

Local Plan

Options consultation

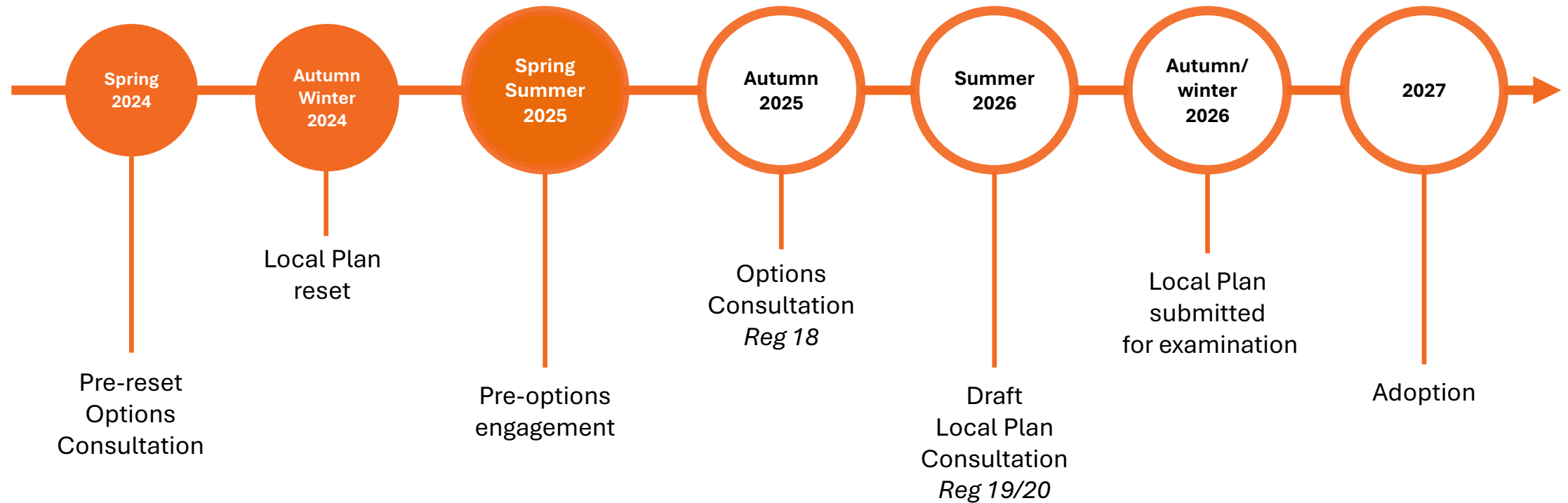
Climate Emergency and Sustainability Policy Development & Scrutiny Panel

23 October 2025

Bath & North East
Somerset Council

Improving People's Lives

Local Plan Programme



District-wide requirements and approach

District-wide requirements and priorities

- Need for more housing, especially more affordable housing* – access to a decent home and impact on economy
- Economy – transition to more prosperous, sustainable and fairer economy
- Climate and nature – delivering places that minimise carbon impact, more resilient to climate change and facilitate nature recovery
- Housing requirement more than doubled by government: 725 per annum to 1,500 per annum. 27,000 over Local Plan period (around half of this is affordable housing)
- Job growth: 25,000 over same period to maintain balance. Facilitate provision of significant employment space
- Importance of infrastructure investment to unlock and support development

** Affordable housing = housing where purchase price or rent is subsidised, typical tenures are social rented; shared ownership; discounted rent or purchase price*

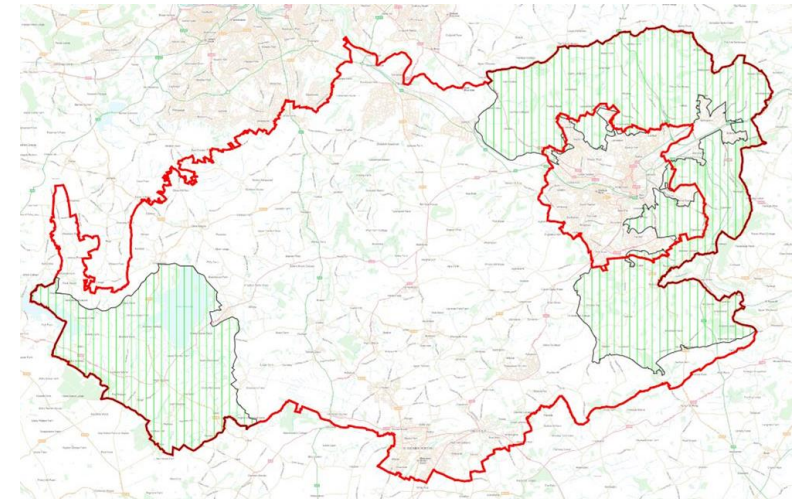
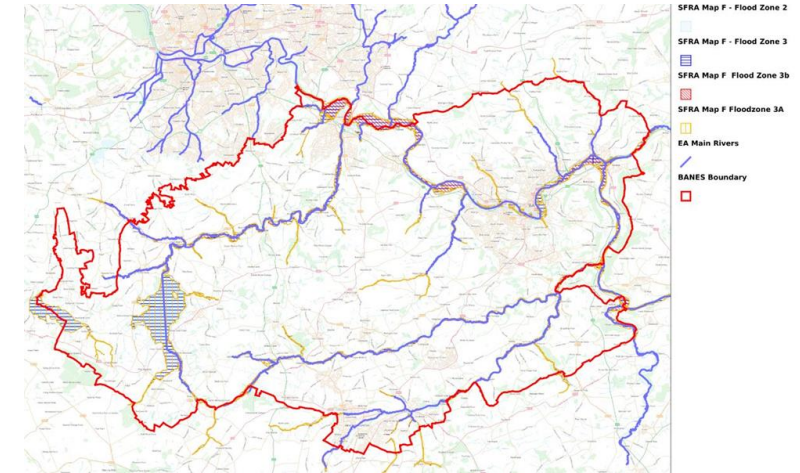
Options: strategy

- Meeting district-wide requirements (from government/evidence base)
- Place shaping approach – importance of development helping to create attractive, healthy and sustainable places
- Spatial strategy will focus development on better/more sustainably connected places – focus on Bristol to Bath corridor and the Somer Valley
- Most development on strategic sites – maximise infrastructure investment/other benefits
- Diversity of supply – still need some smaller/non-strategic site options
- Options – all reasonable/evidence-based options tested – not all will need to be allocated in Draft Plan
- Place-based chapters with clear articulation of issues/challenges and emerging vision/priorities
- Maps outlining proposed options at a place level and for individual site options
- Options rated with regards to current sustainable connectivity

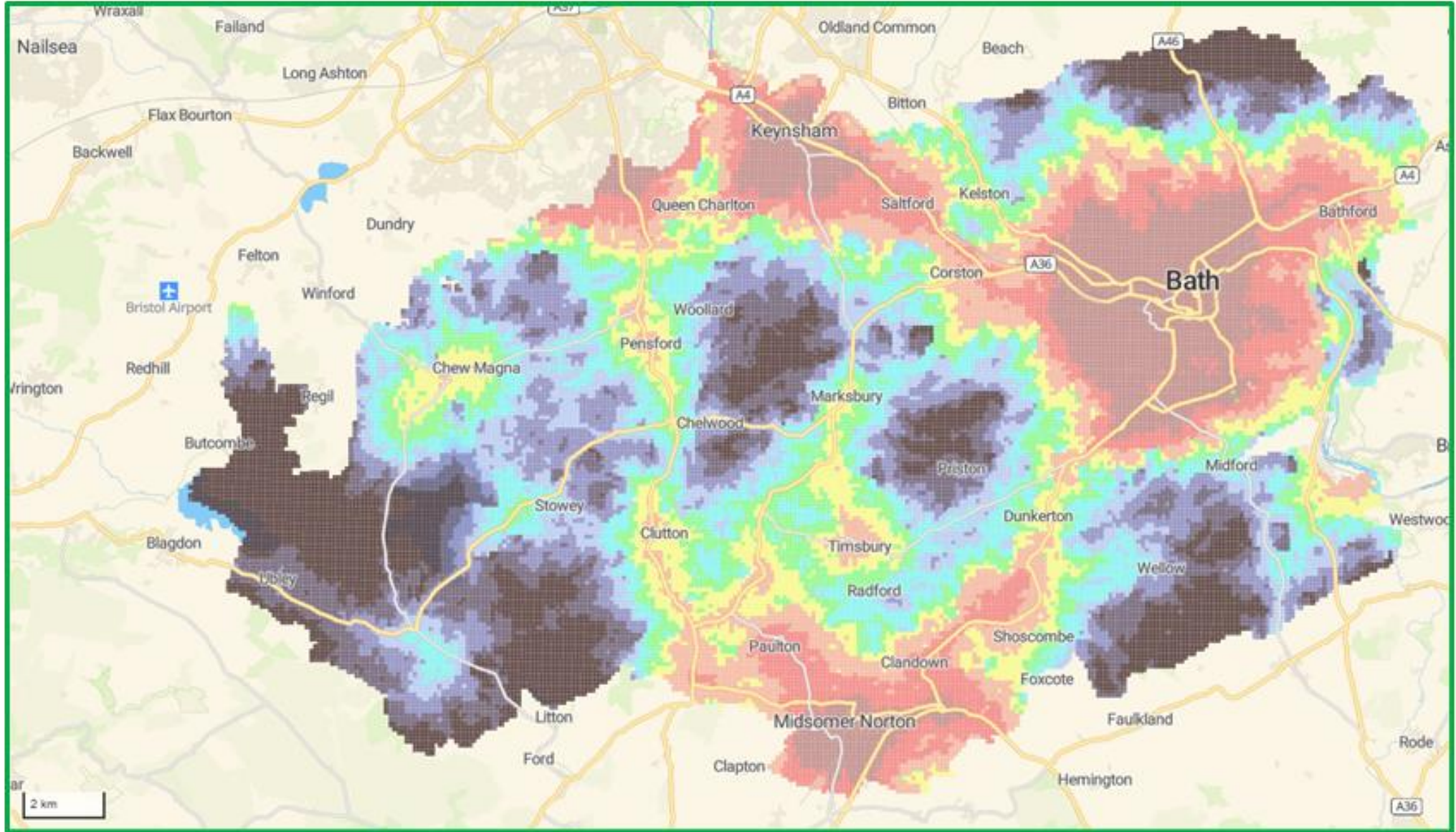
Key strategy principles

Spatial strategy and choice of development options shaped by:

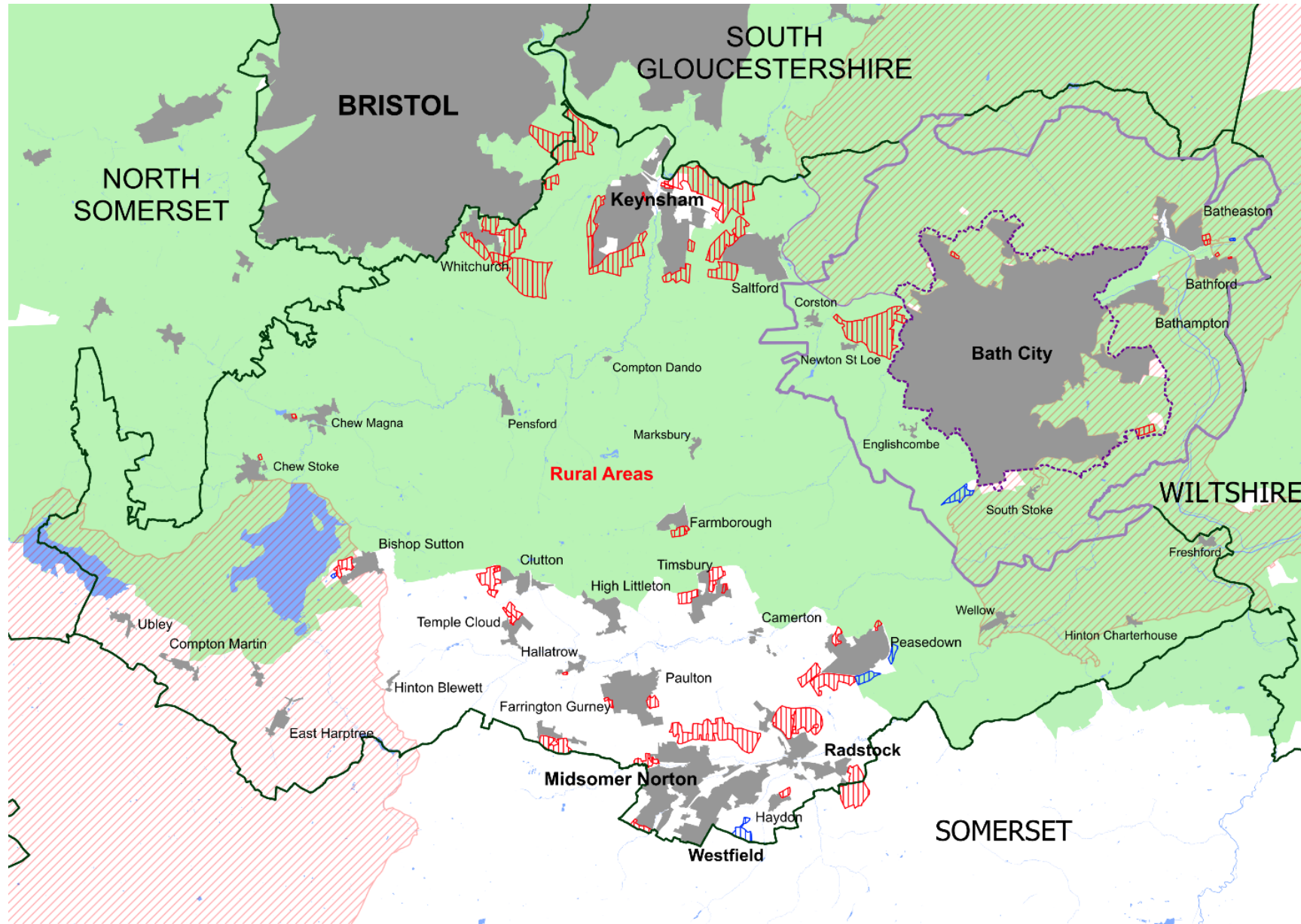
- Sustainable transport connectivity
- Flood risk
- Local food production
- Biodiversity/nature recovery
- Landscape/historic environment impact
- Green Belt impact
- Infrastructure constraints and solutions
- Ground conditions
- Air quality



Sustainable Transport connectivity

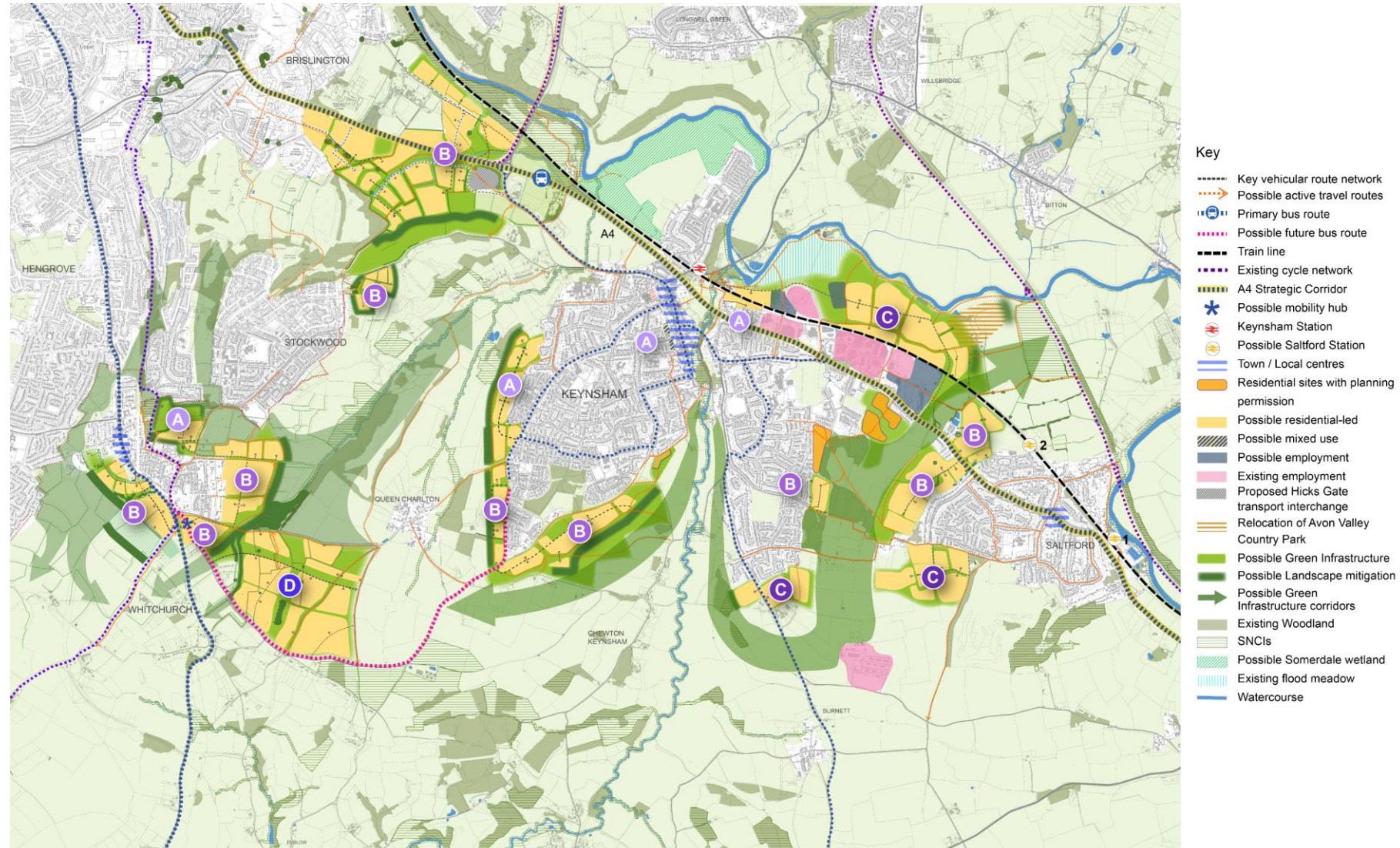


District-wide options



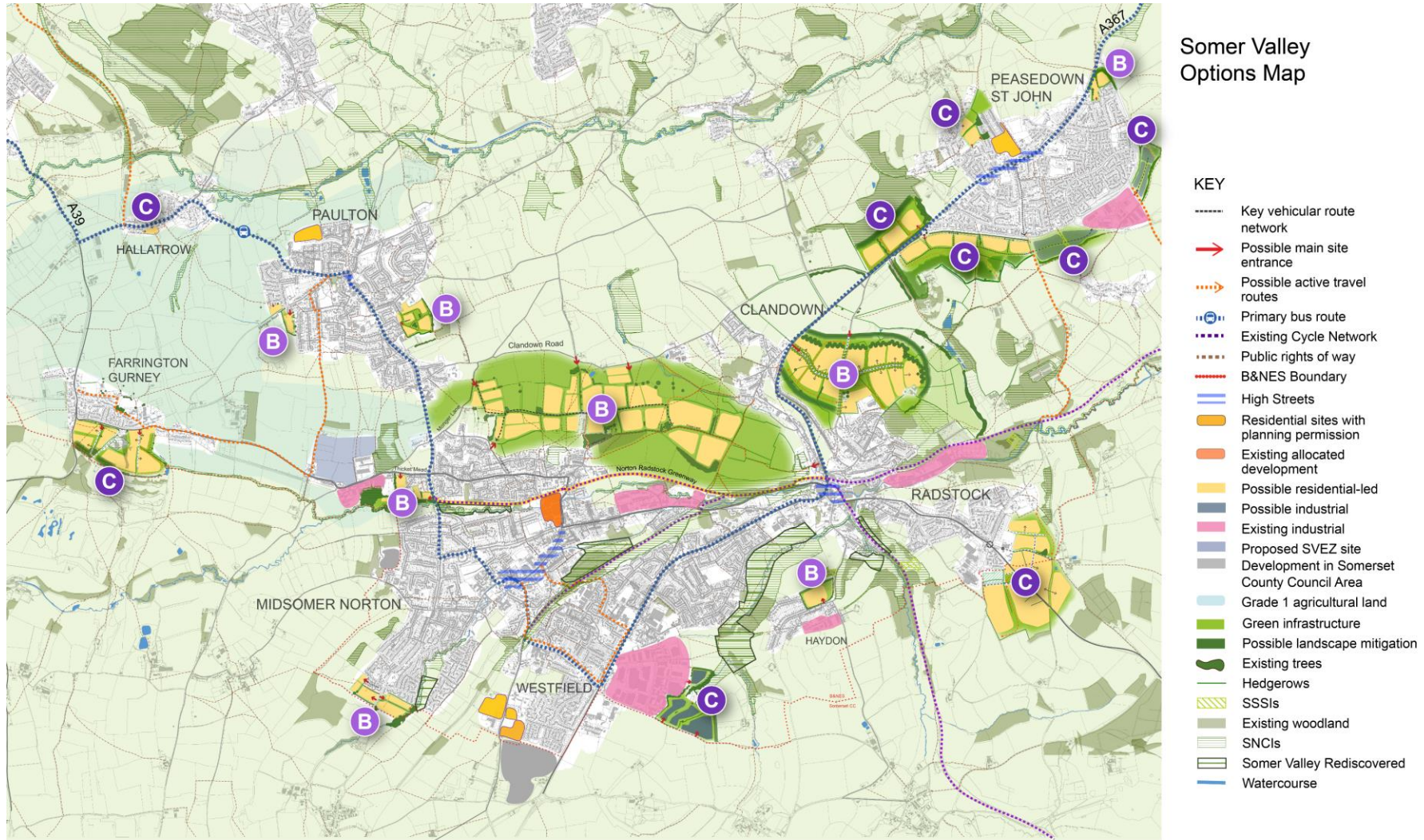
Site options by sub-area/place

Bristol to Bath corridor



The grading within the map illustrates the current transport connectivity by sustainable means based on the existing network, where A indicates the highest level of connectivity. They are intended for reference only. They do not account for future infrastructure improvements, which are expected to enhance connectivity in line with the emerging transport vision.

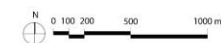
Somer Valley



Current Site Connectivity - Possible residential-led development

A A-rated **B** B-rated **C** C-rated **D** D-rated **E** E-rated **F** F-rated

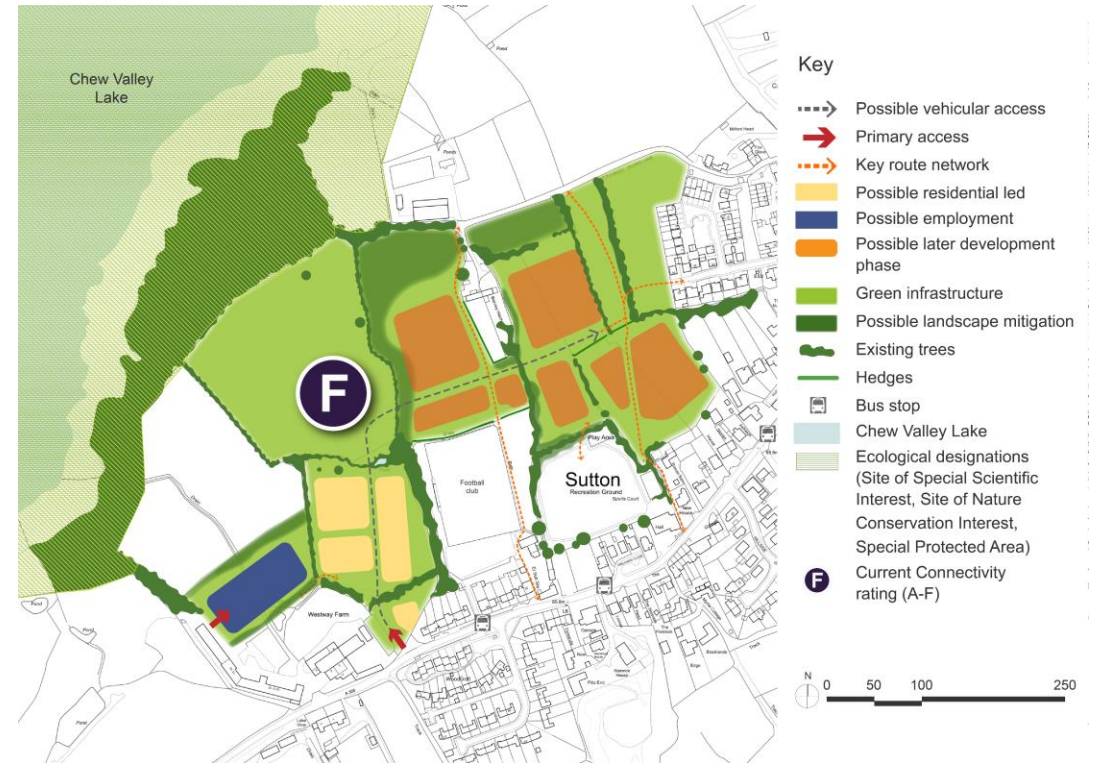
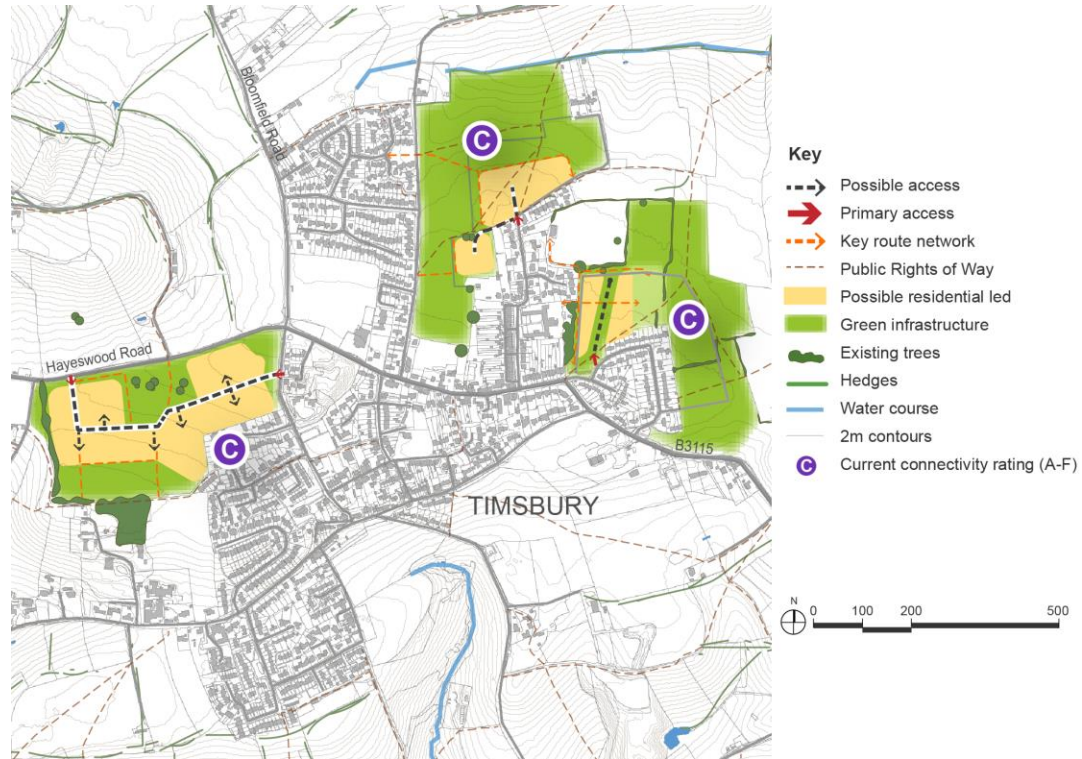
The grading within the map illustrates the current transport connectivity by sustainable means based on the existing network, where A indicates the highest level of connectivity. They are intended for reference only. They do not account for future infrastructure improvements, which are expected to enhance connectivity in line with the emerging transport vision.



West of Bath



Rural – example options



Development Management Policy Options

Development Management Policies

- Development Management policy approaches only to be included where there are new options
- National Development Management Policies anticipated imminently
- Key Development Management policy areas for this options consultation include:
 - *Climate adaptation/resilience*
 - *Retrofit first*
 - *Renewable energy – safeguarded areas*
 - *Houses in Multiple Occupation (HMOs)*
 - *Employment sites protection*
 - *Gypsies and Travellers*
 - *Housing Development Boundaries (HDBs) review*
 - *Waste*

Engagement and Consultation

Engagement & Consultation - Opportunity



A new approach

The resetting of the Local Plan has provided the Council with the opportunity to review its approach to engagement and consultation.

The ambition

- Increase the quality and quantity of outreach and feedback (target engage 20k people);
- Going to where people are - roadshow/drop-in at 60 locations;
- Engage with community representatives including parishes
- New web platform, video and creative content, interactive maps
<https://bathnesplaces.co.uk/localplan/>
- Involve Seldom Heard Groups



Consultation roadshow/events

| Dates | Location |
|---|--|
| 7 th – 8 th October | Bath (central and sub-urban) |
| 9 th - 11 th October | Somer Valley |
| 13 th – 15 th October | Keynsham, Salford, Whitchurch and Hicks Gate |
| 20 th October | Bath (sub-urban) |
| 21 st -22 nd October | Rural villages |
| 24 th – 25 th October | Chew Valley |
| 27 th – 28 th October | Multiple (half term activities) |
| 30 th Oct – 2 nd November | Bath (central and sub-urban) |