

# **APPENDIX 2**

## **Bath & North East Somerset Council Somerset Valley Design Code**

### **Supplementary Planning Document (SPD)**

#### **Consultation Statement April 2026**

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**Bath & North East  
Somerset Council**

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## **1. Introduction**

- 1.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 requires a local planning authority to consult the public and stakeholders before adopting a Supplementary Planning Document (SPD). Regulation 12(a) requires a Statement to be prepared setting out who has been consulted while preparing the SPD; a summary of the main issues raised; and how these issues have been addressed in the final SPD. Regulation 12(b) requires that Statement to also be published as part of the formal consultation on the SPD.

## **2. Background**

- 2.1 This Somer Valley Design Code SPD has been prepared to assist with the implementation of policies within the Bath and North East Somerset Council Core Strategy, adopted in 2014, the Placemaking Plan, adopted 2017 and the Local Plan Partial Update, adopted 2023. It will supplement policies D1- D10 to promote high quality design in housing developments within the Somer Valley.
- 2.2 This statement sets out the stakeholder engagement and consultation carried out on the Somer Valley Design Code SPD, and the Council's response to issues raised during the consultation.

## **3. Preparation of the draft Supplementary Planning Document**

- 3.1 In preparing this SPD, consultation was carried out with a range of internal officers within the Council. Officers also provided further comments regarding improving clarity in certain sections and minor editorial amendments.
- 3.2 All parish councils within the locality were invited to a workshop to discuss what they valued about their local area. Workshops were conducted with Radstock Town Council, Peasedown St John Parish Council and Midsomer Norton Town Council. The draft document was also sent to the parish councils for comment before it was issued for consultation. Further comments from Radstock Town Council and Paulton Parish Council were received.

## **4. Public consultation on the draft Supplementary Planning Document**

- 4.1 Following approval to consult by the Council, formal consultation on the Draft SPD was carried out for 6 weeks between 22<sup>nd</sup> October and 2<sup>nd</sup> December 2025. The consultation approach reflected the requirements of national regulations and "Our Neighbourhood Planning Protocol" (the Council's Statement of Community Involvement). On the run up to, and during this period, the following was undertaken:

**Notification mailout** – A range of specific and general consultation bodies and other relevant stakeholders were directly notified via email of the consultation arrangements for the draft SPD. Information about the consultation was issued by email to statutory consultees and all those individuals and organisations on the Council's mailing list, (individuals who

have formally expressed a wish to be kept informed of Planning Policy consultations.)

**Dedicated webpage** – A webpage relating to the consultation could be accessed via links from the Council’s Website Home Page. See <https://www.bathnes.gov.uk/consultation-draft-planning-obligations-supplementary-planning-document-spd-update> Links were included on the Homepage banner and “**Have Your Say**”. The webpage set out the policy background, consultation details, including a web comment form and email address/ contact details to send responses.

**Direct contact** – The draft design code was promoted at local plan consultation events during the local plan consultation in October.

- 4.2 Comments on the draft SPD could be submitted as part of the consultation by email or post.
- 4.3 A contact email address, telephone number and address for the Planning Policy Team were included on all publicity materials allowing those experiencing difficulties accessing the documents online to seek assistance.

### **Summary of responses to the consultation and Council response to Key Issues raised**

- 5.1 During the consultation, comments were received from 8 separate individuals or organisations who responded to the consultation.
- 5.2 A summary of consultation responses and key issues raised, along with a proposed Council response to each of these is set out in the table below.

<b>Summary of Key Issues Raised in the Consultation</b>	<b>Council’s Response</b>
The promotion of terraced properties is not characteristic of the whole area, in particular it is not characteristic of Peasedown and Paulton. It may not be possible to accommodate parking requirements in terrace properties.	The block structure diagrams have been revised to allow for more variety in typology and the policy text amended.
The document should include guidance requiring bird nesting and swift bricks.	Policy on connection to nature amended to require swift bricks, provision of bat roosting and hedgehog highways.

Text should be explicit on the requirement for walking, cycling and active travel.	Minor changes to text on street design to reference walking and cycling.
The design code should provide clear guidance on how deviations from the criteria can be met	Text on the code checklist has been revised to state that where it is not possible to meet the requirements of the code, or such requirements are not relevant, then an explanation must be provided within the checklist.
The design code would benefit from greater emphasis on landscape led design	The code requirements include an assessment of green infrastructure and includes policies on working with the landscape and natural features
Connectivity requirements should be updated to state subject to land ownership.	If land ownership is a barrier to connectivity it can be explained within the checklist
Requirements to add into Connections and Permeability 'if a side or rear boundary faces open countryside or a streetscene, a high quality landscape boundary should be used'.	Comments are noted and text has been amended.
The requirement for minimising cul-de-sacs should be removed. Cul-de-sacs are considered to be safer environments for children.	Whilst the comments are noted, cul-de-sacs are considered to be contrary to the aims of connectivity. Roads should be designed to slow traffic and prioritise walking, cycling and wheeling whilst still encouraging good connectivity.
The requirement for bike lanes in primary streets should be removed.	If bike lanes are not required then this can be outlined within the checklist.
The block structure requirements should be amended to allow for design of a specific scheme to demonstrate an appropriate block structure.	The block structure diagrams have been revised to reflect the national code and allow for a variation in design.
Bin storage should also be required in the design requirements for flats.	Text has been amended.
Residential development is not always accommodated above ground floor facilities and this should be acknowledged in the text.	Text has been amended

Confirmation is needed of how many parking spaces are needed before a landscape break	Guidance on landscape breaks in parking has not been specified in the Design Code to allow for flexibility in design.
The checklist should include landscape, boundary treatments and materiality.	Landscape and boundary treatments are addressed in the design code.

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