

Update Report for Cabinet Meeting 12 October 2011
Item 13: Draft National Planning Policy Framework – Response from Bath and North East Somerset Council

Additional changes to the Cabinet Report:

Appendix A

B. Add '**Comment to CLG:** The removal of the 'town centre first' policy for office development potentially undermines the Council's aspirations for the regeneration of our urban centres, and will put considerable pressure on important safeguarded industrial land that is required to ensure we can sustain a healthy and balanced economy. The allocation of sites for out of centre office development should be determined at the local level through the Local Plan process, based on local evidence. We therefore object to the approach advocated in the NPPF. If the Government wish to continue with their approach towards the location of new office development, then we urge the additional wording of 'easily accessible by public transport' to be applied.'

C. Add '**Comment to CLG:** The target for the redevelopment of brownfield land is a powerful tool in encouraging the redevelopment of previously developed sites. The removal of the target will undermine the Council's aspirations to achieve development of brownfield sites. The target should therefore remain, and it should be left to local authorities to determine when and where a departure from this target would be acceptable.'

H. Add '**Comment to CLG:** This new designation will be of value to local communities as an effective policy tool to safeguard valued green spaces. The Council therefore supports this new designation.'

These additions have been made in response to the 28th September 2011 Development Control Committee and the LDF Steering Group meeting of 6th October 2011.

Relevant MINUTES OF DEVELOPMENT CONTROL COMMITTEE:
Wednesday, 28th September, 2011

Members discussed the issues and the proposed changes. Various views were expressed including:

- Concern regarding removal of brownfield targets from housing development
- Insufficient weight given to energy efficiency and renewable energy regarding sustainable development - the standard should be as high as practicable
- Little weight given to demography regarding more housing provision for older people
- The Certificate of Conformity was too vague and should be in line with the Core Strategy
- There should be more emphasis on protecting local green spaces
- A better definition of "sustainable development" was required

Members considered it to be a good report with a clearly set out summary of the issues. The Chair requested Members to make their views known to the Senior Planning Policy Officer and Councillor Tim Ball. The Officer stated that he would be willing to make a presentation to individual Groups if requested to do so.

RESOLVED (1) to support the proposed comments to the Department of Communities and Local Government (DCLG) set out in the report to Cabinet on 12th October; and (2) that the above views and any further views be submitted to Cabinet to forward to DCLG.