

B&NES Council meeting 19th January 2023, 6.30 p.m.

Supplementary Paper to Item 7

Item 7: Bath & North East Somerset Local Plan Partial Update Inspectors Report and Adoption

Factual Correction in Appendix 3 (The B&NES Local Plan Partial Update incorporating the Main Modifications and Additional Modifications)

1. Introduction

The Inspector's recommended main modifications are set out in Appendix 1 (Main Modifications) and Appendix 3 shows the final Local Plan Partial Update (LPPU) incorporating these modifications recommended to be adopted under recommendation 2.3. However, there is an error in Appendix 3 as it is still showing some paragraphs recommended to be deleted by the Inspector. Therefore, these paragraphs need to be removed from the LPPU (Appendix 3).

2. Amendments

The Inspector recommended to delete the following paragraphs that explain the zero carbon requirements for non-residential development in Policy SCR7. Please see page 27 of the Council Report (Appendix 1 page number 15).

The government is consulting on Buildings Regulations Part L for non-domestic buildings. This is called the Future Buildings Standard. The outcome of this consultation is not yet known. As it is currently uncertain what the new non-domestic Part L will be it is proposed to require non-residential buildings to demonstrate BREEAM excellent plus net zero carbon.

BREEAM (Building Research Establishment Environmental Assessment Method) is a tool for assessing the environmental sustainability of a development. The BREEAM standards will be applied to major non-residential developments.

Therefore, these paragraphs are removed from the LPPU Appendix 3 (Paras 107i and 107k Pages 102 and 103 of the Council Report / Pages 31 and 32 of the Appendix 3).

It should be noted that this amendment only affects the explanatory text and does not affect the policy requirements set by Policy SCR7 (Sustainable Construction Policy for new Non-Residential Buildings).