, inc. **3,300 dwellings** are in the EA
- Between 931 and 1607 **new hotel bedspaces** by 2030
(broadly equivalent to 5 more Apex hotels)
- Demand for **new student accommodation**
(equivalent to 11 new Green Park Houses or 1,300 new houses)

Next Steps

- To be reported to Cabinet in December 2015
- Formal consultation stage until late January
- Comments received will be considered by the Planning Inspector during the examination
- Examination – Summer 2015
- Adoption of the Placemaking Plan – late 2015

Opportunities to Engage

Local Green Spaces

- Local Green Space designation was introduced in national policy (NPPF, 2012 para 76-78).
- The policy enables local communities to identify, for special protection, green spaces of particular importance to the local community.
- Designating sites as “Local Green Space” will generally rule out development other than in “very special circumstances”
- Over 100 nominations were made in Bath, and most were accepted.



Opportunities to Engage

Local Green Spaces are an opportunity for communities to engage in the future management of their spaces.

- How could they be enhanced?
- How can they be better used?
- Can the community become more involved in managing change?

Could be an option for the City Forum to champion?

Opportunities to Engage

The Historic Environment

- To inform the Placemaking Plan, the Council has commissioned pilot character appraisals of different parts of Bath's Conservation Area.
- They will ultimately provide the basis for informed and integrated decision making that will preserve or enhance the conservation area as part of the ongoing regeneration of the city.

Opportunities to Engage

- The Character Appraisal are currently draft and need to go through a process of public engagement.
- There are opportunities for this group to champion public engagement with Bath's historic environment.

