

Bath and North East Somerset

Schedule of Rolling Changes to the Draft Core Strategy for consideration by the Inspector

Version 1

**Bath & North East
Somerset Council**



Bath and North East Somerset
Local Development Framework

Introduction

Set out in the table below are suggested changes to the draft Core Strategy that are being made as part of the Examination Hearings process. They have arisen out of consideration of comments made by the Inspector and objectors to the Core Strategy. This schedule will be updated on a rolling basis through the hearings. 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.

These suggested changes have been considered by the Council's LDF Steering Group on 11th January 2012 and are only informal changes at this stage. However it should be noted that in some cases they update the changes proposed in the Council's Statements (BNES/5, BNES/9 and BNES/18) which respond to the Inspector's questions raised in ID/7 and those from the Schedule of Significant Proposed Changes (CD5/22).

Please note that deletions to existing text are shown as ~~strike through~~ and additional text is shown as underlined. The LDF SG updates are highlighted in **bold**.

Ref	Page No Draft Core Strategy	Plan Reference	Proposed Change	Reason for change
1	20	Policy DW1	Amend Policy DW1 by inserting the following clause between existing clauses 5 and 6 (to be renumbered in the final version of the Core Strategy): <u>'Protecting, conserving and enhancing the district's nationally and locally important cultural and historic assets'</u>	Change arising from English Heritage's representations (see BNES/18)
2	21	Diagram 4	Remove notation for Policy RA1 villages	Response to Inspector's questions 8.2 and 8.3 to clarify policy RA1 (see BNES/9)
3	56	Para 2.44	Further amends PC51 The Council's Transport Strategy for Bath is one of reducing the use of	Additional change in response to objection from

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			<p>cars for travelling to and within the city, by progressing improvements to public transport and making walking or cycling within the city the preferred option for short trips. This will be achieved through a variety of measures including:</p> <ul style="list-style-type: none"> • Bath Transport Package – comprising a range of measures including three extended Park & Ride sites; upgrading nine bus routes to showcase standard including upgrades to bus stop infrastructure and variable message signs on key routes into the city displaying information about car parking availability • Improvements to the bus network through the Greater Bristol Bus Network major scheme including key routes from Bristol and Midsomer Norton, • Rail improvements, such as the electrification of Great Western Railway mainline by 2016; the new 15 year GWR franchise (including the Greater Bristol Metro Project); and increasing the capacity of local rail services travelling through Bath Spa rail station, improving ease of access to and attractiveness of rail travel to and from Bath • The West of England authorities (including B&NES) have been awarded Local Sustainable Transport Fund key component funding for a number of measures and also been invited by the Department for Transport to submit a major bid to the Local Sustainable Transport Fund for £25.5 million • Creating a more pedestrian and cyclist-friendly city centre through the introduction of access changes on a number of streets and expansion and enhancement of pedestrian areas. 	FOBRA

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			<ul style="list-style-type: none"> • Other improvements to walking and cycling infrastructure through the Councils Integrated Transport annual settlement and the implementation of 'Smarter Choices' for transport e.g. Proposed Change Reason for change through the development of travel plans for new and existing sites and the expansion of car clubs • <u>seeking to reduce nitrogen dioxide levels in Bath by, for example, reducing the level of heavy goods vehicle (HGV) traffic in the city through the introduction of a Freight Consolidation Centre for deliveries to central Bath and also by trialling a weight restriction to remove through HGV from London Road. HGV's (including buses) are responsible for 54.7% of nitrogen oxides on London Road"</u> • <u>Creation of one or more Park & Ride sites on the eastern side of the city to reduce commuter traffic</u> 	
4	34	Policy B1(1)to	Amend Policy B1(1)to read: 1. 'Natural and Built Environment Protect, conserve, and where possible <u>appropriate</u> , enhance.'	Change arising from English Heritage's representations (see BNES/18)
5	34	Policy B1	Insert the following text after Objective 1 in Policy B1: <u>'All of the following objectives will be considered in the context of part 1 of this policy.'</u>	Change arising from English Heritage's representations (see BNES/18)
6	38	Diagram 7	Amend notation Central Area – City Centre (<i>indicative boundary only - detailed boundary is shown on the Proposals Map</i>)	To improve clarity (see BNES/7, 6.1.2)

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7	54	Policy B5	Amend Policy B5 to read: Bath Spa University - Newton Park Campus Within the context of a strategic framework for all twelve sites that the University occupies the strategy seeks the redevelopment and intensification of the Newton Park Campus to provide additional study bedrooms and academic space. Proposals should seek to optimise opportunities within the Major Existing Developed Site in the Green Belt Designation (MEDS) and in accordance with Policy GB.3 of the B&NES Local Plan before seeking to justify very special circumstances for development beyond it, <u>having regard to site's environmental capacity and the significance of the heritage assets.</u>	Change arising from English Heritage's representations (see BNES/18)
8	68	Para 3.19(a)	Amend 3.19(a) to read: 'English Heritage currently considers the historic characteristics of the town centre Conservation Area to be are currently undermined 'at risk' due to by unsympathetic post-war development, resulting in damage to the historic grain and character, loss of traditional shop fronts and loss of small building frontages <u>and therefore on the national Heritage at Risk Register.'</u>	Change arising from English Heritage's representations (see BNES/18)
9	80	Diagram 15	Remove notation for Policy RA1 villages	Response to Inspector's questions 8.2 and 8.3 to clarify policy RA1 (see BNES/9)
10	95	Diagram 18	Amends PC72. Remove notation for Policy RA1 villages	Response to Inspector's questions 8.2 and 8.3 to clarify policy RA1 (see

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			Amend title to key on Diagram 18: Indicative Policy RA1 Villages	BNES/9)
11	96	Para 5.17	Amends FPC3 A number of villages have been identified <u>There are a number of villages</u> where: <ul style="list-style-type: none"> • access to facilities and public transport is best • there is capacity for development • there is community support for some small scale development These villages are to be the focus for new small scale development under Policy RA1.	Response to Inspector's questions 8.2 and 8.3 in ID/7 to clarify policy RA1 (see BNES/9)
12	96	Para 5.18	Amends FPC4 The villages which currently meet these criteria set out in policy RA1 and that have some capacity for development are: Batheaston, Bishop Sutton, Farmborough, Temple Cloud, Timsbury and Whitchurch. These villages are shown on the diagram 18. This indicative list of villages may be subject to change over the lifetime of the Core Strategy. It will be formally reviewed as part of will be included in the review of the Core Strategy and consideration will be given to any demonstrated change of circumstances against the criteria in the interim. Local community support for the principle of development is demonstrated by the views of the Parish Council as the locally elected representative of those communities or through alternative mechanisms introduced in the Localism Bill.	Response to Inspector's questions 8.2 and 8.3 in ID/7 to clarify policy RA1 (see BNES/9)

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13	96	Para 5.19	<p>The inclusion of Farmborough in this list is subject to provision of a sustainable transport link to local shopping facilities. Paulton and Peasedown St John are not identified in this list. This is <u>In</u> accordance with the Spatial Strategy for the Somer Valley (Policy SV1) <u>Paulton and Peasedown St John are not considered under the rural areas strategy.</u> A significant level of residential development is already committed at Paulton and Peasedown St John and the strategy does not make additional provision for housing.</p>	Response to Inspector's questions 8.2 and 8.3 in ID/7 to clarify policy RA1 (see BNES/9)
14	96	Para 5.20	Policy RA1 should be considered alongside Core Policy CP8 Green Belt. Proposals for development that adjoin housing development boundaries in the Green Belt will therefore not be acceptable unless very special circumstances for development can be demonstrated.	Response to Inspector's questions 8.2 and 8.3 in ID/7 to clarify policy RA1 (see BNES/9)
15	96	Para 5.21	<p>Amends FM9</p> <p>The 250 additional dwellings to be accommodated within the rural areas under the District-wide spatial strategy will be distributed as appropriate with small scale housing developments of up to and around 30 dwellings at each of the villages which meet the criteria referred to in paragraph 5.17 (see of <u>Policy RA1}</u>. This will be considered in more detail through the Placemaking Plan <u>in conjunction with Parish Councils as the locally elected representatives of their communities.</u> The Housing Development Boundaries shown on the Proposals Map (saved from the existing Local Plan) will also be reviewed as part of the Placemaking Plan <u>to incorporate the sites identified. Sites identified in adopted Neighbourhood Plans that adjoin the housing development boundary of villages meeting the criteria of Policy RA1 will also be appropriate and these may come forward for inclusion as a part</u></p>	Response to Inspector's questions 8.2 and 8.3 in ID/7 to clarify policy RA1 (see BNES/9)

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			<u>of the Placemaking Plan or subsequent to it.</u>	
16	96	Policy RA1	<p>POLICY RA1 Development in the villages meeting the listed criteria</p> <p>Proposals <u>at the villages outside the Green Belt</u> for residential and employment development of a scale, character and appearance appropriate to the village and its setting will be acceptable <u>within in-and-adjoining</u> the housing development boundary provided the proposal is in accordance with the spatial strategy for the District set out under policy DW1 and the village has:</p> <p>a: at least 3 of the following key facilities within the village: post office, school, community meeting place and convenience shop, and</p> <p>b: at least a daily Monday-Saturday public <u>or community</u> transport service to main centres, and</p> <p>c: local community support for the principle of development can be demonstrated.</p> <p><u>At the villages which meet these criteria, development sites will also be identified in the Placemaking Plan and the housing development boundary will be reviewed accordingly to enable delivery of the 800 dwellings identified on the Key Diagram. Residential development on sites adjoining the housing development boundary at these villages will be acceptable if identified in an adopted Neighbourhood Plan.</u></p> <p><u>Proposals at villages outside the Green Belt for employment development of a scale, character and appearance appropriate to the village and its setting</u></p>	Response to Inspector's questions 8.2 and 8.3 in ID/7 to clarify policy RA1 (see BNES/9)

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			<u>will be acceptable within and adjoining the housing development boundary.</u>	
17	117	Policy CP6(1)	<p>Amend Policy CP6(1) to read:</p> <p>1. High Quality Design</p> <p>The distinctive quality, character and diversity of Bath and North East Somerset's environmental assets will be promoted, protected, conserved or enhanced through:</p> <p>a: high quality and inclusive design <u>of schemes, including transport infrastructure, which reinforces and contributes to its specific local context, creating attractive, inspiring and safe place.</u></p> <p>b: <u>assessing</u> all major development schemes with a residential component should be assessed using the Building for Life design assessment tool (or equivalent methodology). As a guide development should meet its "good" standard.</p>	<p>1(a) Change arising from English Heritage's representations (see BNES/18)</p> <p>1(b) change to amend grammatical error</p>
18	117	Policy CP6(2)	<p>Amend Policy CP6(2) to read:</p> <p>2. Historic Environment</p> <p>The cultural and historic environment will be preserved or enhanced, and sites, buildings, areas and features of recognised national and local importance and their settings will be protected.</p> <p><u>The sensitive management of Bath & North East Somerset's outstanding cultural and historic environment is a key component in the delivery of sustainable development. The Council will protect, conserve and seek opportunities to enhance the historic environment including the character and setting of designated and other heritage assets.</u></p> <p><u>The sensitive reuse and adaptation of historic buildings and spaces will be</u></p>	Change arising from English Heritage's representations (see BNES/18)

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			<p><u>supported, and in areas where regeneration is required the imaginative integration of new development with the historic environment will be promoted.</u></p> <p>Where development has a demonstrable public benefit, including mitigating and adapting to climate change, this benefit will be weighed against any harm to the significance of the heritage asset.</p> <p><u>The Council will continue to develop strategies and guidance which ensure the historic environment and its significance is understood, recorded, promoted and enjoyed, and is sensitively and proactively managed, including those historic assets most under threat. A positive and proactive conservation strategy will be promoted through the Placemaking Plan.</u></p>	
19	117	Policy CP6 Delivery	<p>Delivery: Historic Environment</p> <p>Delivery will be principally through the Development Management process- And Conservation Area Appraisals and other supplementary planning documents and guidance will be <u>prepared and</u> used to guide decisions on development proposals that affect the historic environment. Working in partnership with bodies such as English Heritage, Mendip Hills and Cotswolds AONB Services and local groups; and with conservation, archaeology and landscape experts will also be necessary to ensure effective delivery of the policy. The preparation of management plans and other <u>positive and proactive strategies will be encouraged-developed to support policy delivery.</u> <u>The strategy for the historic environment will include:</u></p> <ul style="list-style-type: none"> - <u>maintaining and applying an up-to-date and available Historic</u> 	Change arising from English Heritage's representations (see BNES/18)

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			<p><u>Environment Record and evidence base</u></p> <ul style="list-style-type: none"> - <u>producing and promoting guidance that will encourage good practice such as the World Heritage Site Setting SPD, Retrofitting & Sustainable Construction SPD and Bath Building Heights Strategy</u> - <u>working with partners to resolve long standing high profile heritage assets at risk (including The Wansdyke and Cleveland Pool in Bath)</u> - <u>reducing the volume of traffic using historic streets and spaces (see para 6.103) by implementing the Bath Public Realm and Movement Strategy</u> - <u>seeking to ensure that Conservation Area Appraisals and management plans are kept up-to-date</u> - <u>implementing the World Heritage Site Management Plan</u> - <u>ensure the Bath Urban Archaeological Assessment is used to inform management strategies and SPDs</u> - <u>conserving significance heritage features via the Green Infrastructure Strategy</u> - <u>consideration of the preparation of a 'local list' to ensure non-designated assets are sustained and conserved</u> - <u>consideration of use of Article 4 Directions as one measure for resolving conservation issues when appropriate</u> - <u>Seek contributions from development, where appropriate, to support the delivery of the above.</u> 	
20	120	Para 6.64	<p>Amends FPC10</p> <p>In light of the opportunities for development in the plan period, most of the urban area of Keynsham continues to be excluded from the Green Belt and an Inset boundary is defined on the Proposals Map. There are a number of villages which meet the requirements of national policy in PPG2 'Green Belts' para 2.11 and continue to be insets within the Green Belt as</p>	Response to Inspector's question 8.4 in ID/7 (see BNES/9)

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			<p>established in the Bath & North East Somerset Local Plan. These villages are those which are the most sustainable villages in the Green Belt rural locations for accommodating some limited new development in the plan period under the provisions of either policy RA1 where the criteria are met, or where not, policy RA2. The Inset boundaries will be reviewed through the <u>Placemaking Plan and through Neighbourhood Planning. Exceptional circumstances will need to be demonstrated through this review process in order for any changes to the Inset boundaries to be made.</u> Some sites may come forward in the Green Belt under the Government's proposals for Community Right to Build.</p>	
21	121	Para 6.69 footnote	<p>¹ 'A guide to minerals safeguarding in England', BGS (2007) 'BGS/Coal Authority Guide to Minerals Safeguarding in England 2011'</p>	Factual change: footnote to para 6.69 amended to correctly refer to updated guidance in response to The Coal Authority's request (response to Proposed Changes 19 October 2011)
22	123	Policy CP9 Large Sites (first paragraph) Other	<p>Large Sites (first paragraph)</p> <p>Affordable housing will be required as on-site provision in development of 10 dwellings or 0.5 hectares (whichever is the lower <u>threshold applies</u>) and above. An average affordable housing percentage of 35% will be sought on these large development sites. This is on a grant free basis with the presumption that on-site provision is expected.</p> <p>Other</p>	Response to Inspector's question 11.9 in ID/7 (see BNES/12)

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			All affordable housing delivered through this policy should remain at an affordable price for future eligible households, <u>in the event of any sales or staircasing affecting affordable housing unit(s) delivered through CP9 then an arrangement will be made to recycle the receipts/subsidy for the provision of new alternative affordable housing located elsewhere within Bath and North East Somerset.</u> Affordable Housing should be integrated within a development and should not be distinguishable from market housing.	
23	134	Para 7.05	The Core Strategy is anticipated to be reviewed about every 5 years after its adoption. The review process will commence around 2 to 3 years in advance of the review date in order to enable the timely and considered preparation and adoption of revised policies. <u>If, after the first 5 years following adoption, monitoring demonstrates that the planned housing provision is not being delivered at the levels expected and there would be no reasonable prospect of the delivery of 11,000 homes to 2026, then the review of the Core Strategy will entail changes to rectify the housing shortfall taking account of the impact of the performance of the economy on the need for housing. This will include implementing the contingencies referred to in paragraph 1.36 of the Core Strategy but may also include changes to the spatial strategy if required. This will be undertaken in liaison with neighbouring authorities, particularly in the West of England and is likely to include a review of the plan period.</u> The timetable for preparing other Local Development Documents is set out in the Council's Local Development Scheme.	Response to Inspector's question 2.16 in ID/7 (see BNES/5) to clarify existing contingency.