

CD/PMP/E1

Bath & North East
Somerset Council

Schedule of Rolling Changes to the Submitted Placemaking Plan

August - November 2016

Bath and North East Somerset - *The place to live, work and visit*

SCHEDULE OF ROLLING CHANGES TO THE SUBMISSION PLACEMAKING PLAN

Introduction

Set out in the table below are suggested changes to the Submitted Placemaking Plan proposed as part of the Examination process. They have arisen out of consideration of comments made by the Inspector and respondents to the Draft Placemaking Plan. This schedule will be updated on a rolling basis through the hearings as necessary. If the Inspector considers that these are needed to overcome concerns about soundness, these changes will need to be formally considered by the Council in due course subject to consultation after the Hearings.

In accordance with Planning Inspectorate examination procedural guidance¹ this table does not include any additional (factual or minor editorial) changes to the Placemaking Plan which the Council is entitled to make before it adopts the Placemaking Plan as these do not need to be subject to the formal examination process.

These suggested changes have been considered by the Council's Cabinet Member for Homes and Planning and are only informal changes at this stage.

Please note that deletions to existing text are shown as ~~strike through~~ and additional text is shown as underlined.

Plan ref	Proposed change	Reason for the change	Date change submitted
VOLUME 1 - DISTRICT-WIDE STRATEGY & POLICIES			
Policy RA1, p. 34	Amend the Policy paragraph after criterion b: <u>Residential development on previously developed sites falling within the scope of Policy ED2B adjoining and closely related to the housing development boundary will be acceptable if the requirements of Policy ED2B and other relevant policies are met.</u> Residential development on	Clarification and in order to ensure Policies RA1 and ED2B operate coherently and consistently	13.10.16

¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/531005/Procedural_Practice_in_the_Examination_of_Local_Plans_-_final.pdf

Plan ref	Proposed change	Reason for the change	Date change submitted
	sites outside the Green Belt adjoining the housing development boundary at these villages will <u>also</u> be acceptable if identified in an adopted Neighbourhood Plan.		
Policy RA2, p.34	Amend the Policy paragraph after criterion c: <u>Limited residential development on previously developed sites falling within the scope of Policy ED2B adjoining and closely related to the Housing Development Boundary will be acceptable if the requirements of Policy ED2B and other relevant policies are met.</u> Limited residential development on sites adjoining the housing development boundary at these villages will <u>also</u> be acceptable if identified in an adopted Neighbourhood Plan.	Clarification and in order to ensure Policies RA2 and ED2B operate coherently and consistently	13.10.16
Para 108, p.62	<i>First sentence:</i> In order to support the delivery of Core Strategy Policy CP3, it is expected that major development, <u>excluding industrial B2 and B8 uses</u> , will provide <u>sufficient</u> renewable energy on-site <u>to reduce</u> anticipated (regulated) <u>energy use carbon dioxide emissions</u> in buildings by at least 10%.	Amendment to para 108 made in response to Matter 3, Q2 (BNES/PMP/02/6) in Inspector's Note ID/3 (Matters and Issues for Examination).	18.08.16
Para 112, p.63	Designing solar arrays as a complementary part of a building can enable the PV arrays to complement the aesthetic of a building or development and need not compromise the character of protected areas such as the World Heritage Site and Conservation Areas <u>provided proposals are consistent with Policy HE1</u> . When designing building-mounted solar arrays, consideration should be aesthetics and character in design choices in line with the Policy SCR2.	Include a reference to Policy HE1 in para 112 where mention is already made of the historic environment in response to Historic England's concerns (see CD/PMP/SCG1).	18.08.16
Para 117, p.64	Where ground mounted arrays are proposed in the Green Belt, reference will also need to be made to relevant Green Belt policies. <u>Policies for the</u>	Include a cross reference to Policies HE1 and NE2 in para 117 in response to	18.08.16

Plan ref	Proposed change	Reason for the change	Date change submitted
	<u>historic environment and landscape will also apply to proposals for ground mounted arrays.</u>	Historic England's concerns (see CD/PMP/SCG1).	
Policy SCR3, p.64	<i>Insert a new final paragraph to read:</i> <u>In all cases proposals will be expected to be consistent with the relevant design, heritage and landscape policies.</u>	Amendment to Policy SCR3 cross reference to historic environment and landscape policies in response to Historic England's concerns (see CD/PMP/SCG1).	18.08.16
Para 130, p. 71	Policy CP4 applies to allocated sites within the "Bath Central", "Bath Riverside" and "Keynsham High Street"; the "district heating priority areas" as shown in Diagram 5 and in more detail in the OS base maps within District Heating Opportunity Assessment Study- Part 5 (AECOM, 2010). The site allocations within Bath and Keynsham to which this policy applies include: Bath: <ul style="list-style-type: none"> • Walcot Street/Cattlemarket site • Central Riverside & Recreation Ground • Manvers Street 	Deletion to reflect updated evidence	
Policy D.8, p.92	POLICY D.8 Lighting 1. Proposals for artificial lighting will only be permitted where: <ul style="list-style-type: none"> a. they would not give rise to an unacceptable level of illumination into the sky, open countryside, urban areas or villages; b. it can be demonstrated that additional lighting on site will have no detrimental impact on visual and residential amenity or local ecology; c. any adverse impact of lighting proposals in all new development, including light spill and energy use, is minimised through design or 	Minor change to provide necessary clarification.	13.10.16

Plan ref	Proposed change	Reason for the change	Date change submitted
	<p>technological solutions (including the use of SMART lighting techniques) or by controlling the hours of use;</p> <p>d. safety is not compromised in low lit or dark public area.</p> <p>2. Development will be expected to reduce or at best maintain existing light levels to protect or improve the darkness of rivers, watercourse or other ecological corridors in particular to protect or provide a functional dark route for European protected species. New internal lighting facilities with light spill to these features must be dimmable.</p> <p>3. Lighting in public areas should be designed to a suitable level of illumination in accordance with BS 5489-1 2013 and where appropriate, ensure consistency with Bath Lighting Strategy and guidance and where necessary the hours of operation will be controlled by the use of conditions.</p>		
New paragraph 230A, p.98	<p><i>Add the following paragraph after para 230:</i></p> <p><u>In accordance with national planning guidance the Council will expect that in all cases, land or site value should: reflect policy requirements and planning obligations and, where applicable, any Community Infrastructure Levy charge. This confirms the principle set out in the NPPF that where safeguards are necessary to make a particular development acceptable in planning terms, and these safeguards cannot be secured, planning permission will not be granted for unacceptable development. In this context it is particularly important that developers ensure that the policy requirement to sustain and enhance the District’s historic environment is factored in land values and demonstrated in viability assessments.</u></p>	Change to reflect concerns raised during the Hearings relating to Policy HE1	13.10.16
Policy HE1, p.99	<p><i>Add the following paragraph to the end of Policy HE1:</i></p> <p><u>Where development viability assessments are required developers should</u></p>	Change to reflect concerns raised during the Hearings relating to Policy HE1	13.10.16

Plan ref	Proposed change	Reason for the change	Date change submitted
	<u>demonstrate that the policy requirements, including to sustain and enhance the District's historic environment, have been considered and reflected in the land or site value.</u>		
New para 239a, p.101	<u>The Council will encourage the appropriate management of these heritage assets and those elements most at risk, and will support proposals that seek to conserve and enhance their significance.</u>	New para proposed in response to Historic England's concerns (see CD/PMP/SCG1).	18.08.16
Policy NE2A, p.108	Any development should seek to conserve and enhance the landscape setting of settlements and their landscape character, views and features. Development that would result in harm <u>adverse impact</u> to the landscape setting of settlements <u>that cannot be adequately mitigated</u> will not be permitted.	Amendment to Policy NE2A made in response to Matter 4, Q2 in Inspector's Note ID/3 (Matters and Issues for Examination), see CD/PMP/002/7 and subsequently to ensure consistency with Policy NE2.	13.10.16
Policy NE2B, p.109	Extension of residential curtilages <u>gardens</u> in the countryside Proposals to extend residential curtilages <u>garden land</u> will be permitted provided it can <u>be</u> demonstrated that there are no adverse impacts on the setting of the site or property, residential amenity, local rural landscape character, key habitat features and/or ecological functions and that the proposed boundary treatment is sympathetic to the location <u>and that there is no conflict with Green Belt policy.</u>	Amendment to Policy NE2B made in response to Matter 4, Q3 in Inspector's Note ID/3 (Matters and Issues for Examination), see CD/PMP/002/7.	18.08.16
Policy GB3, p.126	Extensions and Alterations to Buildings in the Green Belt 1. Proposals to extend a building in the Green Belt will only be permitted provided they would not i) represent a disproportionate addition over and above the size of the original building. or 2. ii) Contribute to a deterioration in rural character as a result of the cumulative effect of building extensions.	Amendment to Policy GB3 made in response to Matter 4, Q4 in Inspector's Note ID/3 (Matters and Issues for Examination), see CD/PMP/002/7.	18.08.16

Plan ref	Proposed change	Reason for the change	Date change submitted
Paras 373-375, p. 146	<p>373. National pPolicy supports the principle of self-build. Councils have a duty to understand the demand/need for self-build housing <u>maintain a self-build register and to 'have regard' to the register in carrying out planning and other functions. Councils also have a duty to grant planning permission in their administrative areas, for enough serviced plots of land to meet the demand for self-build and custom housebuilding. Further regulations are anticipated to fully implement the legislation on self-build. All references to self-build in the policy and supporting text mean self-build and custom housebuilding as defined by Section 9 of the Housing and Planning Act 2016.</u></p> <p>374. The Council <u>keeps a self-build register and supports the principle of self-build provision as part of development sites and also as part of rural exceptions-sites for affordable housing and/or community land trust mechanisms. The Placemaking Plan provides the opportunity to develop therefore includes a policy to encourage self-build.</u> , although national policy inhibits a policy which require self-build accommodation. There is now a workable planning definition of self-build housing (introduced via the Government's Community Infrastructure Levy Exemption/Relief mechanism and the Custom & Self Build Act 2015).</p> <p>375. The Council has signed up to the Local Self Build Register (August, 2014) which will assist in gathering evidence of demand/need for self-build housing in the district <u>delivery of self-build units will be monitored against the demand for self-build plots as demonstrated by the self-build register. In the context of actual delivery and once further regulations are issued by government the Council will consider preparing a supplementary</u></p>	Clarification and to ensure consistency with legislation	13.10.16

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	<p><u>planning document to clarify implementation of the policy. There is also an opportunity to further address self-build provision through the review of the Plan.</u></p>		
New para 409A, p.159	<p><u>LCR3 (5) Land at Silver Street (Midsomer Norton) is safeguarded for Norton Hill School, following the approval by the Education Funding Agency for primary school provision managed by Norton Hill School. This new primary school (630 places) will serve Midsomer Norton and surrounding areas. The safeguarded land could facilitate Norton Hill School to make more efficient use of their existing site for example by relocating playing pitches to the land at Silver Street to facilitate provision of the primary school. However, should a primary school be implemented and opened elsewhere to meet the needs of primary education of Midsomer Norton and surrounding areas the safeguarded land will no longer be needed.</u></p>	Change to reflect Inspector's concerns raised during the Hearings relating to Policy LCR3(5).	13.10.16
Policy LCR7C, p.171	<p>Commercial Riding Establishments</p> <p>Proposals for commercial riding establishments will be permitted provided the site is well related to an existing bridleway network and there is:</p> <ol style="list-style-type: none"> 1 adequate land within the curtilage of the site to allow for the proper care of the horses 2 adequate site supervision without the need for erection of residential accommodation 3 adequate provision for the storage and disposal of animal waste 4 no detriment to visual amenity resulting from the impact of jumps, fences and other equipment 5 no unacceptable adverse impact on ground and soil erosion both on 	Minor grammatical amendment to the penultimate para. Amendment to the final para of Policy LCR7C made in response to Matter 5, Q5 in Inspector's Note ID/3 (Matters and Issues for Examination), see CD/PMP/002/10.	18.08.16

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	<p>and off site</p> <p>6 no adverse impact upon other recreational uses in the locality, and</p> <p>7 no adverse impact on key ecological functions or key habitat integrity</p> <p>New buildings <u>will only be</u> permitted where clauses 1) – 7) are met, <u>and</u> the scale, siting and design have no adverse impact on landscape character.</p> <p>In the case of development in the Green Belt, proposals should <u>be consistent with national Green Belt policy</u> not have a materially greater impact than the present use on the openness of the Green Belt or would conflict with the purposes of including land within the Green Belt.</p>		
Para 178, p.80	<p>This approach is consistent with advice in the Planning Practice Guidance which reinforces the controls of other bodies such as the Environment Agency, ensuring that early consideration is given to development proposals that may affect local groundwater quality. Water Source Protection Areas are now more commonly referred to as Source Protection Zones (SPZs) by the Environment Agency who holds all up to date information. <u>The potential impacts of development on groundwater areas beyond the designated zones should also be evaluated as part of a development proposal, in particular principal and secondary aquifers, to ensure there is no unacceptable impact in groundwater quality.</u></p>	<p>Amendment to para 178 to ensure consideration of any potential impacts on groundwater outside of the designated zones is given greater prominence in response to an issue raised by the Environment Agency.</p>	18.08.16
New Para 239a, p.101	<p><i>New Para 239a:</i></p> <p><u>The Council will encourage the appropriate management of these heritage assets and those elements most at risk, and will support proposals that seek to conserve and enhance their significance.</u></p>	<p>Reference included in the supporting text for Policy HE2 to the encouragement of appropriate management of these historic assets and the elements most at risk in response to Historic England’s concerns (see CD/PMP/SCG1).</p>	18.08.16
Policy NE3,	<p>c. for <u>UK Priority Species</u> and <u>UK Priority Habitats</u>, where the</p>	<p>Amendments to Policy NE3 made for the</p>	18.08.16

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clauses 3c & 3d, p.112	<p>importance of the development and its need for that particular location is sufficient to override the value of the species or habitat;</p> <p>d. for locally important species <u>and habitats</u>, where the importance of the development and its need for that particular location is sufficient to override the value of the species or habitat;</p>	purposes of clarification (see CD/PMP/DM29).	
Para 271, p.113	<p>National planning policy requires that components of the local ecological networks are identified and mapped. This should include the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them. Bath & North East Somerset's Ecological Networks comprises:</p> <ul style="list-style-type: none"> - The Cotswolds Nature Improvement Area (NIA) - Strategic Nature Areas (SNAs) - Horseshoe Bat Foraging Corridor (Draft) - Protected Wildlife sites (Special Protection Areas, Special Areas of Conservation; Sites of Special Scientific Interest, Sites of Nature Conservation Interest, Local Nature Reserves) - UK Priority Habitats including conservation buffers/ restoration zones - Flood Zone 2 - <u>Local BAP Habitat (Post Industrial Sites)</u> 	<p>Amendment to para 271 to include reference to the Wildthings BAP Post Industrial Sites (see CD/PMP/DM29). See also proposed amendment to the Ecological Network (Policy NE5) as shown on the Policies Map (see Annex 1, p.12).</p> <p>This will also result in consequential changes to Diagrams 4 and 5 in Volume 3 - Keynsham and Diagrams 6 and 7 in Volume 4 - Somer Valley to be treated as minor changes made to the Placemaking Plan before it is adopted.</p>	18.08.16
Policy PCS2, p. 129	<p>'1 Development will only be permitted where it does not cause to unacceptable increases in levels of noise and/or vibration that would have a <u>significant</u> adverse effect on health and quality of life, the natural or built environment or general amenity unless this can be minimised or mitigated to an acceptable level.'</p>	In order to align Policy PCS2 more fully with national policy	21.09.16

Plan ref	Proposed change	Reason for the change	Date change submitted
Paras 479-486, p.181	<p>479. Paragraph 51 of the NPPF (March 2012) states that “LPAs “should normally approve {planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate”.</p> <p>480. The term ‘change to’ encompasses both a change of use and redevelopment as ultimately both result in a ‘change to’ the use of land. Residential is defined as development in the C2, C3 and C4 use classes. Residential also encompasses sui generis residential uses such as large HMOs (i.e. blocks of student accommodation with shared flats hosting more than 6 persons).</p> <p>481. What constitutes a ‘strong economic reason’ is not defined in the NPPF or the PPG and so requires definition in policy locally to enable decision-taking, and the Development Plan for B&NES <u>already</u> includes a very specific policy (B5) to regulate new student accommodation in certain parts of the city.</p> <p>482. In May 2013, Government amended the GPDO to introduce permitted development rights to enable premises in B1(a) office use (subject to some exclusions including but not limited to listed building and space built since May 2013) to change to C3 dwelling houses (though not C2, C4 or sui generis residential uses) without the need for a planning application, and subject to a prior approval process covering <u>noise, flooding, highways and transport issues and contamination.</u></p> <p>483. The most commonly occurring exclusion in B&NES relates to</p>	Update the Plan so that it reflects current position in respect of permitted development rights.	28.11.16

Plan ref	Proposed change	Reason for the change	Date change submitted
	<p>a building being listed buildings. If the building is listed or within the curtilage of a listed building (which is often the case in the centre of Bath), permitted development is not applicable and a planning application is needed. However, the Council considers that the purpose of such an application is to deal with (in addition to the prior approval matters listed above) any risk to the significance of heritage assets and not 'in-principle' issues. The permitted development rights initially lasted until May 2016, but in April 2016, legislation came into force to make this change permanent. after some uncertainty about whether they would be extended, in October 2015 Government announced that the rights would be extended indefinitely.</p> <p>484. The utilisation of permitted <u>development</u> rights has had a meaningful negative impact on the supply of office space in Bath city centre, including on good quality occupied space. This means that more new office space will be needed than previously proposed when the Core Strategy was adopted. Whilst an expectation of losses was built into the Plan based on trends, permitted development rights have meant that those expectations have already been exceeded. The gross amount of new office space to be planned for has thus been increased as set out in Core Strategy Policy B1 in order to achieve the necessary net outcome. Making the rights permanent further risks undermining the spatial strategy for the city as a whole and therefore the Council will consider making an Article 4 Direction to remove the rights in specific parts of the District. In 2013 it applied to Government for parts of the District to be exempted as Article 2(5) land but was not successful.</p> <p>485. The current permitted development rights only apply to a literal 'change of use' (not redevelopment). Currently, proposals for the</p>		

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	<p>‘redevelopment’ of office space to C3 residential use still require a planning application, which can test in-principle matters (albeit against the background of the NPPF:51). However, in October 2015 Government announced that it intended to extend permitted development rights to redevelopment. The extended rights will enable the demolition of offices and new build as residential use but will be subject to as yet unknown limitations and prior approval tests by the local planning authority. The full details are not yet known. Further, the Council will consider making an Article 4 Direction to remove change of use and redevelopment rights in specific parts of the District. The policies below are written to be sound in the current national planning context and to be flexible enough to be able to respond to changes at a national or local level, without requiring a review of the policy.</p> <p>486. Proposals for the redevelopment of offices to a C2, C4 or sui generis residential uses do not benefit from permitted development rights and will, in all circumstances, be judged against policy ED.1B. Where a proposal is for student accommodation, Policy B5 of the Core Strategy will also be used in decision-taking.</p>		
Policy ED1.B, p. 182	<p>POLICY ED.1B: Change Of Use & Redevelopment Of B1 (A) Office To Residential Use</p> <p>Clause 1</p> <p><u>1. Change of use (i.e. conversion)</u></p> <p>→ The conversion of office space (B1a) to residential (C3) is normally permitted development, subject to the exceptions set out in the GDPO (which includes listed buildings). The principle of the change of use through conversion of listed buildings in B1a use to C3 residential use is</p>	Update the Plan so that it accurately reflects current position in respect of permitted development rights and to clarify the Policy.	28.11.16

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	<p>also accepted. and the GPDO sets out circumstances when it is not. Most commonly this circumstance relates to listed buildings. So long as the permitted rights remain in force the LPA will not raise any in principle planning issues in respect of applications for the loss of office space in listed buildings.</p> <p><u>2. Redevelopment (i.e. demolition and construction of a new building)</u></p> <p><u>The redevelopment of office space (B1a) to non-student C2, C3 or C4 residential will be permitted unless there are strong economic reasons for refusal, as set out below.</u></p> <p>b Should this permitted development right be extinguished or removed clauses 2a, 3a and 3b on the redevelopment of office space will also apply to all applications for conversions. Permission will be granted unless both clause 3a and 3b) are met, which would equate to a strong economic reason for refusal</p> <p>Clause 2 a The redevelopment of non-listed office space (B1a) to C3 will be permitted unless both clauses 3a and 3b) are met, which would equate to a strong economic reason for refusal.</p> <p>b If permitted development rights are widened in scope, to include redevelopment, as well as conversion to C3 then this right will take precedence over Clause 2 of this policy c The conversion or redevelopment of office space (B1a) to non-student C2, C4 residential uses, will be normally be approved, unless both clauses 3a and 3b) are met, which would equate to a strong economic reason for refusal</p> <p><u>3. Strong economic reasons</u></p>		

Plan ref	Proposed change	Reason for the change	Date change submitted
	<p><u>Strong economic reasons will exist if:</u></p> <p>Clause 3</p> <p>a i) the space site is within the Bath Central Area, the Bath City Riverside Enterprise Area, Somerdale, or a town centre listed in Policy CP12, or on a site that has been granted permission since 2011; <u>and</u></p> <p>b ii) the loss of the space would be a significant loss to strategically important office accommodation in B&NES and significantly harm the Council’s ability to plan positively for economic development.</p> <p>In determining planning applications against clause 3b <u>assessing whether strong economic reasons exist</u>, consideration will be given to:</p> <ul style="list-style-type: none"> <u>•</u> the quality of the office space (existing or permitted) to be lost or not implemented relative compared to alternative, available premises in the locality, and whether these are suitable for any displaced existing occupiers; <u>•</u> the need to retain the space in the context of the achievement of strategic Core Strategy targets set out in B1, KE1 and SV1; <u>•</u> current market signals and forecasts (to ensure that at any point in time the long term targets of CS policies B1, KE1 and SV1 remain justified <u>throughout the plan period</u>); <u>•</u> in the case of a mixed-use residential-led site granted permission since 2011, whether the premises are critical to the sustainability of the permission and whether implementation remains viable, and realistic in light of market signals. <p><u>4. In the event that permitted development rules referred to in this policy no longer apply (whether due to the introduction of a direction under Article 4 of the Town and Country Planning Acts or through changes</u></p>		

Plan ref	Proposed change	Reason for the change	Date change submitted
	<p><u>to national legislation or policy)</u></p> <p>a) <u>If the permitted development rules relating to change of use (conversion) from office to residential are removed, all such applications, including for listed buildings, will be assessed using the criteria set out in paragraphs 2-3d, above. For the avoidance of doubt in these circumstances the principle of the change of use through the conversion of listed buildings in B1a use to C3 use will no longer be automatically considered acceptable.</u></p> <p>b) <u>If the permitted development rules relating to change of use (conversion) from office to residential are widened to include redevelopment, consideration of strong economic reasons, as set out in paragraphs 2-3d, above, will no longer be required. This would not apply to listed buildings.</u></p>		
Para 494, p.184	<p>Accounting for just over one third of total supply these locations <u>the Strategic and Other Primary Industrial Estates</u> are considered to be the most important concentrations of industrial land supply in the District. There are very strong economic reasons to retain them and they are afforded the highest level of protection in the Plan.</p> <p><i>Para 494 proposed to be split with the second part renumbered as para 494a:</i></p> <p>Un-named estates, smaller industrial clusters and standalone premises are subject to Policy ED2.B (unless allocated for another use in the site allocations section). They are still subject to protection, to guard against the wholesale and unsustainable redevelopment of industrial land supply to other higher value uses, but to a lesser degree.</p>	Amendment to para 494 made in response to Matter 6, Q4 (BNES/PMP/02/11) in Inspector’s Note ID/3 (Matters and Issues for Examination).	18.08.16

Plan ref	Proposed change	Reason for the change	Date change submitted
Policy CR4 p.207	<p>Outside the centres defined in Core Strategy Policy CP12 and on the Policies Map, proposals for development of appropriately located small-scale local shops (less than 280sqm gross floorspace which provide for local needs) within a settlement with a defined Housing Development Boundary will be supported.</p> <p>Proposals over 280sqm gross floorspace will be considered against Policy CR1 and Policy CR2.</p> <p><u>Proposals for a change of use of an existing small-scale local shop must be supported by a viability assessment to demonstrate that the unit is not capable of continuing in retail use.</u></p>	<p>Ensure that the policy is consistent with supporting text in promoting the retention of small-scale local shops that are capable of viably continuing in retail use and providing an important local retail service.</p>	18.08.16
Para 582, p.210	<p>The B&NES highway network remains heavily trafficked highlighting the need to undertake transport and access improvements and major capital infrastructure projects to facilitate growth in housing numbers and jobs to minimise the adverse effect of traffic, and to enable environmental improvement to be made to existing centres. The Council will continue to safeguard routes for the Whitchurch bypass and Temple Cloud/Clutton bypass and recognises the need for studies to assess the Saltford bypass and an A46/A36 link. <u>The Council remains concerned with the impact of through traffic, particularly HGVs, on the WHS. This is compounded by the incomplete nature of the Trunk Road Network to the east of the city. The Council will work with neighbouring authorities, including Wiltshire Council, to address the problem of through traffic in Bath, particularly traffic that currently uses the A36-A46 route through the city and continue to press Highways England and Transport Ministers to take steps for solutions to be identified and funded in the next Road Investment Strategy to be published in 2020. The Council will also review the A4 corridor and, in particular, consider how best to improve the environment within Saltford and improve journey times and reliability between Bristol and</u></p>	<p>Amendment to para 582 made in response to Matter 7, Q1 (BNES/PMP/02/12) in Inspector's Note ID/3 (Matters and Issues for Examination) which correct an error and provides a factual update giving clarity on status of transport schemes.</p> <p>Further changes subsequently proposed to address concerns raised at the hearings.</p>	13.10.16

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	<u>Bath. This will include the options for a bypass of the village.</u>		
Paras 622 to 625, p.218	<p>622. The Council proposes to expand the provision of Park and Ride facilities to serve <u>servicing Bath as part of a wider strategy promoting sustainable means of transport and reducing the impact of vehicles in the city and in particular its historic core.</u> In addition to the proposed East of Bath Park and Ride site, initial investigations suggest that the existing Park and Ride sites at Newbridge, Odd Down and Lansdown are likely to need further expansion to ensure the transport network can accommodate the <u>Enhanced Park & Ride provision will help to remove a variety of vehicular trips from the city arising from both existing pressures and those associated with growth generated by the Enterprise Area. ,beyond</u> In addition to the Park & Ride enhancements <u>improvements already implemented through the Bath Transport Package</u> the existing Park and Ride sites at Newbridge, Odd Down and Lansdown are likely to need further expansion and a new Park & Ride site to the East of Bath provided to improve access from that side of the city. The locations of these expansions are indicated on the Bath Spatial Strategy diagram.</p> <p>623. The Council has a long established policy to develop a new Park and Ride facility to the east of Bath to improve access from that side of the city, and to further reduce traffic into the centre. An independent review of potential sites for a Park and Ride <u>facility was carried out in 2013. The Council has also consulted with the public to help identify the most appropriate location. No final decision has been made on a preferred site. The general area under consideration is indicated on the Bath Spatial Strategy diagram for reference. In addition the strategy diagram also indicates the locations for the future expansion of existing Park & Ride</u></p>	Clarification	27.10.16

Plan ref	Proposed change	Reason for the change	Date change submitted
	<p><u>sites.</u></p> <p>624. The Council has consulted with the public to help identify the most appropriate location (September/October 2015). No final decision has been made on which is the preferred site. The general area under consideration is indicated on the Bath Spatial Strategy diagram for reference.</p> <p>625-624. Policy ST6 will be used to assess Park and Ride schemes, <u>both extensions to existing Park & Ride sites and a new facility to the East of Bath. The need for and benefits of extending existing sites and developing a new facility will need to be weighed against the harm to environmental assets and, where relevant, the Green Belt.</u> It is proposed that the following <u>criteria in Policy ST6 guide the all Park and Ride site development of the East of Bath Park and Ride site to ensure a consistency of approach. In the absence of any firm proposals and in the event that a Park and Ride scheme may come forward within the Plan period,</u> a <u>All proposals should be thoroughly evaluated before approval to ensure that the most sustainable locations are selected, and that all relevant impacts are properly assessed. In particular, any proposal will be expected to be informed by an assessment of impact on the Outstanding Universal Value of the World Heritage Site and its Setting. This process should be undertaken by using the ICOMOS 'Guidance on Heritage Impact Assets for Cultural World Heritage Properties' and Historic England's Good Practice Advice 'The Setting of Heritage Assets' and applying the Council's Bath World Heritage Site Setting SPD.</u> Any proposals for development within the Green Belt will have to comply with national Green Belt policy. The</p>		

Plan ref	Proposed change	Reason for the change	Date change submitted
	<p>NPPF states that local transport infrastructure which can demonstrate a requirement for a Green Belt location is not inappropriate in <u>the</u> Green Belt, provided it preserves the openness of the Green Belt and does not conflict with the purposes of including land in the Green Belt. <u>Any proposal affecting the AONBs will need to take into account advice in the NPPF.</u></p>		
<p>Policy ST6, p. 218</p>	<p>Development of new or expansion of existing Park and Ride sites will be permitted provided:</p> <p>a) that there is no unacceptable impact on environmental assets and amenity including the World Heritage Site and its setting, the Cotswolds AONB and Natura 2000 sites (SACs/SPA), <u>clear and convincing justification is provided for any harm to the World Heritage Site or significance of other designated heritage asset, with the degree of public benefit weighed against the level of harm;</u> and</p> <p>b) <u>that proposals within the Cotswolds AONB accord with national policy for determining planning applications for major development within an AONB;</u> and</p> <p>c) <u>that proposals affecting European sites meet the provisions of Policy NE3;</u> and</p> <p>b) d) d) that there is no unacceptable impact on <u>the</u> surrounding road network and its capacity to safely accommodate potential traffic generation; and</p> <p>e) e) provision is made for the needs of those with impaired mobility and for the safety and security of all users; and</p> <p>e) f) f) in the case of Park and Ride development in the Green Belt, it can as</p>	<p>Clarification and to ensure the policy accords with the NPPF and other relevant Placemaking Plan policies.</p>	<p>13.10.16</p> <p>Further change submitted 27.10.16</p>

Plan ref	Proposed change	Reason for the change	Date change submitted
	<p>necessary be demonstrated that there are not any more suitable or more sustainable alternative sites outside the <u>is a requirement for a Green Belt location and it preserves the openness of the Green Belt and</u> does not conflict with the purposes of including land in it.</p> <p>Applicants will also be required to demonstrate that the scheme complies with all other relevant national and local planning policies that affect the site and its location.</p>		
Policy ST7, p. 220	<p>Transport Requirements For Managing Development</p> <p>1 Development will be permitted providing the following provisions are met:</p> <ul style="list-style-type: none"> a. highway safety is not prejudiced; b. safe and convenient access to and within the site for pedestrians, cyclists and those with a mobility impairment is provided or enhanced; c. suitable vehicular access; d. no introduction of traffic of excessive volume, size or weight onto an unsuitable road system or into an environmentally sensitive area; e. no traffic mitigation measures are required that would harm the historic or natural environment; f. provision made for any improvements to the transport system required to render the development proposal acceptable; g. secure and accessible cycle storage facilities. <p>2 In the case of new development proposals, facilities for charging plug-in and other ultra-low emission vehicles will be sought where practicable.</p> <p>3 Transport assessments/ statements</p> <p>Planning applications for developments that generate significant levels of</p>	Clarify operation of policy by moving explanation previously only in supporting text into the policy itself.	21.09.16

Plan ref	Proposed change	Reason for the change	Date change submitted
	<p>movement should be accompanied by a transport assessment or transport statement in accordance with National Planning Policy Framework and Planning Practice Guidance. Schemes will be expected to be tested through the Council's transport modelling, as necessary.</p> <p>4 Parking:</p> <p>a. An appropriate level of on-site servicing and vehicle parking and cycle parking should be provided in accordance with the parking standards as set out in Schedule 2 - Parking Standards and in Schedule 1 - Parking for Disabled people.</p> <p>b. There should be no increase in on-street parking in the vicinity of the site which would affect highway safety and/or residential amenity.</p> <p><u>c. To ensure that parking standards are applied using a flexible approach departures from the prescribed minimum and maximum parking standards are able to be sought where specific circumstances can be demonstrated. Any reduction in minimum residential parking standards will require the completion of an accessibility assessment which will form the basis for any discount from the prescribed standard.</u></p>		
Para 639, p. 222	<p>For B1 uses in the City Centre the parking standard is 1 space 400 sq metres. For all other non- residential development uses, the parking standard will be zero provision within the City Centre Zone exclusive of any operational requirements such as servicing/ maintenance/loading, and accessible parking specifically for Blue Badge Holders, where some provision may be required. Any departure <u>above the prescribed parking standards for B1 uses will need to be fully justified including reasoning why greater use of more sustainable transport solutions is not a suitable</u></p>	Clarification of operation of policy in terms of departures from maximum parking standards.	21.09.16

Plan ref	Proposed change	Reason for the change	Date change submitted
	<p>alternative, or reduction in parking standards from the prescribed standards will need to be fully justified by an accessibility assessment and car parking management strategy. The accessibility assessment is discussed in more detail below.</p>		
<p>Para 642A, p. 222</p>	<p>Any departure <u>above the prescribed parking standards will need to be fully justified including reasoning why greater use of more sustainable transport solutions is not a suitable alternative.</u> or reduction in parking spaces from the prescribed standards will need to be fully justified by an accessibility assessment and car parking management strategy. The accessibility assessment is discussed in more detail in a later section. Any car parking management strategy will need to include reference to offsite impacts, and existing/proposed residents' parking zones. All significant residential developments that consist of 10 or more dwellings in the City Centre Zone will require a parking assessment</p>	<p>Clarification of operation of policy in terms of departures from maximum parking standards.</p>	<p>21.09.16</p>
<p>Para 645, p. 222</p>	<p>The standards strike a balance between allowing proportionate and complementary parking provision in new developments, whilst at the same time not discouraging businesses from locating or expanding in Bath, or potentially transferring unmet parking demand onto residential streets. Any departure <u>above the prescribed parking standards will need to be fully justified including reasoning why greater use of more sustainable transport solutions is not a suitable alternative.</u> or Furthermore a <u>significant</u> reduction in <u>proposed</u> parking spaces from the prescribed <u>maximum</u> standards will need to be fully justified by an accessibility assessment and car parking management strategy. The accessibility</p>	<p>Clarification of operation of policy in terms of departures from maximum parking standards.</p>	<p>21.09.16</p>

Plan ref	Proposed change	Reason for the change	Date change submitted
	assessment is discussed in more detail in a later section. <u>This is to ensure that proposed parking is not reduced to the extent that it could lead to unmet parking demand being transferred onto nearby streets.</u>		
Para 655, p. 223	The prescribed parking standards need to be considered in a sensitive and flexible way that reflects local circumstances. An accessibility assessment will be developed to assess the acceptability of potential departures from the prescribed <u>minimum residential and non-residential parking standards and significant reductions to the maximum non-residential parking standards</u> as set out in Schedule 2. This will help inform the implementation of Policy ST7.	Clarification of operation of policy in terms of departures from prescribed parking standards.	21.09.16
VOLUME 2 – BATH			
Contents	118 Policy B5 Strategic Policy for Bath’s Universities and their impacts on the Housing Market	These changes are made to address Inspector’s concerns raised in ID/17. The issues relating to the revised growth aspirations by two universities and colleges and additional pressures on the housing market are considered to be strategic matters for future Local Plan review.	28.11.16
Strategic Issues, point 9, p. 3	5. The strategy for the city must sustain and refine the critical contribution of tourism to the economy. This means protecting and enhancing the characteristics that make the city special, providing a high quality public realm and ensuring that an appropriate level and range of visitor accommodation is maintained. <u>The Bath Hotel Futures Study 2015 updates the evidence underpinning the Core Strategy and suggests a need for an increased level of visitor</u>	In response to the Inspector’s Interim Findings in respect of Hotel Bedrooms (ID17)	28.11.16

Plan ref	Proposed change	Reason for the change	Date change submitted
	<u>accommodation. It is the Council's intention to review hotel requirements as part of the Local Plan review.</u>		
Para 17, p. 4	The development of the University of Bath and Bath Spa University requires strategic policy direction in order to secure the future of each institution, and to ensure that the student population does not continue to drive the student lettings market to the detriment of the normal private housing stock and existing communities. The recently revised growth aspirations of both the University of Bath and Bath Spa University is putting significant pressure on the city's housing stock for conversion to HMO's (Houses in Multiple Occupation), and the demand for purpose built student housing is competing with the Council's priorities of delivering housing and employment.	These changes are made to address Inspector's concerns raised in ID/17 as above.	28.11.16
Para 22, p.4	Whilst there are significant development opportunities within the city, there is not enough land in the city to meet the land use demands that have been identified by the evidence. This is because Bath is a small city with relatively few development sites. The unmet need is not considered to represent exceptional circumstances for developing in the Green Belt and in any case is not viewed as overriding the great weight that needs to be afforded to the significance of heritage assets, not least the World Heritage Site. The Council has therefore had to prioritise land uses for the limited land available. It has agreed that it will plan to meet its housing numbers and employment floorspace in full; will strive towards meeting the projected <u>as well as the growth in hotel demand projected in evidence supporting the Core Strategy;</u> and will accept that there is a shortfall in meeting the retail capacity identified for the whole plan period. The aspirations of the Universities are unlikely to be realised under this	These changes are made to address Inspector's concerns raised in ID/17 as above.	28.11.16

Plan ref	Proposed change	Reason for the change	Date change submitted
	<p>approach, but the Council will seek to enable their continued success as far as possible, so long as it does not put at risk the achievement of the plan priority land uses.</p>		
Policy B1, 8 (a), p.10	<p>8. Tourism, Culture and Sport</p> <p>...</p> <p>a: Manage the provision of around 1,000 new hotel bedrooms between 2011 & 2029 500-750 new hotel bedrooms to widen the accommodation offer for the city, increase overnight stays and the competitiveness of the Bath as a visitor and business destination.</p>	In response to the Inspector's Interim Findings in respect of Hotel Bedrooms (ID17)	28.11.16
New para 40a, p.14	<p><u>In accordance with national planning guidance the Council will expect that in all cases, land or site value should: reflect policy requirements and planning obligations and, where applicable, any Community Infrastructure Levy charge. This confirms the principle set out in the NPPF that where safeguards are necessary to make a particular development acceptable in planning terms, and these safeguards cannot be secured, planning permission will not be granted for unacceptable development. In this context it is particularly important that developers ensure that the policy requirement to sustain and enhance the District's historic environment is factored in land values and demonstrated in viability assessments (see Policy HE1).</u></p>	Change to reflect concerns raised during the Hearings. See change to Policy HE1 above.	13.10.16
Para 44, p. 15	<p>As set out in the 'Strategic Issues' above, there is not enough land in the city to meet its objectively assessed needs as identified by the evidence. The Council has therefore had to prioritise land uses for the limited land available. It has agreed that it will plan to meet its housing numbers and employment floorspace in full; will strive towards meeting as well as the</p>	These changes are made to address Inspector's concerns raised in ID/17 as above.	28.11.16

Plan ref	Proposed change	Reason for the change	Date change submitted
	<p>projected growth in hotel demand <u>projected in evidence supporting the Core Strategy</u>; and will accept that there is a shortfall in meeting the retail capacity currently identified for the whole plan period.</p> <p>The aspirations of the Universities are unlikely to be realised under this approach, but the Council will seek to enable their continued success as far as possible, so long as it does not put at risk the achievement of the plan priority land uses.</p>		
Policy B2, 4 (d) – Hotel Bedrooms, p.36	<p>4. Scope and Scale of Change:</p> <p>...</p> <p>d: Manage the delivery provision of around 500–750–1,000 new hotel bedrooms <u>between 2011 & 2029</u> to widen the accommodation offer for the city, increase overnight stays and the competitiveness of the Bath as a visitor and business destination.</p>	In response to the Inspector’s Interim Findings in respect of Hotel Bedrooms (ID17)	28.11.16
Para 114, p.39	<p>Located on a key route into and out of the city centre, the Cornmarket, the Cattlemarket site, and at some point in the future, the Hilton Hotel, provide significant opportunities to remodel the fabric of this area, providing a more engaging experience that seamlessly integrates the whole of Walcot Street into the city centre, river and street frontage and their key features are as follows:</p> <ul style="list-style-type: none"> • Cornmarket: The two storey former Cornmarket Building is Grade II listed, and is a Building at Risk due to its poor structural condition. It is also vacant. See list description here. • Cattlemarket: This former cattlemarket has been used for decades as a surface level car park, and it continues to hold a market use on part of the site every Saturday. It is a complex and diverse site with river frontage, and historic vaults underneath a significant portion of the site which are used by bats, including species linked to the Bath and 	Change to reflect issues discussed at the hearings to ensure Policy SB1 approach does not prejudice deliverable scheme relating to the wider site.	13.10.16

Plan ref	Proposed change	Reason for the change	Date change submitted
	<p>Bradford on Avon Bat SAC. The archaeology in this area is significant, and there are likely to be contamination and structural issues associated with redevelopment proposals. The site sits at a key ecological node, and is a key section of a dark habitat corridor.</p> <ul style="list-style-type: none"> Hilton Hotel: Despite being a very successful hotel, this is a building of poor aesthetic quality with a negative relationship to its context. Its redevelopment has been an aspiration for a considerable time, but its economic value as a successful hotel has worked against the viability of any proposed schemes. However, future opportunities for redevelopment or remodelling will in principle be supported, and proposals could extend further south to include all or part of the existing library. <p><u>The Council would support in principle a deliverable scheme that enables the redevelopment of the Hilton Hotel building and adjoining sites as this would have the potential to deliver increased retail and hotel floorspace, and replace the Hilton Hotel building. The Council's support is subject to an appropriate response to the character of the area, including as appropriate, the development requirements and design principles as set out below and compliance with other relevant development management policies.</u></p>		
Policy SB1, p.41	<p>Amend criterion 8 as follows: 8) <u>Demonstrably</u> explore opportunities to facilitate the redevelopment or remodelling of the adjacent Hilton hotel site <u>building as well as</u> and adjoining sites, which could in principle extend to include the Podium development, within a comprehensive redevelopment proposal. Should this be achieved then the retention of <u>the existing number of</u> hotel</p>	Change to reflect issues discussed at the hearing to ensure Policy SB1 approach does not prejudice deliverable scheme relating to the wider site.	13.10.16

Plan ref	Proposed change	Reason for the change	Date change submitted
	<p>bedspaces <u>as a minimum</u> and additional retail floorspace within the wider site and as part of a mixed use scheme, will be supported <u>required</u>. The other Development Requirements and Design Principles here would also apply. <u>Where there is evidence to robustly demonstrate that an appropriate form of mixed use redevelopment of the wider site (incorporating the Hilton Hotel and potentially the Podium) is deliverable</u></p> <p>Proposals that prejudice the eventual redevelopment of the Hilton Hotel and adjoining sites <u>redevelopment of the wider site will be refused.</u></p>		
Diagrams 5, p. 43	As indicated in Appendix 1 to the Statement of Common Ground with Arena 1865 (CD/PMP/SCG2), add 'Change solid blue line to hatched blue line: 'Potential Pedestrian Link'.'	Clarification. The route is not currently a public right of way and users only enjoy permissive access rights by the Recreation Ground Trust. This is very unlikely to change.	21.09.16

Plan ref	Proposed change	Reason for the change	Date change submitted
Policy SB2, under Riverside East (The Rec, including Bath Rugby Club etc): p. 44	<p>2. The design will respond appropriately and creatively to its sensitive context within the World Heritage Site, including the importance of open views for example from Grand Parade, Orange Grove and Terrace Walk to the hillsides beyond, and the iconic view from North Parade Bridge to Pulteney Bridge and Weir. <u>The range of views is to be agreed through the Development Brief and Landscape and Visual Impact Assessment process.</u></p> <p>In point 4, delete the word ‘vehicular’ as indicated: ‘The safety and convenience of vehicular access to and from the Rec will be improved.’</p> <p>In point 5, add the word ‘to’ as indicated: ‘Ensuring landscape, tree planting and public realm enhancements along the river corridor contribute positively <u>to</u> its character, and that development alongside the riverside provides a positive relationship to it.’</p>	For clarity and to avoid confusion	21.09.16
P. 107	BATH’S UNIVERSITIES AND PRIVATE COLLEGES	These changes are made to address Inspector’s concerns raised in ID/17 as above.	28.11.16
Section Bath 2f, p. 108 – 118	<p>Delete Placemaking Plan Paras 221 -253 and Diagrams 19 & 20.</p> <p>Reinstate the adopted Core Strategy paras 2.36 to 2.41.</p> <p><u>2.36 The Council seeks to enable the continued success of The University of Bath and Bath Spa University and the contribution they make to the city's identity and profile.</u></p> <p><u>2.37 The development of new academic space and student accommodation are matters that require policy direction in the Core Strategy. The Council is mindful that the growth in student numbers during the last decade has not been accompanied by sufficient on-campus</u></p>	<p>These changes are made to address Inspector’s concerns raised in ID/17.</p> <p>The supporting text to Policy B5 was updated setting out the more recent forecasts of the Universities and how the Council propose to react to them. Responding to the Inspector’s concerns, the Placemaking Plan supporting text was omitted and replaced by the Core Strategy supporting text with additional text acknowledging the changes after the</p>	28.11.16

Plan ref	Proposed change	Reason for the change	Date change submitted
	<p><u>study bedrooms and that the associated expansion of the student lettings market has diminished the 'normal' housing stock of the city.</u> <u>This is particularly significant given the relatively small size of Bath as a host city for two universities. The proliferation of Houses in Multiple Occupation (HMOs) in the Oldfield Park/Westmoreland area is the most visible consequence of the mismatch between the growth in students and on-campus development.</u></p> <p><u>2.38 The Council also understands that each institution needs to invest in its academic estate in order to continue to provide high standards. The approach of the Core Strategy is to enable the realisation of a better balance between the aspirations of each university, the concerns of communities and the overall functioning, performance and environmental quality of the city and its setting. The University of Bath's and Bath Spa University's work in preparing and consulting on estate and campus masterplans demonstrates the value of proceeding on a strategic basis and provides a framework for future development. The Information Paper on student numbers and accommodation considers the issues in more detail, provides a full assessment of the evidence that has led to the following policy approach and its likely impact.</u></p> <p><u>2.39 It is anticipated that this policy will enable the delivery of new on-campus study bedrooms to 2020/21 at a rate which broadly matches the growth of the student population. Based on estimated forecasts of growth, it will enable a modest increase in the student population (compared to rates experienced since 1997), enable all first years to be offered a place in managed accommodation, and potentially lead to a small contraction of the student lettings market - subject to accommodation preferences. To achieve a more significant contraction in</u></p>	<p>adoption of the Core Strategy and explaining that the issues will be considered as part of the forthcoming review.</p> <p>Also information included in the supportive text will quickly become out of date. Some information is already out of date as it was based on the information published in December 2015 which was superseded the Update in May 2016. Diagram 19 and 20 also show the snap shoot based in December 2015 and are already out of date.</p>	

Plan ref	Proposed change	Reason for the change	Date change submitted
	<p><u>the student lettings market would require significant amounts of valuable land within the city to be developed for student accommodation. In order for the vision for Bath to be realised this land will be needed for 'normal' housing and other commercial uses.</u></p> <p><u>2.40 It is envisaged that this approach could mean that 2012/13 levels of HMOs will represent the high water mark within the city. The Council has declared an Article 4 direction in relation to HMOs to manage the student lettings market in the southwest part of the city and elsewhere. The Council cannot apply HMO powers retrospectively.</u></p> <p><u>2.41 Growth beyond 2020 will require additional on and off campus capacity to be identified. No alterations to the Green Belt boundary beyond that previously made in the Local Plan are envisaged during the Core Strategy period. However, the nature of exceptional or very special circumstances is that they cannot be predicted and the Council will need to consider such circumstances, on their merits, at the time they are presented.</u></p> <p>After Core Strategy paras 2.41 add the text below.</p> <p><u>2.41A At the time of preparation of the Placemaking Plan, the Council received updated growth plans from both Universities. They are summarised in the separate Information Paper: Student Numbers and Accommodation requirements in Bath Update (May 2016). New private educational institutions e.g. language schools have also signalled a desire to increase their presence in the city.</u></p>		

Plan ref	Proposed change	Reason for the change	Date change submitted
	<p><u>2.41B The issues relating to the revised growth aspirations of both universities and private colleges and the resultant additional pressures on the housing market are considered to be strategic matters that will be assessed and responded to as part of the wider housing requirement through the future Local Plan review.</u></p>		
<p>Policy B5, p.118</p>	<p>POLICY B5 Strategic policy for Bath's universities, private colleges and their impacts Overall Approach Planning decisions should enable, as far as possible, the aspirations of the University of Bath and Bath Spa University to be met, within the context of environmental sustainability and the need to deliver the full spectrum of other development requirements for the city, in the city.</p> <p>University of Bath – Claverton Down Campus With regards to the The development and expansion of the University of Bath the strategy seeks, in accordance with saved Local Plan Policy GDS.1/B11 the development of about 2,000 study bedrooms and 45,000 sq.m. of academic space at the Claverton campus site allocations</p> <p>Bath Spa University – Newton Park Campus Within the context of a strategic framework for the University's entire estate the strategy seeks the redevelopment and intensification of the</p>	<p>These changes are made to address the Inspector's concerns raised in ID/17.</p> <p>The issues relating to the revised growth aspirations by the two universities and additional pressures on the housing market are considered to be strategic matters for future plan review.</p> <p>Reinstates the previously deleted University of Bath quantum of development that is anticipated to be delivered within the plan period. (These changes are included in the rolling changes on 13.10.2016)</p> <p>Reference to Bath Spa University is deleted as it is superseded by Policy SB20. (These changes were included in</p>	<p>28.11.16</p>

Plan ref	Proposed change	Reason for the change	Date change submitted
	<p>Newton Park campus to provide additional study bedrooms and academic space. Through the Placemaking Plan the Council will be reviewing whether the Campus should continue to be designated as a MEDS and, if so, its boundary.</p> <p>Proposals should accord with the NPPF, paragraph 89 and future local planning policy in the Placemaking Plan and seek to optimise opportunities for educational use and student accommodation within the current boundary of the campus or boundary of the MEDS if so defined in the Placemaking Plan before seeking to justify very special circumstances for development beyond them or a change to the development boundaries. In all circumstances regard should be had to the sites environmental capacity, the significance of heritage assets and the optimum development of the campus in this regard.</p> <p>Off Campus Student Accommodation and Teaching Space Proposals for off-campus student accommodation (whether in the form, C2, C4 or sui generis residential units) or teaching space will be refused within the Central Area, and the Enterprise Area <u>and on MoD land</u> where this would adversely affect the realisation <u>of other aspects</u> of the vision and spatial strategy <u>for the city</u> in relation to for delivering housing, and economic development (in respect of office, industrial, retail and hotel space).</p> <p>Housing Market Impacts Between 2011 and full Plan review the number of C3 dwellings permitted to convert to (Class 'N' Council tax exempt) C4 Houses in Multiple</p>	<p>the submission Plan)</p> <p>These changes are from the adopted Core Strategy original text, but omitted by error during the preparation of document (added in the rolling changes on 21.09.2016)</p>	

Plan ref	Proposed change	Reason for the change	Date change submitted
	Occupation will be monitored and compensatory provision will be made if the achievement for 7,000 net additional dwellings for the city is at risk.		
Para 267 & new para 267A, p.122	<p>267. Policy SB19 <u>provides a clear steer for the development of the campus by identifying zones within which development can take place.</u> is designed to be largely self-sufficient in enabling planning applications to be determined. It does not require a comprehensive supporting master plan to show where all individual future development projects can take place. The Development Framework plan of Policy SB19 <u>It also provides clear criteria for consideration of specific development schemes within different parts of the campus provides a clear steer for and supporting development framework will provide a sufficient steer for that purpose.</u> However, <u>The undeveloped land within the AONB (to the north of the Avenue) is a special case and here applications for development, at least an outline application setting out a plan and for the integration of this area will need to be preceded and informed by a detailed assessment to consider and articulate how development of this area will be integrated in to the main body of the University campus, and to ensure impacts on the wider AONB are understood and to establish how the impacts will be moderated.</u> how effects on the AONB will be moderated, will be need to be permitted before individual projects can be determined.</p> <p>267a. <u>The amount of development previously assessed in the preparation of the 2007 B&NES Local Plan is set out in Policy B5. Whilst some of this has been delivered, it is not necessarily a cap on the quantum of development that could be achieved on campus. The Council is aware that the University has aspirations for development beyond these figures, however if this is to be pursued, then the University will need to undertake a comprehensive study that explores</u></p>	Clarification in response to issues raised at the Examination hearings.	13.10.16

Plan ref	Proposed change	Reason for the change	Date change submitted
	<p><u>how and whether any additional development could be taken forward within the planning policy framework as set out in Policy SB19. It would need to respond to the environmental context of the whole campus, and how the enhancement of its environmental assets will be achieved. This process would need thorough stakeholder engagement and be informed by a robust evidence base. It could then inform the future planning policy position of the campus at plan review stage.</u></p>		
<p>Policy SB19, p. 119</p>	<p>Amend the specific criteria set out below (remaining criteria to remain unchanged).</p> <p>SB19</p> <p>Sulis Club</p> <p>.....</p> <p>2. Purple Zones (hatched) – largely sport related development, pitches, tennis courts and a car park within the Cotswolds AONB where university related development is also acceptable in principle, but where, to the north of the Avenue at least an outline planning application will first need to be approved to establish a comprehensive programme for change. <u>In order to effectively manage development within the AONB and to ensure impact on the wider AONB is comprehensively considered, it will be necessary for the University to undertake a full and detailed assessment preceding planning applications that:</u></p> <ul style="list-style-type: none"> • establishes the acceptable form and quantity of development; and 	<p>Clarification in response to issues raised at the hearings.</p>	<p>13.10.16</p>

Plan ref	Proposed change	Reason for the change	Date change submitted
	<ul style="list-style-type: none"> • setting out how any negative AONB and SAC impacts will be moderated <u>sets out the effect on the AONB and SAC and how any negative impacts will be moderated; and</u> • <u>describes how development will be integrated into the core of the campus, and its green infrastructure network.)</u> before detailed applications for specific projects are determined. <p><u>The study is required to cover the whole of the Purple Zone (hatched), and its production should be guided by the latest version of the Cotswold AONB Management Plan where relevant. The study will need to demonstrably inform subsequent planning applications for development within this area.</u></p> <p>.....</p> <p>General Development Principles</p> <p>g) In all circumstances <u>As part of a campus wide strategy and to implement its Travel Plan all development proposals should enable sustainable transport choices to be made including bus use travelling to and from the campus/estate and pedestrian and cyclist circulation to, from and within the campus/estate.</u> This includes retaining but not increasing an operational level of car parking of not more than 2,200 spaces so as not to harm the patronage of sustainable transport modes, their viability, or cause additional car trips to and from the campus.</p>		
VOLUME 4 - SOMER VALLEY			
Diagrams 2 and 3, p.10-	<i>Remove the Paulton House site from the Primary Industrial Estate. See maps at Annex 1, pp.8-9.</i>	Amend Diagrams 2 and 3 to reflect the correct boundary of the Primary	18.08.16

Plan ref	Proposed change	Reason for the change	Date change submitted
11		Industrial Estates as shown in Diagram 8 in Volume 1, p.181.	
Policy SV1, p.13	<p>Amend section 4:</p> <p>4. Housing</p> <p>Enable around 2,470 new homes to be built at Midsomer Norton, Radstock, Westfield, Paulton and Peasedown St John within the housing development boundary. <u>Residential development on previously developed sites falling within the scope of Policy ED2B adjoining and closely related to the housing development boundary will be acceptable if the requirements of Policy ED2B and other relevant policies are met.</u> Residential development on sites outside the Housing Development Boundary will <u>also</u> be acceptable only if identified in an adopted Neighbourhood Plan. This will include affordable housing, providing more choices of housing to meet the needs of the local communities. (Policies RA1 and RA2 are applicable to the other settlements in Somer Valley.)</p>	Clarification and in order to ensure Policies SV1 and ED2B operate coherently and consistently	13.10.16
New para 80A	<p><u>LCR3 (5) Land at Silver Street (Midsomer Norton) is safeguarded for Norton Hill School, following the approval by the Education Funding Agency for primary school provision managed by Norton Hill School. This new primary school (630 places) will serve Midsomer Norton and surrounding areas. The safeguarded land could facilitate Norton Hill School to make more efficient use of their existing site for example by relocating playing pitches to the land at Silver Street to facilitate provision of the primary school. However, should a primary school be implemented and opened elsewhere to meet the needs of primary education of Midsomer Norton and surrounding areas the safeguarded land will no</u></p>	Change to address Inspector's concerns raised during the Hearings relating to Policy LCR3(5).	13.10.16

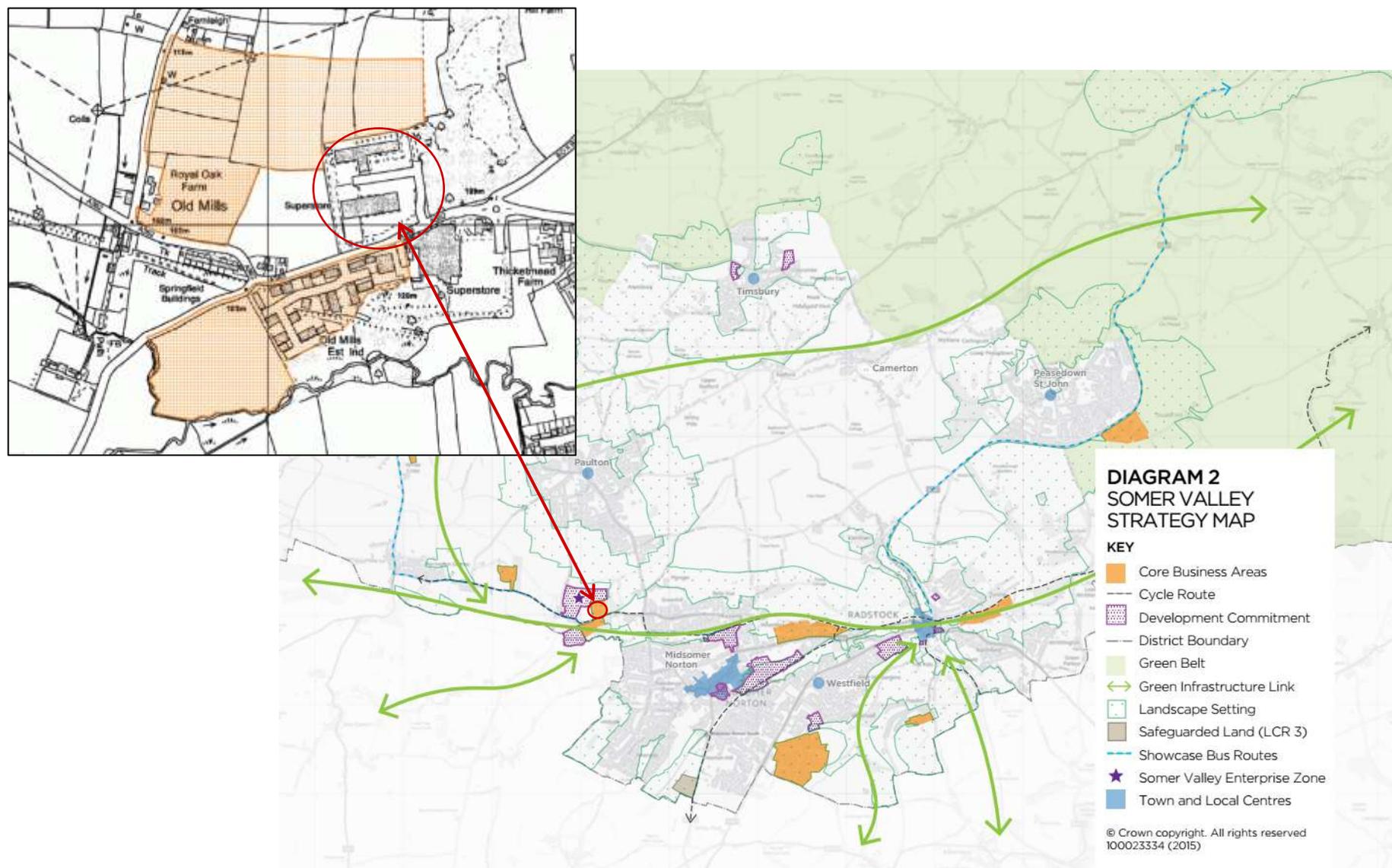
Plan ref	Proposed change	Reason for the change	Date change submitted
	<u>longer be needed.</u>		
Policy SSV4 Former Welton Manufacturing Site	Amend criterion 3 (other criteria to remain unchanged): 3. Enhance the Conservation Area and its setting including the retention and reuse of the former brewery building, <u>with a strong presumption in favour of its physical preservation, subject to robust economic viability testing measured against the value of the whole development allocation, and taking full account of the heritage value and wider possible uses of the former brewery building.</u>	Change to address issues raised at the hearing regarding potential impact on viability/deliverability of development of retaining brewery building.	13.10.16
VOLUME 5 - RURAL AREAS			
Policy SR5, point 2, p.27	<i>Delete point 2 as this was superseded by point 3 and should have been deleted. Renumber the remaining principles.</i>	Correct error	18.08.16
Policy SR5, point 9, p.27	9. Any development must take into account all of the lighting needs associated with the development during operational hours and shall be the minimum required to perform the relevant lighting task subject to the requirements of Policy D8.	Factual change	18.08.16
Policy SR6, point 2, p.29	Amend criterion 1 as follows: About <u>Up to</u> 10 dwellings	Clarification	13.10.16
	<i>Delete point 2 as this was superseded by point 3 and should have been deleted. Renumber the remaining principles</i>	Correct error	18.08.16
Policy SR14 (map), p.45	Amend site allocation boundary shown on map for site SR14 so that it excludes residential properties immediately to the south of the allocation.	Clarification	13.10.16

Plan ref	Proposed change	Reason for the change	Date change submitted
Policy SR15, principle 7, p.47	<p>7. The strong eastern landscape buffer to the eastern edge should be retained and the existing hedgerows and trees improved to create a strong countryside edge.</p> <p><u>7. A strong landscape buffer to the eastern edge of the development should be created with trees and hedgerows to create a strong countryside edge.</u></p>	Correction	21.09.16
Policy SR2, Point 7, p.53	<p>7. Development of any kind including gardens and garden boundaries should be kept at least 15m away from the centre line of the eastern and southern boundaries.</p> <p><u>7. The paddock should be kept as open space.</u></p>	Amendment to Policy SR2 made for the purposes of clarity in response to Matter 23, Q2 (BNES/PMP/02/29) in Inspector's Note ID/3 (Matters and Issues for Examination).	18.08.16
VOLUME 6 - APPENDICES			
Policy SV1 Housing Development Boundaries, p.62	<i>Amend the HDB for Paulton to correctly include the area that has planning permission for residential development at the Former Paulton Printing factory site.</i>	Factual change reflecting principle of HDBs set out in CD/PMP/DM20	21.09.16
Policy SV1, HDB for Somer Valley (p.66)	<i>Amend the housing development boundary shown for the Somer Valley so that it includes the site allocated at Former St Nicholas Primary School in Radstock (site SSV20).</i>	Clarification	13.10.16
Policy RA1, HDB for West Harptree,	<i>Amend the Housing Development Boundary for West Harptree so that it includes the site allocated at Leacroft, Bristol Road (SR2)</i>	Clarification	13.10.16

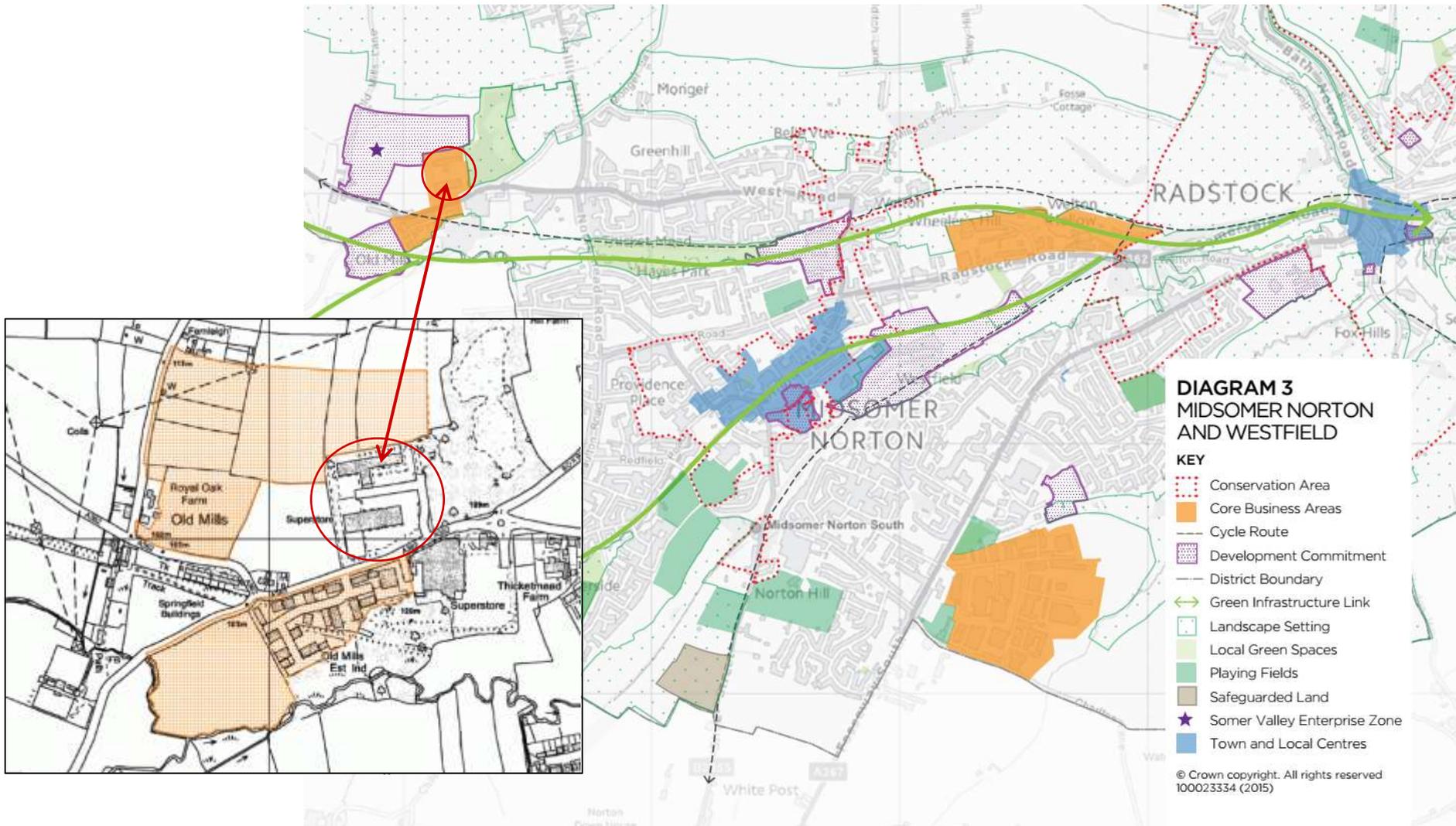
Plan ref	Proposed change	Reason for the change	Date change submitted
(p. 68)			
Policy LCR5 (Policies Map revision) p.72	<i>Amend Policies Map showing protected recreational open space (Policy LCR5) – to correct the error relating to land at Manor Road, Saltford (exclude land that is not part of Saltford Golf Course). See map at Annex 1, p.10.</i>	Correct mapping error.	18.08.16
Policy LCR6A, Local Green Spaces in Bath (p.85)	<i>Amend map by removing the allotments at Combe Down proposed to be designated as Local Green Space</i>	Clarification and error correction. Land at Combe Down is allocated as a preferred area for mineral extraction in the Placemaking Plan (carried forward from the B&NES Local Plan) and is also proposed to be designated as a Local Green Space. Policy inconsistency needs to be corrected. The land will remain protected under the allotments policy (Policy LCR8)	13.10.16
Policy NE2A (Policies Map revision) p.87	<i>Policies Map showing Landscape Setting of Settlements (Policy NE2A) to be updated to be consistent with the online version which is the correct map. See map at Annex 1, p.11.</i>	Correct mapping error.	18.08.16
Policy NE5 (Policies Map revision) p.88	<i>Policies Map showing Ecological Network (Policy NE5) to be updated to show changes to Local BAP Habitat (Post Industrial Sites) and B&NES BAP Post Industrial Sites See map at Annex 1, p.12.</i>	Correct mapping error (see CD/PMP/DM29).	18.08.16
Policy RA2, New map for	<i>Add map showing amendment to the Housing Development Boundary for Compton Martin so that it includes the site allocated at The Former</i>	Correct omission in submission Plan.	13.10.16

Plan ref	Proposed change	Reason for the change	Date change submitted
Compton Martin HDB	<i>Orchard (SR17)</i>		
Policy RA2, New map for East Harptree HDB	<i>Add map showing amendment to the Housing Development Boundary for East Harptree so that it includes the site allocated at Pinkers Farm (SR5)</i>	Correct omission in submission Plan.	13.10.16
Policy RA1, New map for Timsbury HDB	<i>Add map showing amendment to the Housing Development Boundary for Timsbury so that it includes the site allocated at Wheelers Manufacturing Block Works (SR14) and Land to east of St Mary's Primary School (site SR15).</i>	Correct omission in submission Plan.	13.10.16

Remove the Paulton House site from the Primary Industrial Estate on Diagram 2 (Volume 4 Somer Valley)



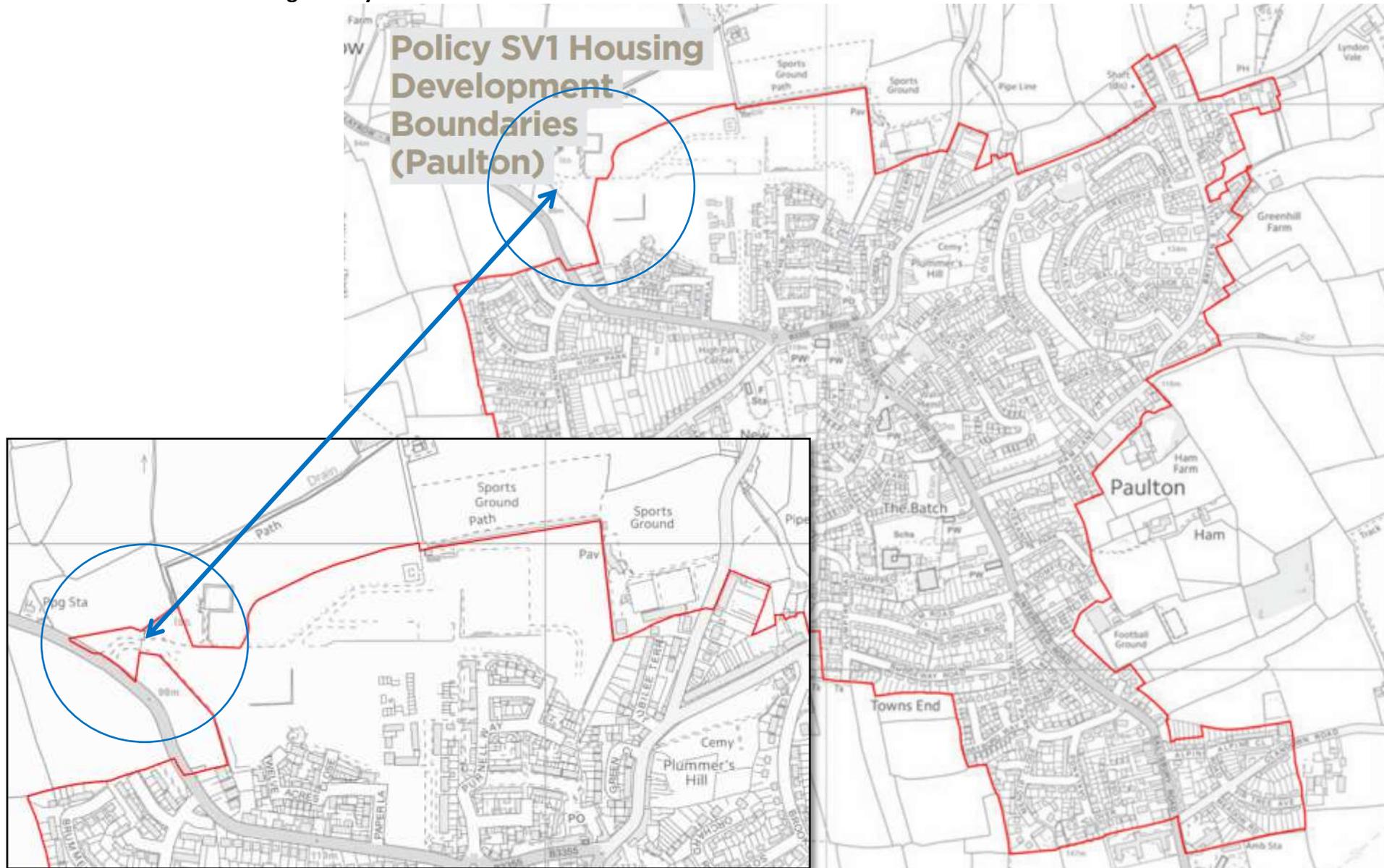
Remove the Paulton House site from the Primary Industrial Estate on Diagram 3 (Volume 4 Somer Valley)



Amend site allocation boundary for site SR14 so that it excludes residential properties immediately to the south of the allocation (Volume 5, Rural Areas).



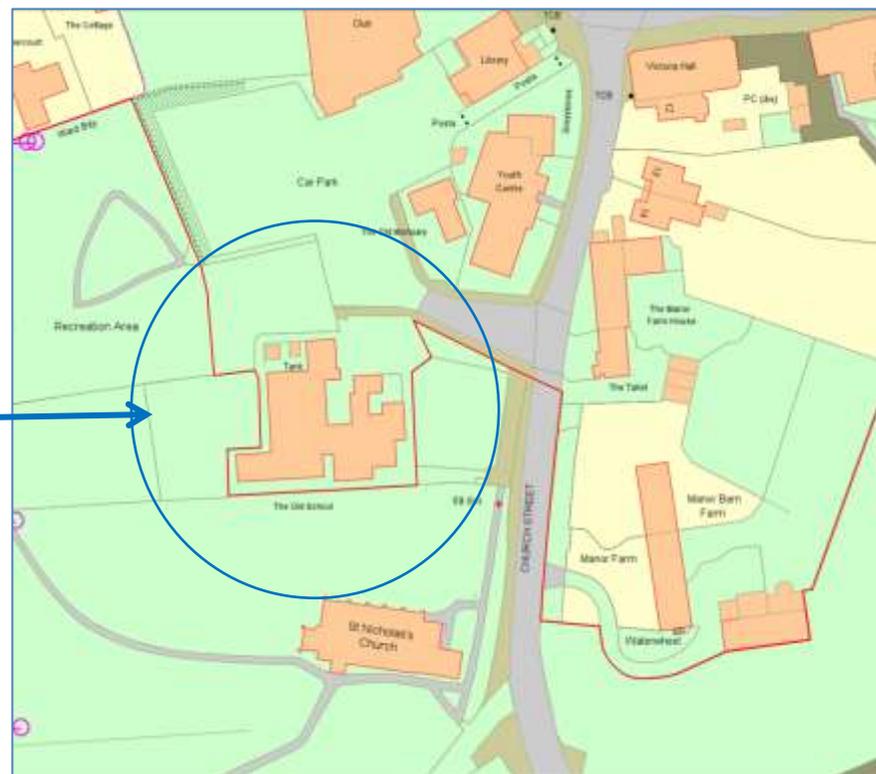
Amend the Housing Development Boundary for Paulton to correctly indicate the area of land that has planning permission for housing at the Former Paulton Printing Factory Site



Amend the housing development boundary shown for the Somer Valley so that it includes the site allocated at Former St Nicholas Primary School in Radstock (site SSV20).



Before
(HDB in broken black line, Allocation in solid magenta line)



After
(HDB in solid red line)

Amendment to the Housing Development Boundary for West Harptree so that it includes the site allocated adjacent to Bristol Road (SR2)

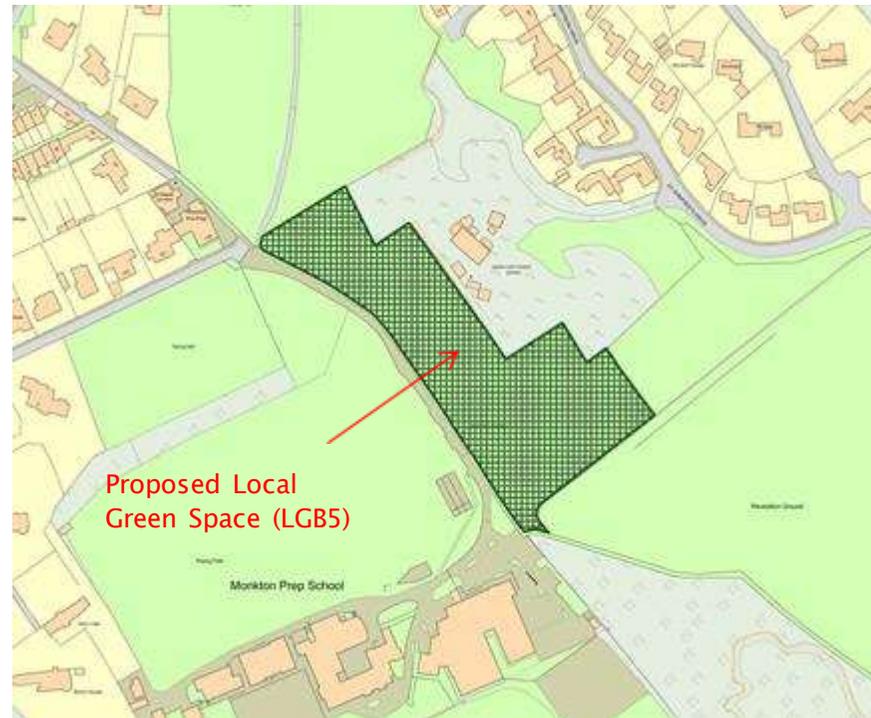


Before
(HDB in broken black line, Allocation in solid magenta line)

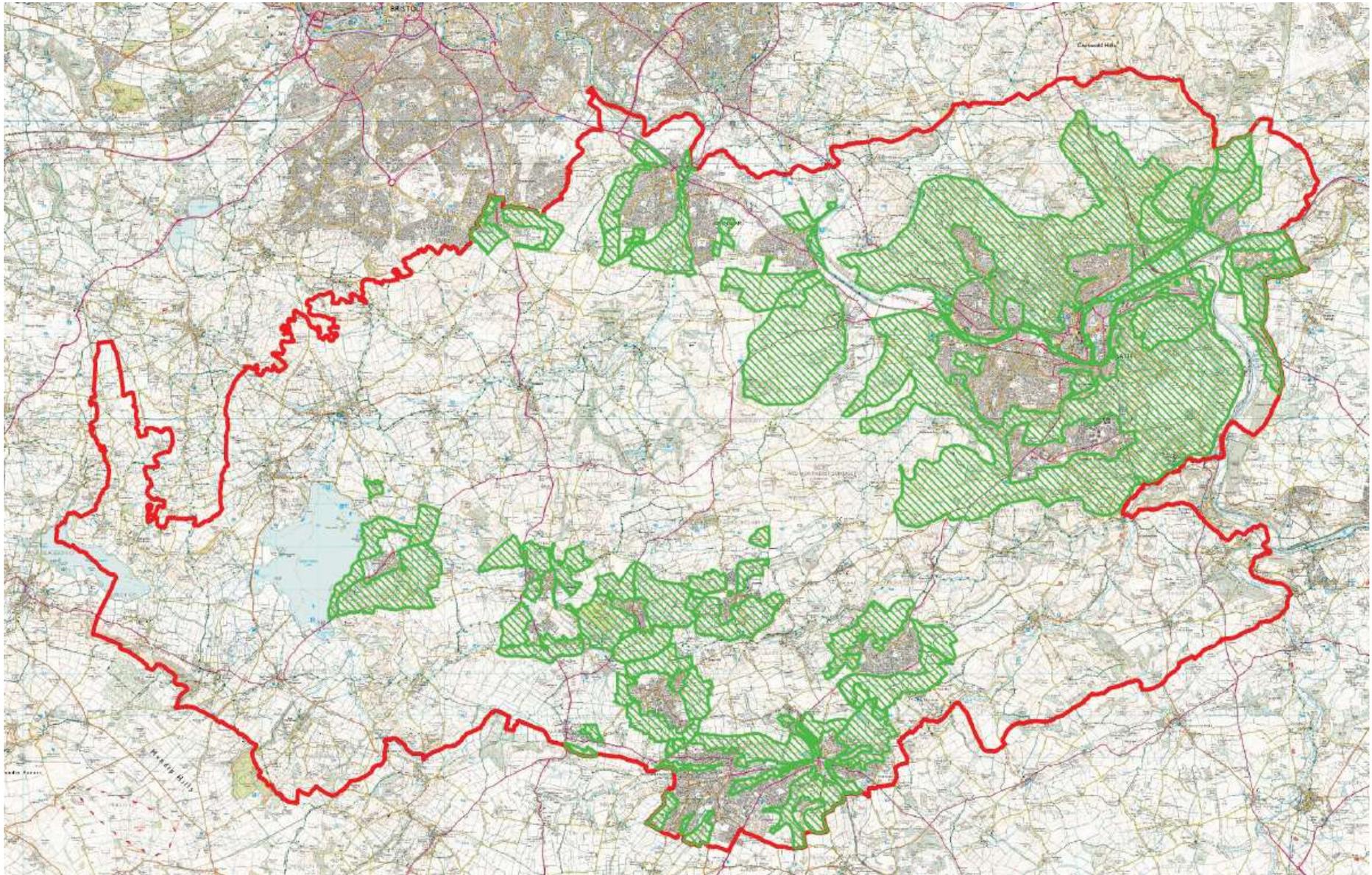


After
(HDB in solid red line)

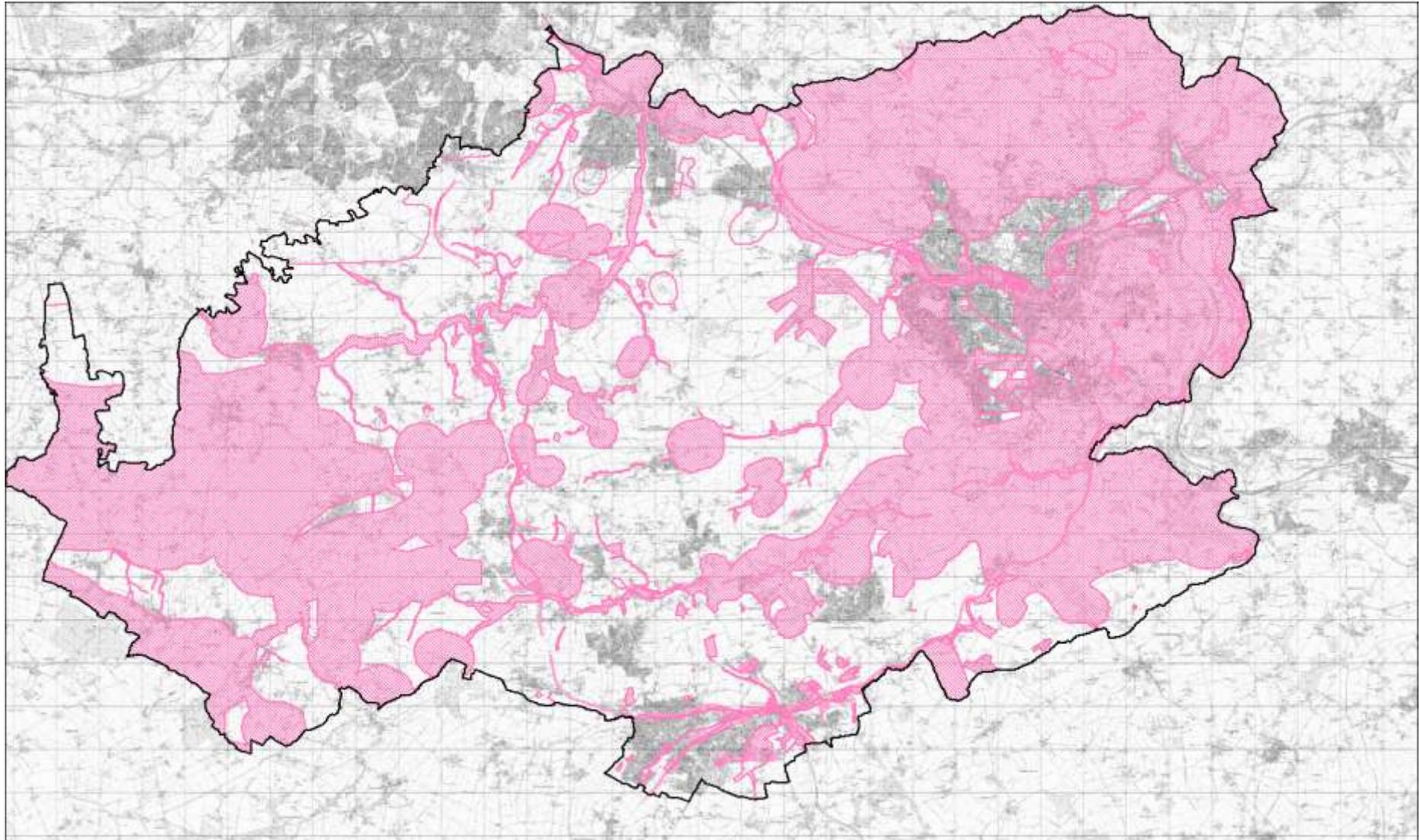
Amend map for Policy LCR6A (Local Green Spaces in Bath) by removing the Proposed Local Green Space LGB5 (allotments at Combe Down).



Corrected Map showing Landscape Setting of Settlements (Policy NE2A)



Corrected Map showing Ecological Network (Policy NE5)



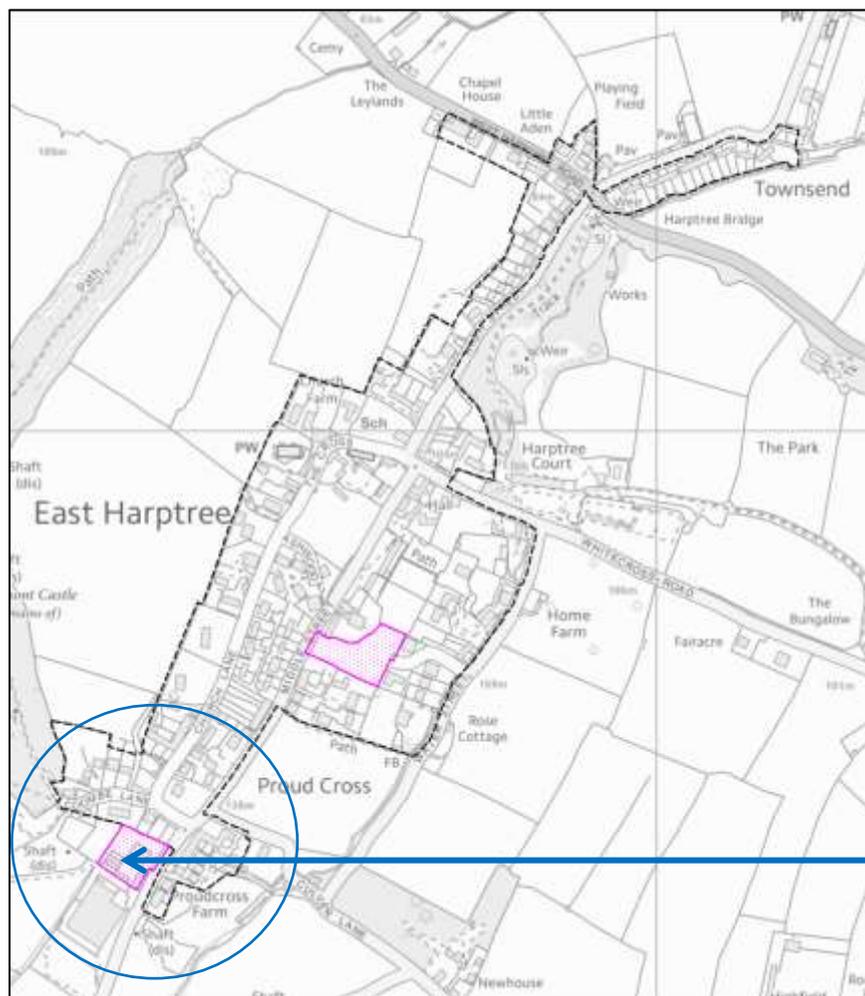
Add new map to Volume 6 showing amendment to the Housing Development Boundary for Compton Martin so that it includes the site allocated at The Former Orchard (SR17)



Before
(HDB in broken black line, Allocation in solid magenta line)

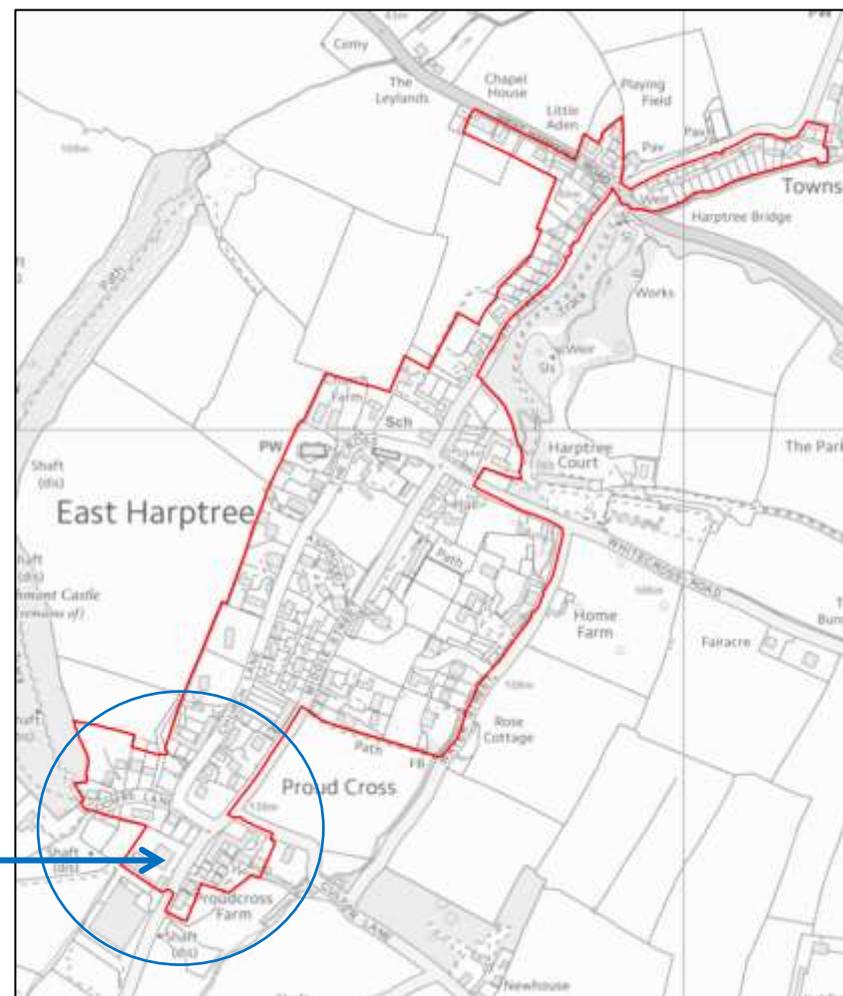
After
(HDB in solid red line)

Add new map to Volume 6 showing amendment to the Housing Development Boundary for East Harptree so that it includes the site allocated at Pinkers Farm (SR5)



Before

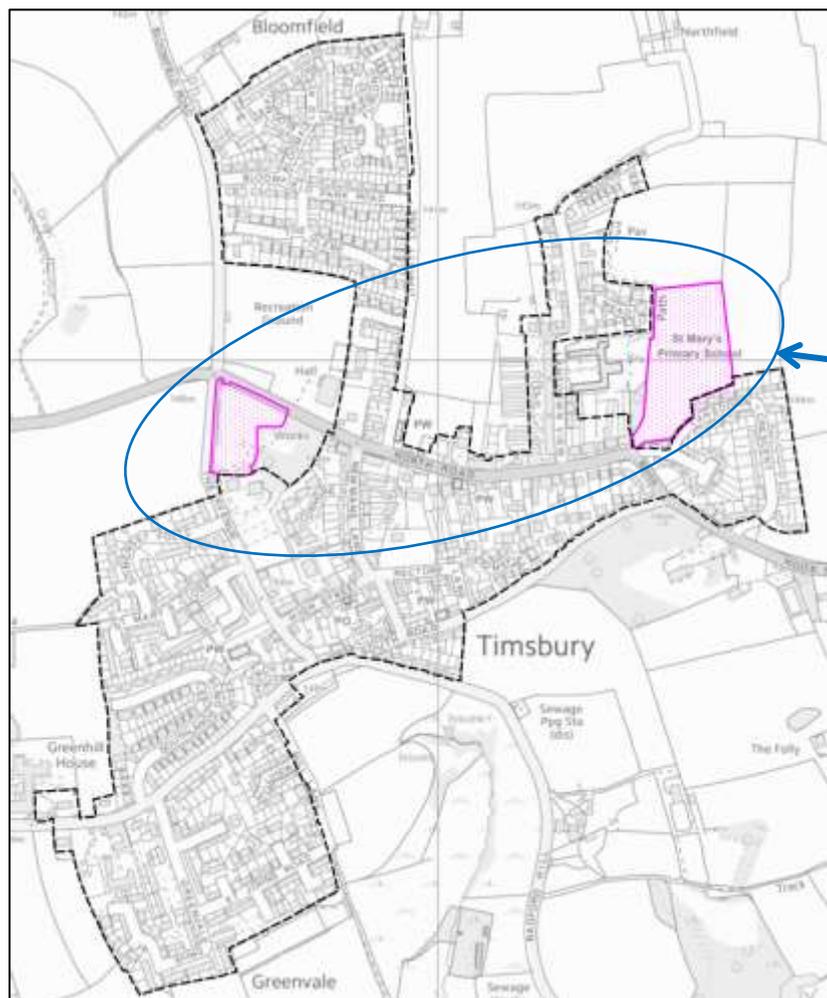
(HDB in broken black line, Allocation in solid magenta line)



After

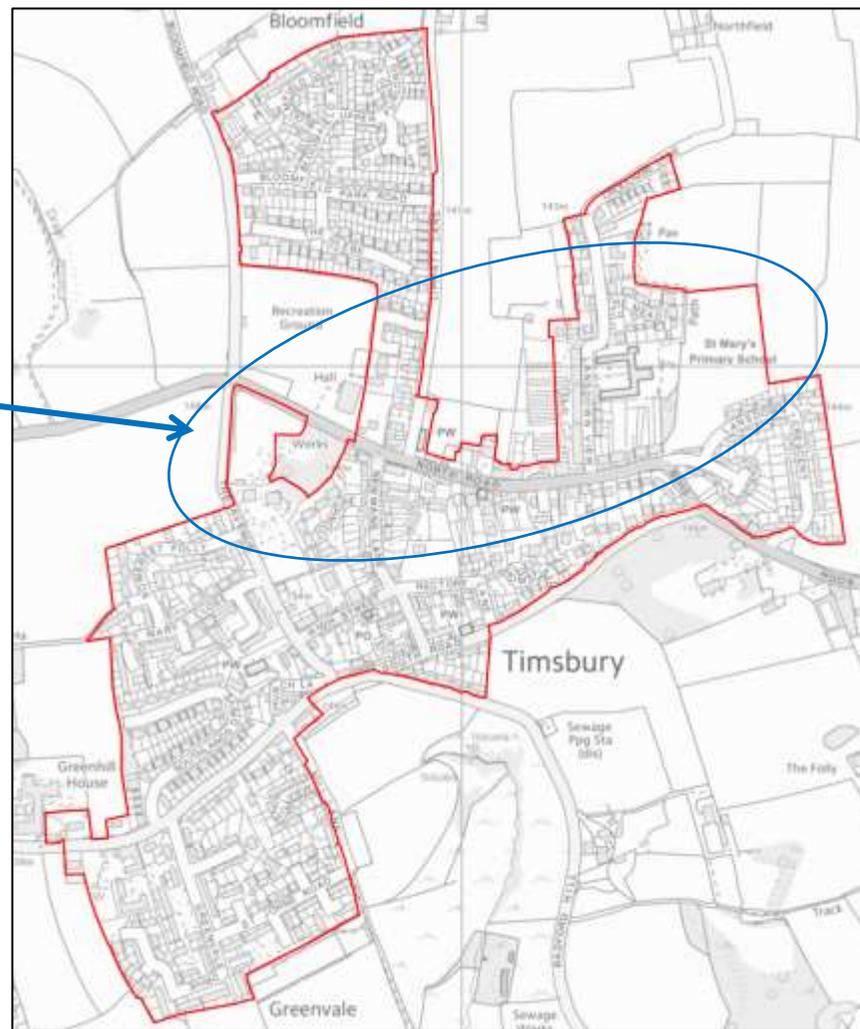
(HDB in solid red line)

Add new map to Volume 6 showing amendment to the Housing Development Boundary for Timsbury so that it includes the site allocated at Wheelers Manufacturing Block Works (SR14) and Land to east of St Mary's Primary School (site SR15).



Before

(HDB in broken black line, Allocation in solid magenta line)



After

(HDB in solid red line)

Corrected Map showing Ecological Network (Policy NE5)

