



## Bath and North East Somerset Core Strategy


### Sustainability Appraisal Report Annex M: Screening of Proposed Changes to Submitted Core Strategy

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**Bath & North East Somerset Council**

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## 1 Introduction

This annex presents a table which presents the findings of a screening process of the changes to the Submitted Core Strategy proposed by Bath and North East Somerset Council. The screening process has identified changes which are considered to make a difference to the Sustainability Appraisal of the Core Strategy (i.e. that the previous assessment of the Submitted Core Strategy requires amendment or a new policy has been introduced which requires assessment) and are therefore considered to be significant.

Where significant changes have been identified, Annex D of this report has been updated to either amend the previous policy assessment matrix or to insert a new policy assessment matrix. The main SA Report has also been updated accordingly.

## 2 Results of Screening

Change Ref	Page No in Draft Core Strategy	Plan Ref	Proposed Change to the Submitted Core Strategy	Original change Ref	Reason for change	SA screening
SPC0	-	Plan title	Amend the title of the Core Strategy as follows: <b>Bath and North East Somerset Core Strategy</b> <b><u>Part 1 of the Local Plan</u></b>	-	The submitted Core Strategy was prepared before the Localism Act 2012. Development management policies and site allocations are planned to come forward in the Placemaking Plan. Under the new Planning Regs and NPPF (2012), local planning authorities are charged with	No effect on the previous SA findings.

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					<p>preparing a Local Plan which should now preferably be a single document. The Council is committed to taking forward the Core Strategy to adoption and is also in the process of preparing the Placemaking Plan which will set out the more detailed policy framework in the context of the Core Strategy. Effectively these two documents together will form a Local Plan under the new</p>	

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					<p>regime - one setting out the strategic plan and the other setting out the detail. It is therefore proposed that the Core Strategy will include the subtitle 'Part 1 of the Local Plan'. The Placemaking Plan will be subtitled 'Part 2 of the Local Plan'. This will help to reinforce the intrinsic relationship between the two documents, and will be in line with the new regime introduced by the NPPF.</p>	

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SPC1	-	Contents	6b Responding to a Climate Change	FM1	Non-material textual change for purposes of clarity	Minor textual change which has no effect on the previous SA findings.
SPC2	-	Policies	B3 <u>Strategic Policy for Twerton and Newbridge Riverside</u> <del>Strategic Policy</del>	FM2	Non-material textual change for purposes of clarity	Minor textual change which has no effect on the previous SA findings.
SCP3	-	Index Policies	<u>CP8a Minerals</u>	-	Non-material textual change for purposes of clarity	Minor textual change which has no effect on the previous SA



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						findings.
<b>SPC4</b>	-	Index Diagrams 8a, 20a, 20	Insert reference or new diagrams: Diagram 8a <u>Western Riverside</u> Diagram 20a <u>General extent of the surface coal Mineral Safeguarding Area</u> Amend Diagram 20 'Green Infrastructure Network' to ' <u>Illustrative Green Infrastructure Network</u> '	FM3	Non-material textual change for purposes of clarity	Minor textual change which has no effect on the previous SA findings.
<b>SPC5</b>	8	Para 1.03	<ul style="list-style-type: none"> <li>Where we would like to be: The Spatial Vision and Strategic Objectives look forward to <del>2026</del> <u>2029</u>, setting out how we expect the district and its places to have changed and developed.</li> </ul>		Change to reflect shift in Plan period.	Extends the plan period by 3 years. The SA report now refers to the extended plan period. This change does not make a difference to the previous SA

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						findings.
<b>SPC6</b>	8	Para 1.05	<ul style="list-style-type: none"> <li>The Core Strategy, <u>Part 1 of the Local Plan</u>, does not set out site-specific proposals; instead it looks at the broad locations for delivering new development. Policies in the Core Strategy do not overlap with each other and therefore the Core Strategy should be read as a whole. <del>The Core Strategy is the primary document in the Local Development Framework (LDF). The LDF includes other documents, some of which are under preparation. Of note is <del>the</del> Placemaking Plan, <u>Part 2 of the Local Plan</u>, which will cover site allocations, detailed development management policies as well as local designations for the different places within the district, and the Joint Waste Core Strategy which is being prepared by the four West of England authorities and sets out a spatial strategy for dealing with waste including the allocation of sites. The LDF includes <u>Details of other documents, some of which are under preparation are set out in the Local Development Scheme.</u></del></li> </ul>	-	Change to clarify the relationship between the Core Strategy and the Placemaking Plan as Part 1 and 2 of the Local Plan to align with NPPF, para 153.	Minor textual change which has no effect on the previous SA findings.
<b>SPC7</b>	16	Objective 3	<p>The Council's Economic Development Strategy seeks to stimulate a more productive, competitive and diversified economy .....</p> <ul style="list-style-type: none"> <li>increasing the availability of modern office <u>and unit</u> space in Bath thereby enabling indigenous companies to expand and the city to better respond to external demand ....</li> </ul>		Text updated to align with the NPPF and the strategy for Bath	No action for the SA – no effect on previous findings

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<b>SPC8</b>	17	Objective 5	Amend first bullet point of objective 5 to read: <ul style="list-style-type: none"> <li>enabling the delivery of new homes needed to respond to expected demographic and social changes and <u>as far as possible</u> to support the labour supply to meet our economic development objectives</li> <li>ensure that the development of new homes is aligned with the provision of <u>all</u> the necessary infrastructure</li> </ul>	RC1	Change arising from the Hearings and for clarification.	The SA has been changed to reflect the new second paragraph of the objective.
<b>SPC9</b>	17	Objective 6	Promoting and delivering <u>local employment, training and</u> regeneration opportunities that can contribute to a reduction in the health and social inequalities across the District.	-	Clarify 'regeneration' in response to the Public Services (Social Value) Act 2012	No action for the SA – no effect on previous findings
<b>SPC10</b>	18	Para 1.18	Proposals to abolish the Regional Spatial Strategy (RSS) <u>has necessitated a</u> <del>have provided B&amp;NES with the opportunity to move away from regionally imposed growth targets and the establishment of its own</del> <u>growth requirements in accordance with the NPPF and</u> in response to local circumstances . Formulation of <del>this</del> <u>the</u> overarching policy framework for the District has entailed analysis of <del>new</del> up-to-date evidence, formulation of options to meet the objectives, engaging with local communities, testing these through the sustainability appraisal and assessing deliverability. Account has been taken of the District's functional relationship with neighbouring	-	Text updated to align with the NPPF.	Text explains process followed and has no bearing on the SA findings.

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			authorities. The process of developing a spatial strategy for B&NES has entailed the assessments set out below. Please note the evidence base supporting the Core Strategy is listed and is available on the Council's website at <a href="http://www.bathnes.gov.uk/corestrategy">www.bathnes.gov.uk/corestrategy</a> or on request.			
SPC11	18	Para 1.19	<b>Development land supply:</b> A detailed, 'bottom-up' assessment has been undertaken of the capacity of the District's settlements for delivery of new housing, jobs and community facilities. This has included identifying suitable and deliverable development sites, understanding the environmental constraints including potential flood risk, assessing the appropriate mix of uses and densities and ensuring the necessary infrastructure is in place or can be secured to deliver mixed and balanced communities. It also looked at the opportunities to re-use empty homes and under-used properties. Part of this analysis is set out in the Strategic Housing Land Availability Assessment (SHLAA)	-	Non-material textual change for purposes of clarity	Text explains process followed and has no bearing on the SA findings.
SPC12	18	Para 1.21	<b>Environmental capacity:</b> The District is renowned for its outstanding environment. Bath is the only complete city in the UK which is inscribed as a World Heritage Site; the high quality of the landscape is recognised by the designation of two Areas of Outstanding Natural Beauty; there are over 50 Conservation Areas in the district and Bath has the highest concentration of Listed Buildings outside of Westminster. The District also enjoys a rich and diverse biodiversity resource, including many protected species and habitats	-	Change made for the purposes of accuracy and clarity.	Text clarifies the position re European sites but would have no bearings on the SA

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			<p>and <del>two</del> <u>includes or is adjacent to a number of sites of European importance for bats and wetland birds. These European Sites are protected through the Habitat Regulations. In this context bats are a significant issue as the District supports important bat foraging areas, commuting routes and roots of importance to the integrity of up to 3 European Sites. For clarity, development likely to have a significant effect on a European site either alone or in combination with other plans or projects, and which cannot be adequately mitigated, would not be in accordance with the development plan.</u> The Council has assessed the impact of various policy proposals and alternative options on the Environment through the sustainability appraisal, the Habitats Regulation Assessment (HRA) and locational investigations.</p>			findings
SPC13	19	Para 1.23	<p><b>Development need:</b> The Council has also undertaken assessments of development need within the district during the plan-period. This includes assessing the space needed for economic growth, housing, retail provision and social needs. This takes account of the Council's objective of promotion of a higher value economy rather than only volume growth. In terms of housing need, the Council has assessed the <del>post recession</del> <u>likely need requirement</u> for new housing, both market and affordable housing, over the plan period up to <del>2026</del> <u>2029</u> through the B&amp;NES SHMA. This is based on:</p> <ul style="list-style-type: none"> <li>• Projected population change arising from births over deaths and increasing life expectancy</li> </ul>		To reflect the updated SHMA and to respond to Inspector's concerns in ID/28	Text explains process followed and has no bearing on the SA findings.

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			<ul style="list-style-type: none"> <li>• The likely housing requirement this entails, including rapid decline in household size and increased separation rates</li> <li>• The need for housing generated by economic growth (<del>net migration</del>), <del>taking into account likely future growth rate, productivity changes and sectoral changes,</del></li> <li>• Provision for non-economically active migrants</li> </ul> <p>Under provision in previous years Affordable housing need</p>			
<b>SPC14</b>	19	Para 1.26	<p>The Core Strategy makes provision for around <del>11,000</del> <u>12,700</u> new homes and around <del>8,700</del> <u>10,170</u> new jobs. <del>This level of growth excludes "windfall" housing developments. Infrastructure deficiencies, environmental constraints and the results of community engagement together affect the level of growth.</del> The strategy is to locate new development in the most sustainable locations and therefore the priority is to steer growth to brownfield land in urban areas of Bath, Keynsham and the larger settlements in the Somer Valley. <u>However, in order to make provision for housing and employment needs and to fulfil the objectives of the Core Strategy, some greenfield land is also required. In some instances this entails the release of land from the Green Belt because these are the most sustainable locations. The identification of land for development has sought to minimise the impact on the environment and the Green</u></p>	Amend s RC2	To reflect the amended housing and jobs figures agreed by Council on 4 <sup>th</sup> March 2013.	<p>Changes to housing numbers and the Green Belt have been assessed as part of Policy DW1.</p> <p>The detailed Green Belt boundaries</p>

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			<p><u>Belt and take account of infrastructure requirements. The Council has therefore sought to make provision for level of development likely to be needed delivered through this approach equates with the future likely need for development</u> but it is acknowledged that the district's environmental quality provides a challenge for accommodating new development –circumstances constrain the space available. However the Council's policy of 'smart growth' provides scope for pursuing high levels of economic growth without departing from the locational strategy. The broad spatial principles are summarised below and elaborated in the place-based chapters 2-5.</p>			<p>will be assessed as part of the Placemaking Plan.</p>
SPC15	19	Para 1.27	<p><b>Bath</b>, as the economic driver in the district is the primary focus for new development. <u>It is also an important sub-regional economic centre. The spatial strategy begins to address the existing commuting imbalance (net in-commuting) by directing more homes than jobs to the city.</u> However Significant provision is made within Bath for economic growth, particularly modern employment space to meet the changing needs of the economy and take advantage of Bath's competitive position. The Council's policy of 'smart' growth promotes higher value sectors rather than only volume growth. Key areas of change within the city are along the riverside, especially in the western corridor. <u>In order to meet development needs, land also needs to be released from the Green Belt. The Council has undertaken a careful assessment of the options and has identified</u></p>	-	<p>To reflect the amended housing and jobs figures agreed by Council on 4<sup>th</sup> March 2013.</p>	<p>This text provides background information in relation to the spatial strategy and does not change the previous SA findings.</p>

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			<p><u>locations which cause the least harm to the City's highly sensitive environment and has sought to minimise scale of the impact. Land will therefore be released from the Green Belt at Weston and Odd Down and identified for development.</u></p>			<p>Changes to Green Belt have been assessed as part of Policy DW1.</p> <p>The detailed Green Belt boundaries will be assessed as part of the Placemaking Plan.</p>
SPC16	19	Para 1.28	<p><b>Keynsham</b> currently has a balance between numbers of resident workers and jobs but experiences significant in and out-commuting in light of the mismatch of resident workforce and available jobs. Although the <u>additional</u> homes/jobs provision for Keynsham is roughly equal the focus will be to generate a range of jobs more suitable to the resident workforce. The key areas of change in Keynsham will be in the town centre and at Somerdale which has</p>	-	Change reflect the increase in housing numbers and job figures (see ID/28)	This text provides background information in relation to the spatial



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			<p>significant implications for the future of the town. <u>In addition changes to the Green Belt are proposed to the south west and east of the town in order to provide additional employment floor space and housing. These changes do not undermine</u> <del>No changes are proposed to the Green Belt boundary around Keynsham and the</del> Core Strategy objective <del>seeks</del> to maintain the town's separate identity.</p>		<p><i>DELEGATED CHANGE</i></p>	<p>strategy and does not change the previous SA findings. Changes to Green Belt have been assessed as part of Policy DW1. The detailed Green Belt boundaries will be assessed as part of the Placemaking Plan.</p>

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SPC17	18	Para 1.29	In the <i>Somer Valley</i> there is significant net out-commuting due to lack of available jobs but there are also significant residential commitments. The area does not have an operating rail link, there are no direct links to the motorways and there is limited scope to <del>change this</del> <u>provide substantial infrastructure improvements in the Plan period.</u> The strategy therefore recognises this position, and seeks to <del>ensure</del> <u>facilitate economic-led regeneration enabling job growth in the area.</u> <del>further residential development is only allowed where it brings employment or other community benefit.</del> The focus for change will be in the town centres and on vacant and under-used sites but some development on new green field locations will be required to meet housing needs. <u>The Housing Development Boundary will therefore be reviewed in the Placemaking Plan.</u>	-	Change reflect the increase in housing numbers and job figures (see ID/28)	The changes are significant and introduce less development restraint on greenfield land. Policy SV1 has been amended to reflect this text and the previous assessment of Policy SV1 has been reviewed..
SPC18	-	Add new	<u>However in order to meet development needs during the Plan period.</u>		Change reflect	Changes to

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		Para 1.30A	<p><u>land will be released from the Green Belt for development in the Whitchurch area. Whilst not well placed for Bath, the sustainability appraisal identifies land on the edge of Bristol as being a relatively sustainable location. The scope for development is limited in light of the environmental assets in the area and the infrastructure constraints. The Council will need to work closely with Bristol to ensure the development relates well to Bristol and does not prejudice regeneration proposals for south Bristol.</u></p>		the increase in housing numbers and job figures (see ID/28)	<p>the Green Belt have been assessed as part of Policy DW1 and specifically in this location as part of Policy RA5.</p> <p>The detailed Green Belt boundaries will be assessed as part of the Placemaking Plan.</p>
SPC19	19	Para	The <b>Green Belt</b> is shown on the Key Diagram. <del>No changes are proposed to the general extent of the Green Belt, in the form of either</del>	Amend	Change arising from Hearings	Changes to Green Belt

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		1.31	<p><del>extensions or deletions.</del> <u>The development of the spatial strategy has sought to minimise the impact on the Green Belt as far as possible. However, as described above, five strategic changes are required to the inner Green Belt boundary to release land to meet the need for new development. The new detailed boundary will be established through the Placemaking Plan. The detailed inner and outer boundaries of the Green Belt will also be reviewed in the Placemaking Plan in order to address minor anomalies or other necessary minor adjustments. Exceptional circumstances will need to be demonstrated through this review process in order for the detailed boundary to be changed.</u></p>	s RC3	and representations	<p>have been assessed as part of Policy DW1.</p> <p>The detailed Green Belt boundaries will be assessed as part of the Placemaking Plan.</p>
SPC20	19	Para 1.33	<p><b>Delivery:</b> The scale of new homes entails a significant uplift in past rates of delivery from around 380 to around <del>550</del> <u>700</u> per annum although as set out in the SHLAA, the overall trajectory of provision is determined by the performance of individual locations. The provision of new jobs is dependent on <u>national economic performance and objectives</u> in the Council's Economic Strategy being realised through the interventions outlined in the Council's Regeneration Delivery Plans, in particular the objective for economic growth of <del>8,700-10,170</del> jobs. There is scope with the spatial strategy</p>	Amend s RC4	<p>Change arising from BNES/26 and to reflect revised housing requirement/delivery rate.</p> <p><i>DELEGATED</i></p>	<p>Change to housing delivery have been considered in review of previous DW1</p>

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			to deliver an even greater number of jobs in line with the Economic Strategy through....		CHANGE	assessment
SPC21	19	Para 1.34	The need for affordable housing in the district is high and the Core Strategy seeks to maximise the provision within the context of the spatial strategy and deliverability. <u>The overall housing figure has therefore been boosted in order to increase provision of affordable housing.</u> This would provide around <del>3,000</del> <u>3,110</u> affordable homes during the plan period.	-	Change to affordable housing provision to reflect new housing requirement.	This change has been considered in the review of the previous assessment of policy CP9.
SPC22	19	Para 1.36	<b><u>Contingency Flexibility:</u></b> The Core strategy recognises the need to be responsive in light of future uncertainty and unforeseen circumstances. <del>There is the scope for flexibility in the mix of uses and density of some of the large redevelopment sites such as at Somerdale in Keynsham and the MoD sites in Bath. In addition, there is scope in Bath's western corridor to vary the mix of uses to respond to needs for development. This flexibility maintains the overall strategy of a priority on urban focussed brownfield opportunities. The spatial strategy therefore enables the identification of a 5 year land supply with a 20% buffer to reflect previous under delivery. The level of housing being planned for also</del>	-	Change arising from issues raised in ID/28, para 3.32.  DELEGATED CHANGE	Changes have no bearing on the SA findings.

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			<u>provides significant flexibility and choice of sites in the event that some sites are delayed in coming forward or growth is greater than anticipated.</u> The Council will monitor delivery rates in the plan period which will shape the early review of the Core Strategy programmed for around 2016 <u>to co-ordinate with the other West of England districts.</u>			
<b>SPC23</b>	20	Policy DW1, clause 2:	2: Making provision for a net increase of <del>8,700</del> <u>10,170</u> jobs and <del>11,000</del> <u>12,700</u> homes between <del>2006</del> <u>2011</u> and <del>2026</del> <u>2029</u> , of which around <del>3,400</del> <u>3,110</u> affordable homes will be delivered through the planning system.	Amend s RC6	Changes arising from BNES/26 and BNES/2 and to amend Plan period dates and to respond to ID/28 in the context of the shift in Plan period	Changes reflect shifted plan period. The SA report now refers to the extended plan period. Previous assessment of Policy DW1 has been reviewed as necessary.
<b>SPC24</b>	20	Policy DW1,	4: retaining the general extent of Bristol - Bath Green Belt within B&NES, <del>with no strategic change to the boundaries other than</del>	Amend	Change arising from Hearings	Changes to Green Belt

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		clause 4	<p><u>removing land to meet the District's development needs at the following locations identified on the Key Diagram:</u></p> <ul style="list-style-type: none"> <li>• <u>Land adjoining Odd Down</u></li> <li>• <u>Land adjoining Weston</u></li> <li>• <u>Extension to MoD, Ensleigh</u></li> <li>• <u>Land adjoining East Keynsham</u></li> <li>• <u>Land adjoining South West Keynsham</u></li> <li>• <u>Land at Whitchurch</u></li> </ul>	s RC7	and representations and to respond to ID/28  <i>DELEGATED CHANGE</i>	have been assessed as part of Policy DW1.  The detailed Green Belt boundaries will be assessed as part of the Placemaking Plan.
<b>SPC25</b>	20	Policy DW1	<p>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):</p> <p><u>'Protecting, conserving and enhancing the district's nationally and locally important cultural and historic assets'</u></p>	RC5	Change arising from English Heritage's representations (see BNES/18)	Previous assessment of Policy DW1 has been reviewed as necessary
<b>SPC26</b>	20	Policy	<del>In order to respond to changing circumstances, flexibility in the</del>	Amend	Text deleted from	Previous

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		DW1	<del>nature, density and mix of uses in the Western Corridor of Bath and on MoD sites will provide contingency in line with the principles of the overall strategy.</del>	s RC8	Policy DW1 as reference to flexibility in the strategy will be made in the text (para 1.36). Change made in respond to issues raised in ID/28, para 3.32.	assessment of Policy DW1 has been reviewed as necessary.
<b>SPC27</b>	20	Policy DW1 (Last para only)	Add to Policy DW1:  <u>The Core Strategy will be reviewed around every five years and changes made to ensure that both:</u>  a. <u>the objectives are being achieved particularly the delivery of the housing and work space targets set out in Table 9; and</u>  b. <u>the Core Strategy is planning for the most appropriate growth targets, particularly housing and employment space/jobs.</u>	RC9	Changes arising from the discussions at the Hearings as explained in BNES/24	This change will not affect the SA findings and is not considered to be significant.
<b>SPC28</b>	21	Diagram 4	Remove notation for all Policy RA1 villages  <i>[see page (i) for proposed changes to Diagram 4 appended to this schedule]</i>	RC10	Response to Inspector's questions 8.2 and 8.3 in ID/7 to	Change reflects other changes to



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					clarify policy RA1 (see BNES/9)	policies and does not, in itself, represent a significant change.
<b>SPC29</b>	21	Diagram 4	<p><i>Amend the housing and employment figures for Bath, Keynsham, the Somer Valley and the Rural Areas.</i></p> <p><i>[see page (i) for proposed changes to Diagram 4 appended to this schedule]</i></p>	Amends RC11	Change arising from BNES/26	Change reflects other changes to policies and does not, in itself, represent a significant change.
<b>SPC30</b>	21	Diagram 4	<p>Amend <u>the depiction of</u> urban area of Bath/Green Belt in the vicinity of Odd Down so that it more accurately illustrates the general extent of the Green Belt (to show the park &amp; ride site and adjoining land within the Green Belt)</p> <p><i>[see page (i) for proposed changes to Diagram 4 appended to this schedule]</i></p>	RC12	Change arising from Hearings and representations and for clarity.	Change is presentational and is not a significant change.

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SPC31	21	Diagram 4	<p>Illustrate the general extent of the Green Belt as proposed to be amended and add new development locations.</p> <p><i>[see page (i) for proposed changes to Diagram 4 appended to this schedule]</i></p>	-	Change arising from the need to remove land from Green Belt to allow for urban extensions to address issues raised in ID/28.	Changes to diagram 4 will reflect changes to policy DW1.				
SPC32	21	Diagram 4	<p>Update to only include the three “District Heating Priority Areas” – Bath Central, Bath Riverside and Keynsham Town Centre</p> <p><i>[see page (i) for proposed changes to Diagram 4 appended to this schedule]</i></p>	-	Consequential change arising from Change made in response to the Inspector’s queries raised in ID/30 (paras 2.1-2.3)	Change is presentational and is not a significant change.				
SPC33	22	Table 2	<p><b>Key District-wide Infrastructure</b></p> <p><b>Date changes</b></p> <table border="1" data-bbox="562 1235 1326 1374"> <thead> <tr> <th>IDP Refs</th> <th>Phasing</th> </tr> </thead> <tbody> <tr> <td>DWI.2, DWI.4, DWI.5, DWI.6, DWI.7, DWI.8, DWI.9, DWI.10,</td> <td>2010-<del>2026</del> <u>2029</u></td> </tr> </tbody> </table>	IDP Refs	Phasing	DWI.2, DWI.4, DWI.5, DWI.6, DWI.7, DWI.8, DWI.9, DWI.10,	2010- <del>2026</del> <u>2029</u>	-	Changes to list of key infrastructure requirements needed as result of increased housing requirement/	Change is reflected in changes to policy DW1.
IDP Refs	Phasing									
DWI.2, DWI.4, DWI.5, DWI.6, DWI.7, DWI.8, DWI.9, DWI.10,	2010- <del>2026</del> <u>2029</u>									

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			<p>DWI.11, DWI.12</p> <p>DWI.3: <b>Cost:</b> £60m</p> <p>DWI.7: <b>Funding and delivery:</b> Draft-Bristol Water Resource Management Plan; Wessex Water Resource Management Plan</p> <p>DWI.11: <b>Key Infrastructure Item:</b> Children's Play Areas—Play Pathfinder Programme. <b>Cost:</b> £2.5m capital funding to 2011. Further costs not quantified.</p> <p>DWI.12: <b>Funding &amp; Delivery:</b> Green Infrastructure Strategy in development. Delivery via public sector asset management, private sector investment, voluntary and community sector.</p>		urban extensions and to reflect update of IDP.	
SPC34	24	Table 3	<p><b>Policy Framework and mechanisms for delivering the strategic objectives</b></p> <p><i>Replace all references to the Planning Policies Statements (PPSs) under the heading 'National Policy' in Table 3 with National Planning Policy Framework</i></p>	-	Changes to reflect change in national planning policy guidance.	Changes are textual, updating planning policy background and are not significant changes to the plan.
SPC35	28	Para 2.01	<p><b><u>2a Setting the Agenda</u></b></p> <p><b><u>Historical Context</u></b></p>	-	Change made for the purposes of	Minor textual

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			<p><u>“continuous development over two millennia”</u> <u>World Heritage Site Statement of Significance (2010)</u></p> <p>From its early history as a Celtic place of reverence and as a spa during Roman occupation, Bath evolved into a Saxon monastic settlement and subsequently a Norman cathedral town. During the Middle Ages it developed into a regional market and a centre of the woollen trade before becoming perhaps the most significant national health resort of Elizabethan and Stuart England. <del>Thereafter</del> <u>Rapid expansion in the Georgian period <del>era</del> created an enduring architectural legacy and made <del>saw</del> Bath <del>become</del> the foremost fashionable resort of the 1700s, <del>and created an enduring architectural legacy attracting increasing numbers of visitors.</del></u></p>		accuracy and clarity.	change providing background information which has no effect on the previous SA findings.
SPC36	28	Para 2.02	<p><del>For the next 150 years, the</del> <u>The Victorian</u> city struggled to cope with its Georgian legacy. <u>At the beginning of Victoria’s reign Bath was the 9<sup>th</sup> largest town in England with a population of nearly 50,000</u> <del>The city experienced continued growth but relative decline, refining</del> <u>Thereafter Bath lagged behind the national level of industrial urban expansion and instead Bath refined its image as a place of genteel residence and retirement. Many pinned their hopes of a <u>social</u> revival on the coming of Brunel's Great Western Railway in 1841. However, <del>but</del> this did little to reignite the popularity of the city. though, together with the Midland Railway did <u>Instead the railways served to crystallize an industrial zone strip of mills and foundries along the River Avon toward towards as far as Twerton. Bath remained one the great cities of England until 1851, with a</u></u></p>	-	Change made for the purposes of accuracy and clarity.	Minor textual change providing background information which has no effect on the previous SA findings.

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			<p>population of over 50,000. Thereafter its rate of growth lagged behind the national level of urban expansion. A big effort was made <del>†</del>Towards the end of the Victorian period <u>the Corporation sought</u> to revive the city as a spa upon the rediscovery of its Roman origins. However, little came of efforts to <del>revive</del> <u>establish</u> Bath as a leading therapeutic centre.</p>			
SPC37	28	Para 2.03	<p>The <u>pace of growth in Bath was slow during the early part of the 20th Century , a reflection of the depressed state of the national economy, but the aftermath of WWI resulted in a</u> <del>can be characterized by economic depression alongside</del> a great deal of inter war house building <u>and a surge in the land coverage of the city. In the inter war period</u> <del>on the southern slopes part of the landscape bowl in which the city sits at Southdown and the Odd Down Plateau were colonised.</del> Elsewhere, <u>suburban development took place at Weston and Larkhall and such neighbourhoods were connected to the centre by the Bath Electric Tramway.</u> After the Second World War Bath was caught up in the process of rapid socio-economic change that was at work in the country as a whole. Change <u>within the city</u> reflected many national trends, including the growth of private motoring, modernist reconstruction and the subsequent <del>and popular</del> rise of the conservation movement. In 1987, in recognition of its unique cultural value the city was inscribed as a World Heritage Site. This raised its international profile as a tourist destination and has sharpened debate about how <del>Bath should change and develop</del> <u>change and development should be managed</u> and what</p>	-	Change made for the purposes of accuracy and clarity.	Minor textual change providing background information which has no effect on the previous SA findings.

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			'sustainability' means for the city and its future.			
<b>SPC38</b>	29	Bath Strategic Issues 2	2. The conservation and enhancement of the World Heritage Site (WHS) <del>and its setting</del> <u>and of the Conservation Area</u> must be reconciled with contemporary socio-economic and environmental challenges, including climate change. Bath's WHS status and environmental quality is not an obstacle to economic growth - it is part of a strong 'brand', an incentive to and enabler of <del>growth</del> <u>prosperity</u> . – however, it does require that contemporary change is managed sensitively and that high quality design is achieved.	-	Change made for the purposes of accuracy and clarity.	Minor textual change providing background information which has no effect on the previous SA findings.
<b>SPC39</b>	29	Bath Strategic Issues 7	7. There is a significant imbalance between the resident workforce and jobs <u>in the city</u> . The main place of employment for about 30% of the resident workforce is outside Bath and the city imports many workers from beyond its boundaries, <u>particularly from the market towns of West Wiltshire</u> .	-	Change made for the purposes of accuracy and clarity.	Minor textual change providing background information which has no effect on the previous SA findings.

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SPC40	29	Bath Strategic Issue 12 (now 13)	<del>12.</del> <u>13.</u> 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 <del>ensure</del> <u>ensure</u> 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.	FM4	Update	Minor textual change which has no effect on the previous SA findings.
SPC41	29	Bath Strategic Issue 13 (now 14)	<del>13.</del> <u>14.</u> The Bath/Bradford-on-Avon Special Area of Conservation (SAC) is designated because of the presence of bats and their foraging areas. Bats are protected under European and UK legislation and care must be taken to <del>ensure that the impact of change and development on bats is taken into account</del> <u>avoid impacts to the integrity of the SAC.</u>	-	Change made for the purposes of accuracy and clarity.	Minor textual change which has no effect on the previous SA findings.
SPC42	30	Para 2.05	<b>World Heritage, Regeneration, <u>Enterprise</u> and 'Place'</b> In addition to enabling the delivery of the Sustainable Community Strategy, the Bath spatial strategy seeks to contribute to the actions proposed in the City of Bath World Heritage Site Management Plan (November 2010) that seek to protect the outstanding universal <del>values</del> <u>value</u> (OUVs) (OUV) of the site and its setting. The significance of the WHS is set out in the Statement of Outstanding	Amends FM5	Change made for the purposes of accuracy and clarity.	Minor textual change providing background information which has

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			Universal Value and <del>can be summarised as</del> <u>derives from the city's Hot Springs, its Roman Archaeology; the Hot Springs; Georgian town planning; Georgian architecture; the green setting of the City in a hollow in the hills within a landscape bowl; and Georgian architecture reflecting 18th century social ambitions</u> . The Cotswolds AONB Management Plan is also important in this regard as Bath's townscape and landscape combine to form a <del>total</del> <u>special</u> composition of <del>form and place</del> <u>town and country</u> .			no effect on the previous SA findings.
SPC43	30	Para 2.06	In 2006 the Council published 'The Future for Bath' <del>which</del> <u>in which it sought to define</u> the essence of the city - its DNA. It articulates a suite of regenerative .....		Change made for the purposes of accuracy and clarity.	Minor textual change providing background information which has no effect on the previous SA findings.
SPC44	30	Para 2.07	The Bath spatial strategy has been prepared <del>with</del> <u>against the background of</u> this regeneration agenda <del>in mind</del> so that it contributes to the realisation of a distinctive and authentic development programme for the city. As an international cultural asset, well considered and high quality growth is a key principle guiding the		Change made for the purposes of accuracy and clarity.	Minor textual change providing background



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			overall level, type and design of new development. The strategy prioritises the creation of enduring developments, places and neighbourhoods over 'planning by numbers' in order to deliver relatively short term targets. It seeks to shape development that will be appreciated and used well into the future and <u>to</u> deflect ill-conceived proposals that might be rejected within a generation.			information which has no effect on the previous SA findings.
SPC45	31	Para 2.08	The Public Realm and Movement <u>Strategy</u> for the city centre has already <del>Strategy</del> responded to this agenda in order to shape investment in the city centre. It sets out a programme to reanimate the city centre by:		Change made for the purposes of accuracy and clarity.	Minor textual change providing background information which has no effect on the previous SA findings.
SPC46	32	Vision for Bath	<b>The Vision</b> <i>What the spatial strategy is seeking to achieve,</i>  Bath's natural, historic and cultural assets, which combine to create a unique sense of place of international significance, will be secured and enhanced to maintain the city's key competitive advantage and unique selling point as a high quality environment <del>in which to reside,</del>	-	Change made for the purposes of accuracy and clarity.	Significant changes to the Vision for Bath. Previous assessment with

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			<p><del>to live, locate and</del> grow a business, visit and invest.</p> <p>The scope to further improve Bath's environmental quality will form the foundation of efforts to boost the city's profile as a more competitive and <del>low carbon</del> economic centre. The realisation of a range of development opportunities within the Central Area and <del>Western Corridor</del> Enterprise Area will greatly improve the city aesthetically and also enable Bath to position itself as a more entrepreneurial, innovative, creative and business friendly place. Economic development and productivity will therefore be stimulated and facilitated, whilst simultaneously upgrading inherited townscape.</p> <p><u>Where possible the built environment will evolve in a more energy and resource efficient manner and renewable and sustainable energy, appropriate to the Bath context will be will be introduced.</u></p> <p>Alongside measures to mitigate and adapt to climate change <u>and to pursue a reduced carbon economy,</u> <del>the diversification and growth of a low carbon economy</del> are the key changes that are sought for Bath. <u>The delivery of new housing on brownfield sites is a vital component of the vision and</u> will help to create a <del>more</del> sustainable relationship between the city's labour and job markets and support Bath's economic potential. <del>whilst retaining the integrity of its landscape.</del></p> <p><u>The need for more housing will enable the regeneration of many areas within the city. Where development is needed on the edge of</u></p>			<p>regards to Bath vision has been reviewed as necessary.</p>

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			<p><u>Bath it will be positioned, master planned and designed to sustain the 'significance' of Baths heritage assets and the integrity of its landscape setting.</u> Parallel investment in public transport infrastructure and walking and cycling <u>routes</u> will keep the city moving and enable more sustainable travel choices to be made.</p> <p>Bath's already strong identity as a therapeutic place will be enhanced by boosting its performance as an enjoyable city for leisure, recreation and shopping with a vivacious cultural scene and a highly valued green infrastructure network.</p>			
-	33	Diagram 5	<ul style="list-style-type: none"> <li>• Delete notation and label for East of Bath Park &amp; Ride</li> <li>• Add Combe Hay</li> <li>• Change notation of Bath Spa University so that it is the same as The University of Bath (i.e. white dotted circle rather than black).</li> <li>• Amend southerly extent of area of search for flood storage facility to exclude land outside B&amp;NES. Move line illustrating the area of search further to the east of the railway.</li> </ul>	PC15 as amended	<p><b>Included for information and not part of the current consultation.</b></p> <p>Change made in response to the Inspector's queries.</p>	N/A
SPC47	33	Diagram 5	<p>Bath's Neighbourhoods label to be amended to reflect revised policy wording.</p> <p><i>[see page (ii) for proposed changes to Diagram 5 appended to this</i></p>	Updates PC15 as amend	Consequential change arising from amendments to	Change in itself does not require reassessme

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			<i>schedule]</i>	ed	Policy B2.	nt. However, this reflects changes to policy B1 which are considered significant (see below)
<b>SPC48</b>	33	Diagram 5	Indicate areas where land will be released from the Green Belt to accommodate additional dwellings and employment floorspace. <i>[see page (ii) for proposed changes to Diagram 5 appended to this schedule]</i>	-	Consequential changes arising from the need to release land from Green Belt to allow for urban extensions and address issues raised in ID/28.	Change in itself does not require reassessment. However, this reflects changes to policy B1 which are considered significant (see below)
<b>SPC49</b>	33	Diagram	Amend the area of search for location of flood storage facility to	-	Change to address issues	Change in itself does

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		5	extend westwards following the line of the river. <i>[see page (ii) for proposed changes to Diagram 5 appended to this schedule]</i>		raised in ID/28.	not require reassessment. However, this reflects changes to policy B1 which are considered significant (see below)
<b>SPC50</b>	33	Diagram 5	Amend Central Area boundary so that it follows the riverside walk along the eastern riverside walk (outer bend) of the River Avon (between North Parade and Pulteney Bridge, rather than encompassing the Recreation Ground/North Parade Road). <i>[see page (ii) for proposed changes to Diagram 5 appended to this schedule]</i>	RC17	Response to ID/24 Following the outer bend follows the existing approach for the Central Area as one that seeks to embrace the riverside and the interaction of people and development with	Change in itself does not require reassessment. However, this reflects changes to policy B1 which are considered significant (see below)

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					<p>it.</p> <p>Any concern that the delineation of the Central Area along the eastern bank of the river, would, in this location, bring with it the possibility of a wide range of commercial uses (identified within Policy B2) along the river frontage is unfounded.</p> <p>Any 'arena' type development at the Recreation Ground in the context of Policy B1 (b) could (at the interface of the Rec and the</p>	

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					<p>riverside) bring associated uses. These may be acceptable but will be considered on their merits.</p>	
SPC51	34	Policy B1(1)	<p>Amend Policy B1(1) to read:</p> <p>1. 'Natural and Built Environment</p> <p><del>a: Protect, conserve, and where possible, Sustain and enhance the significance of the city's heritage assets, including:</del></p> <p>a: The Outstanding Universal Value of the <u>City of Bath</u> World Heritage Site and its setting <del>including that part which is designated as Cotswolds Area of Outstanding Natural Beauty.</del></p> <p><del>b:</del> Listed buildings, the <u>Bath</u> conservation area and their settings.</p> <p>e: Archaeology, scheduled ancient monuments, <u>and</u> historic parks and gardens.</p> <p>d: Non-designated heritage assets of local interest and value.</p> <p><u>b: Give great weight to conserving landscape and scenic beauty in the Cotswolds Area of Outstanding Natural Beauty</u></p> <p><del>e:</del> <u>c:</u> The network of green spaces and wildlife corridors including the River Avon and Kennet and Avon Canal, Local Nature Reserves,</p>	Amends RC13	<p>Change arising from English Heritage's representations (see BNES/18), and further changes for clarity and accuracy and to ensure the policy is NPPF compliant.</p>	<p>Significant changes to policy which has required review.</p>

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			formal and informal parks and recreational areas, trees and woodlands. <del>f. d:</del> The biodiversity resource including species and habitats of European importance.			
<b>SPC52</b>	34	Policy B1 (2)	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>	RC14	Change arising from English Heritage's representations (see BNES/18)	Significant changes to policy which has required review.
<b>SPC53</b>	34	Policy B1 (2)(a) - (e)	Economic Development a: Plan for an overall net increase in jobs <u>of about 5,200 7,000,</u> rising from <del>61,700 60,200</del> in <del>2006 2011</del> to <del>67,400 67,200</del> in <del>2026 2029</del> , with significant gains in business services tempered by losses in defence and manufacturing. b: Plan for the expansion of knowledge intensive and creative employment <u>sectors</u> by enabling the stock of office premises to increase from <del>about 240,000m<sup>2</sup> 173,000 m<sup>2</sup></del> in <del>2006 2011</del> to about <del>310,000m<sup>2</sup> 213,000m<sup>2</sup></del> in <del>2026 2029</del> . c: Achieve the net additional increase to the stock of office premises <u>of 40,000 m<sup>2</sup></u> by enabling the development of <del>85,000-100,000m<sup>2</sup> 50,000 m<sup>2</sup></del> of new space, linked to a managed release of <del>15,000-</del>	Amend s PC17	To reflect up to date evidence.	Significant changes to policy which has required review.



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			<p><del>30,000m<sup>2</sup></del> <u>10,000m<sup>2</sup></u> of that which is qualitatively least suitable for continued occupation.</p> <p>d: Focus new office development within and adjoining the city centre <u>and enable appropriate levels of business space in mixed use out-of-centre development sites.</u></p> <p>e: Plan for a contraction in the demand of industrial floor space from about <del>240,000m<sup>2</sup></del> <u>167,000m<sup>2</sup></u> in <del>2006</del> <u>2011</u> to about <del>240,000m<sup>2</sup></del> <u>127,000m<sup>2</sup></u> in <del>2026</del> <u>2029</u> but sustain a mixed economy to support Bath's multi-skilled workforce and multi-faceted economic base by retaining <u>a presumption of favour of</u> industrial land in the Newbridge Riverside area.</p>			
<b>SPC54</b>	34	Policy B1 (3)(a)-(b)	<p>Housing</p> <p>(a) Enable the development of <u>about 6,000 7,000</u> new homes <del>within the city</del>, increasing the overall stock of housing from 40,000 to <del>46,000</del> <u>47,000</u>. <u>The following distribution of housing will be planned for.</u></p> <p><u>Large sites in the Central Area and Enterprise Area – 3,000</u></p> <p><u>Large sites in the outer neighbourhoods, including former MoD land – 2,000.</u></p> <p><u>Small scale intensification distributed throughout the existing urban area -1,000</u></p>	RC15	To reflect that SHLAA identified supply is 6000-6,500 and intent to count off-campus student cluster flats towards supply.	Change introduces a presumption in favour of industrial land in the Newbridge Riverside area which is not considered

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			<p><u>Land adjoining Weston - 300</u>  <u>Land adjoining Odd Down – 300</u>  <u>Extension to MoD, Ensleigh - 120</u></p> <p><del>b. Of these new homes about 3,500 will be delivered within the Central Area and Western Corridor, focused on 'Western Riverside' and about 2,800 homes will come forward within Bath's outer neighbourhoods where surplus Ministry of Defence land will play a major role alongside smaller scale suburban infilling and redevelopment.</del></p> <p><b>4. The Relationship between Population, Labour Supply and Employment</b></p> <p>a: <u>At the margin of delivery, Achieve</u> a better balance between the overall number of jobs in the city and the resident workforce. <del>At</del> <u>A</u> <u>sufficient</u> increase in housing delivery and the associated growth of the labour force will reduce the need for labour to be imported from neighbouring locations. Economic diversification will reduce the need for a significant minority of resident workers to out-commute to other areas.</p> <p>b: Reduce the proportion of the resident workforce who out commute and enable a shift in the level of self-containment from 70% to nearer 80%.</p>			<p>significantly different from previous wording, which was to retain industrial land in this area. The other changes update baseline data and the timescale of the plan which are not considered to alter the previous findings of the SA.</p>

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			<p><b>5. Previously developed land</b></p> <p>a: Regenerate and repair a number of areas within the Central Area and <del>Western Corridor</del> <u>Enterprise Area</u> to create new areas of attractive and productive townscape and a much improved relationship between the city and its river.</p> <p>b: Transform the Western Riverside area into a contemporary residential neighbourhood</p> <p>c: Redevelop surplus Ministry of Defence land at Foxhill, Warminster Road and <del>potentially</del> Enleigh to optimise the contribution that these areas can make to the city's development needs.</p> <p><b>6. Shopping</b></p> <p>a: Ensure that the primary shopping area successfully absorbs Southgate into the trading patterns and character of the city centre by not making provision for a further large scale comparison retail project</p> <p>b: Enable small to medium sized comparison retail development that improves the shopping offer and enhances the reputation of the city centre.</p> <p>c: Protect and where possible enhance the vitality and viability of district and local centres.</p> <p>d: Focus additional convenience retail floorspace (beyond existing</p>			<p>Housing numbers have been changed as a result of the strategic changes to the Green Belt and the overall increase in numbers has been reflected in the re-assessment of Policy B1. Changes to the Green Belt are reviewed as part of</p>

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			<p>commitments) within and on the edge of existing centres before considering out-of-centre sites that might improve the spatial pattern of provision across the city.</p> <p><u>e: enable the provision of neighbourhood retail services at Enleigh, Warminster Road, Foxhill, Weston Green Belt and at Odd Down Green Belt.</u></p> <p><b>7. Higher Education</b></p> <p>a: Enable the provision for additional on-campus student bed spaces <u>at the University of Bath and at Bath Spa University</u>, facilitating growth in the overall number of students and/or <del>shrinkage a slowdown in the growth</del> of the private student lettings market.</p> <p>a. b: Enable provision of additional on campus and in-city teaching and research space.</p>			Policies B3A, B3B and B3C.
SPC55	35	Policy B1 (8)	<p><b>Tourism, Culture and Sport</b></p> <p>a: Manage the provision of 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> <p><del>(b) Enable the development of a new stadium and associated uses within the Central Area At the Recreation Ground, and subject to the resolution of any unique legal issues and constraints, enable the development of a sporting, cultural and leisure stadium.</del></p>	Updates RC16 (amends PC19)	Change made in response to ID/24 and arising from discussion at the Hearings (see also ID/30)	Significant changes to policy which has required review.

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SPC56	35	Policy B1 10(d)	Implementing <del>an upstream flood storage facility</del> <u>flood mitigation measures</u> to ensure <del>enable</del> development in vulnerable areas of the Central Area and <del>Western Corridor</del> <u>Enterprise Area are safe without increasing risk elsewhere.</u>	Amends PC20	Change made in response to issues raised in ID/28	Policy has been re-assessed in light of the changes to management of flood water.
SPC57	36	Para 2.12	Within this area flood risk is a key constraint <u>which is likely to increase as a result of climate change. A sequential, risk-based approach is taken to</u> <del>t</del> The strategy for Bath is in accordance with the <del>sequential/exceptions test requirements set out in PPS25 NPPF. The Central Area/Western Corridor and Enterprise Area is regarded as the most suitable location within the District for the scope of activities envisaged. A site specific flood risk assessment must demonstrate that the development within this area will be safe throughout its lifetime without increasing flood risk elsewhere in accordance with the NPPF and Policy CP5. and this justifies development within an area of flood risk where suitable flood mitigation measures being delivered</del> (see infrastructure and delivery section on page 56).	-	Change made for the purposes of accuracy and clarity.	Text provides background information and is not considered to represent a significant change to the plan.
SPC58	37	Para 2.13	The Core Strategy identifies strategic policy areas within the valley bottom of the River Avon. It sets out their roles, the scope and scale		Change made for the purposes of	Text provides

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			<p>of change to be achieved and placemaking principles to shape change. The policy areas are:</p> <ul style="list-style-type: none"> <li>The Central Area (comprising the City Centre, South Quays and Western Riverside East)</li> <li>Western Riverside, Twerton Riverside and Newbridge Riverside (<del>forming the Western Corridor</del>).</li> </ul>		accuracy and clarity.	background information and is not considered to represent a significant change to the plan.
<b>SPC59</b>	37	Para 2.14	The Core Strategy sets out a clear, firm and enduring vision of change for these areas upon which to base site specific delivery proposals.	-	Change made for the purposes of accuracy and clarity.	Text provides background information and is not considered to represent a significant change to the plan.
<b>SCP60</b>	37	Para 2.15	To support the Core Strategy a Placemaking Plan will be prepared to set out a more detailed planning and design framework for specific sites within the Central Area, <del>Western Corridor</del> <u>the Enterprise Area</u> and elsewhere in the city. This will provide a vehicle for resolving <del>possible</del> contentious <u>planning</u> issues for key areas where the change		Change made for the purposes of accuracy and clarity.	Minor textual change not considered to represent a significant

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			<p>is envisaged.</p> <p>The Placemaking Plan will:</p> <ul style="list-style-type: none"> <li>• Establish the potential use of individual sites and set out sustainable design principles</li> <li>• Resolve conflicting objectives in areas subject to development pressures</li> <li>• Protect environmental assets particularly sensitive to change</li> <li>• Help to stimulate development and enable the delivery of planned growth and economic potential</li> <li>• Act as a focus and a catalyst for getting key agencies and landowners to work together</li> </ul>			change to the plan.
<b>SPC61</b>	37	Diagram 6	<p>Amend Central Area boundary so that it follows the riverside walk along the eastern riverside walk (outer bend) of the River Avon (between North Parade and Pulteney Bridge, rather than encompassing the Recreation Ground/North Parade Road.</p> <p><i>[see page (iii) for proposed changes to Diagram 6 appended to this schedule]</i></p>	RC17	<p>Response to ID/24</p> <p>Following the outer bend follows the existing approach for the Central Area as one that seeks to embrace the riverside and</p>	This change to the Central Area boundary is not considered to represent a significant change and is not

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					the interaction of people and development with it.	expected to alter the previous SA findings.
<b>SPC62</b>	38	Para 2.16	The Central Area of Bath lies at the heart of the World Heritage site <u>and much of it lies within the Bath Conservation Area.</u> <del>It</del> The Central Area comprises the city centre and neighbouring locations <del>at South Quays and Western Riverside East</del> to the south and east. <u>A key objective of the plan is for the city centre to expand to encompass the entire Central Area. The precise extend of the city centre boundary is identified on the Proposals Map. This boundary will be reviewed every 5 years based on observable change.</u>	RC18	Change made for the purposes of accuracy and clarity.	This change to the Central Area boundary is not considered to represent a significant change and is not expected to alter the previous SA findings.
<b>SPC63</b>	38	Diagram 7	Amend Central Area boundary so that it follows the riverside walk along the eastern riverside walk (outer bend) of the River Avon (between North Parade and Pulteney Bridge, rather than	RC17	Response to ID/24 Following the	This change to the Central



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			encompassing the Recreation Ground/North Parade Road. <i>[see page (vi) for proposed changes to Diagram 7 appended to this schedule]</i>		outer bend follows the existing approach for the Central Area as one that seeks to embrace the riverside and the interaction of people and development with it.	Area boundary is not considered to represent a significant change and is not expected to alter the previous SA findings.
<b>SPC64</b>	38	Diagram 7	Amend notation Central Area – City Centre ( <u>indicative boundary only - detailed boundary is shown on the Proposals Map</u> ) <i>[see page (vi) for proposed changes to Diagram 7 appended to this schedule]</i>	RC26	To improve clarity (see BNES/7, 6.1.2)	This change to the Central Area boundary is not considered to represent a significant change and is not expected to

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						alter the previous SA findings.
<b>SPC65</b>	39	Policy B2 (2)	<p><b>Placemaking Principles</b></p> <p>Change within the Central Area should reinforce and contribute to the City's unique character and identity.</p> <p>Assets of the Central Area</p> <p>The following characteristics combine to provide an exceptional urban environment. Development proposals must demonstrate that they have been inspired and shaped by these characteristics. <u>The Placemaking Plan will set out how the redevelopment of specific sites can respond to these characteristics:</u></p>	-	Text amended to improve clarity.	This change to the text provides explanation of the relationship between the Placemaking Plan and the Core Strategy and does not represent a significant change.
<b>SPC66</b>	39	Policy B2 (2) (h), (n), (o) &	<p><b>Risks to the Central Area</b></p> <p>The following issues are identified as key risks to enhancing the</p>	-	To reflect the recommendations of the Habitat	These changes could alter

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		(u)	<p>function and appearance of the Central Area. Development proposals must, where possible, address these issues:</p> <p>h: The River Avon and its banks are of nature conservation value and provide <u>important bat foraging corridors and</u> opportunities to connect people to the natural environment.</p> <p>n: There are areas of poor quality post war development which have disrupted and fractured the urban grain. A number of these result in underutilised and poorly connected areas of riverside- <u>within or having a relationship with, the Central Area.</u></p> <p>o: There are areas where the river acts as a barrier to pedestrian and cycling desire lines <u>and further crossings would be beneficial in respect of enable sustainable transport choices and for the enjoyment of the city.</u></p> <p>u: Parts of the Central Area fall within flood zones 2 and 3a (See 'Infrastructure and Delivery') <u>and this affects a number of key development opportunities (See B1.3)</u></p>		Regulations Assessment and to align with the Public Realm and Movement Strategy.	the previous SA findings and therefore the previous policy B2 assessment has been reviewed.
<b>SPC67</b>	40	Policy B2 (3)(f)	<p><u>3. Key Development Opportunities</u></p> <p>Figure 7 illustrates the general extent of the city centre, identifies neighbouring areas with the most capacity for significant change and key regeneration opportunities. The precise extent of the city centre, including that of the primary shopping area is shown in the proposals map (see Appendix 3). Within the context of <u>PPS4 the NPPF,</u></p>	Amend s RC19 and PC26 as amend	Original change was for clarification. Subsequent changes made in response to the	This recent change is not considered significant as it simply

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			<p>economic development led mixed use development proposals at the following locations that accord with parts 1 and 2 of policy B2 and contribute to the scope and scale of change listed in part '4' of this policy will be welcomed.</p> <p><i>City Centre</i>                      a: North of Pulteney Bridge (Cornmarket, Cattlemarket, Hilton Hotel, and The Podium)                      b: Manvers Street Car Park, Avon &amp; Somerset Police Station and Royal Mail Depot area                      c: Green Park Road (Green Park House)                      d: Bath Quays North (Avon Street Car and Coach Park and City College)                      e: Kingsmead (Kingsmead House, Telephone Exchange, Plymouth House and land in the vicinity of Kingsmead Square)</p> <p><i>Neighbouring the City Centre</i>                      f: <del>The Recreation Ground and Leisure Centre</del>                      g: Bath Quays South (Stothert and Pitt to Travis Perkins)                      h: The Green Park Station area                      i: The Homebase area including the Pinesway industrial estate and gyratory.</p>	ed	<p>Inspector's queries</p> <p>Reference to The Recreation Ground and Leisure Centre deleted in response to Inspector's query in ID/24</p> <p>Further change to update the reference to national planning policy guidance.</p>	updates planning policy.
<b>SPC68</b>	40	Policy B2	b: <del>75,000-100,000</del> <u>A net increase of about 40,000</u> sq.m of modern office floorspace and creative workspace, to enable the growth of	-	LEP Growth	This could

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		(4)(b)	sectors targeted in the Economic Strategy		Aspiration, Oxford Economics Projections and BANES floorspace calculations. Also revised HCA employment density guidance.	be a significant change and the assessment of Policy B2 has been reviewed.
<b>SPC69</b>	40	Policy B2 (4)(h)	<del>(h) a new sports stadium with associated uses including conferencing and banqueting facilities and active riverside frontage</del>	RC20	Central Area boundary no longer covers The Rec. Separate reference to the Rec made in Policy B1.	These changes could alter the previous SA findings and therefore the B2 assessment has been reviewed.
<b>SPC70</b>	42	Para 2.17	<b>The Central Area in <del>2026</del> <u>2029</u></b> The implementation and delivery of this strategic policy over the lifetime of the Core Strategy will mean that the Central Area will have	-	Clear expression of intent	Changes reflect shifted plan period. This

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			<p>changed by <del>2026</del> <u>2029</u> as set out in Diagram 8. <u>It is anticipated that the extent of the city centre boundary will expand westwards as key development sites within the existing city centre and edge of centre areas are redeveloped to fully optimise their locations and generate more intensive activity.</u></p>			<p>change does not make a difference to the previous SA findings.</p> <p>The anticipated extent of the city centre boundary is not considered to be significant and would not alter the previous SA findings.</p>
<b>SPC71</b>	42	Diagram 8	<p>Amend heading for Diagram 8 as follows: The Central Area in <del>2026</del> <u>2029</u></p>	-	Change to reflect shift in plan	Change is presentational and not

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			<i>[see page (v) for proposed changes to Diagram 8 appended to this schedule]</i>		period.	significant.
<b>SPC72</b>	42	Diagram 8(i)	Amend Central Area boundary so that it follows the riverside walk along the eastern riverside walk (outer bend) of the River Avon (between North Parade and Pulteney Bridge, rather than encompassing the Recreation Ground/North Parade Road.  <i>[see page(v) for proposed changes to Diagram 8(i) appended to this schedule]</i>	RC17	Response to ID/24  Following the outer bend follows the existing approach for the Central Area as one that seeks to embrace the riverside and the interaction of people and development with it.	The exclusion of the recreation ground and north parade road from the central area is not significant.
<b>SPC73</b>	44	Western Riverside	<i>Amend final sentence as follows:</i>  In order to <del>wholly</del> <u>fully</u> deliver Bath Western Riverside, land remediation works to decommission and remove the Windsor Gas Holder Station will be needed.	Amend s PC29	Change to improve accuracy and clarity.	Textual change is not significant.

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SPC74	47	Policy B3 (1) - (2)	<p><b>Strategic Policy for Twerton and Newbridge Riversides</b></p> <p><b>1. Role of Newbridge and Twerton Riversides (<u>including the Bath Press</u>)</b></p> <p><del>This part of the Western Corridor will function predominantly as an economic development area to support the overall employment structure the city. It will complement but not compete with the Central Area as the City's focus for business and enterprise.</del></p> <p><del>Specifically this will mean that:</del></p> <p><del>a There is a presumption in favour of Newbridge Riverside retaining its function as a place for industrial activity.</del></p> <p><del>b Twerton Riverside will function primarily as a multi-use economic development area. Its already reduced role as a place for industrial activity will be allowed to contract further subject to the criterion at Part 4 (aiii) of this policy.</del></p> <p><del>Proposals for development at either location will be subject to the considerations set out in parts 2-4 of Policy B3.</del></p> <p><u>These locations form the western extent of the City of Ideas Enterprise Area</u></p> <ul style="list-style-type: none"> <li><u>Newbridge Riverside will functions as Bath's primary location for industrial enterprise, providing about 12 ha of land at Locksbrook Road, Brassmill Lane and the Maltings for a range of activities including advanced manufacturing. There is therefore a</u></li> </ul>		<p>Changes to make the policy more effective in response to advice in ID/28</p> <p>DELEGATED CHANGE</p>	<p>Policy has changed significantly . Previous assessment for Policy B3 has been reviewed.</p>



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			<p><u>presumption in favour of retaining land and premises in the B1 use class where this remains a viable use of land and is supported by market signals that there is demand for continued occupation that cannot reasonably be accommodated elsewhere.</u></p> <ul style="list-style-type: none"> <li>• <u>Twerton Riverside has contracted as an industrial location in recent decades. This area is suitable for broader range of uses and there is scope to redevelop the area to provide new business (B1a-c) premises and housing. The area presents an opportunity to host business that is displaced as a consequence of the residential led development of Western Riverside and the growth of the intensification of the Central Area into BWR East. Whilst Newbridge Riverside will remain the core industrial location, Twerton Riverside can provide additional flexibility. It will therefore necessary to maintain an appropriate level of land in this area for B1c uses alongside office uses and housing.</u></li> </ul> <p><b>2. Placemaking Principles</b></p> <p>Assets of Newbridge and Twerton Riverside Development proposals must be informed and shaped by the following characteristics</p> <p>a. <del>Newbridge Riverside functions as Bath's primary location for industrial enterprise, providing about 12 hectares of land at Locksbrook Road, Brassmill Lane and the Maltings for a range of activities including advanced manufacturing.</del></p>			

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			<p><del>b. There is a strong relationship between the industries and occupations at Newbridge Riverside and the skills and labour prevalent in surrounding neighbourhoods.</del></p> <p><del>c. a. The eastern part of Twerton Riverside lies in close proximity to the Western Riverside Policy Area which will experience a significant uplift in its environmental quality and will act as a catalyst for investment in the wider area. Western Riverside will experience a significant uplift in its environmental quality during the lifetime of the Core Strategy and will act as a catalyst for investment in the wider area.</del></p> <p><del>d. b. There are a number of heritage and non-designated heritage assets in the area pertaining to its industrial past, including Brunel's Great Western Railway and the façade of the Bath Press.</del></p> <p><del>e. c. Views in and out of the area e.g. to Newbridge Hill and Bath City Farm are important.</del></p> <p><del>f. d. The river including its banks and open land at the western section of the area are an important wildlife resource.</del></p> <p><del>g. e. There is good, yet not fully realised connectivity with the city centre via the shared riverside walking and cycling route, which is narrow in places.</del></p> <p><u>f. The intensification of Twerton Riverside is an accessible location due to the proximity of Oldfield Park station</u></p>			

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			<p><i>Risks to Newbridge and Twerton Riverside</i></p> <p>The following issues are identified as key risks to the success of these areas that should be addressed in development proposals:</p> <p>a. An excessive loss of industrial space would harm Bath's mixed economic profile.</p> <p>b. <del>Single storey and large footprint buildings currently result in the underutilisation of land with reasonably good accessibility credentials.</del></p> <p>e. <del>b.</del> There are areas of conflict between.....</p>			
SPC75	47	Policy B3 (4)(a)&(b)	<p><del><b>4. Scope and Scale of Change</b></del></p> <p><del><i>Newbridge Riverside</i></del></p> <p><del>(a i) There is a presumption in favour of retaining land at Newbridge Riverside for industrial use. Refurbishment, redevelopment or intensification will be welcomed.</del></p> <p><del>(a ii) Refurbishment, redevelopment or intensification for industrial use will be welcomed at Twerton Riverside.</del></p> <p><del>(a iii) Proposals for the loss of industrial land and floorspace at Twerton Riverside will be assessed against evidence of current and future demand, the availability of suitable alternative provision within Bath for displaced occupiers and the benefits of the alternative uses being proposed.</del></p>	Amend s RC21 (amended PC33)	Follows from changes above	Policy has changed significantly . Previous assessment for Policy B3 has been reviewed.

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			<p><del>Offices, other workspaces and other economic development uses</del></p> <p><del>(b) Proposals for offices, other workspaces and other economic development uses (including retailing) must have regard to the sequential and impacts tests of PPS4.</del></p> <p><del>Non-economic development uses</del></p> <p><del>(c i) Proposals for residential and other non-economic development uses will be acceptable as part of mixed-use employment led proposals.</del></p> <p><del>(c ii) Residential led or non-economic development led proposals will be acceptable only where economically led development would fail the sequential and impact texts of PPS4 or is not commercially viable.</del></p>			
SPC76	48	Para 2.19	While the Central Area and <del>Western Corridor</del> <u>Enterprise Area</u> is the headline delivery location for Bath, it is the outer neighbourhoods that make up the majority of the physical extent of the city and where <del>the</del> most people live.	-	Text amended to improve clarity.	Textual change which is not considered to be significant.
SPC77	48	Para 2.20	The <del>normal-suburban</del> workings of the city are important to the spatial strategy. During the 30 years before the First World War, Bath suburbs expanded.....	-	Text amended to improve clarity.	Textual change which is not considered

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						to be significant.
<b>SPC78</b>	48	Para 2.21	<p>It is beyond the remit <del>scope</del> of this chapter of the Core Strategy to consider local aspects of change within outer Bath <del>and to present a bespoke neighbourhood plan for each area. This can be achieved through Neighbourhood Planning and by the Placemaking Plan.</del></p> <p>Core Strategy Policy in relation to a number of generic matters /topics is covered in the Core Policies section. The spatial strategy focuses on key areas or issues requiring strategic guidance. Crucially, suburban Bath is expected to yield about 2800 new homes on large sites and will account for the majority of the 1,000 units forecast to come forward on small sites throughout the city. <del>Outer Bath will therefore making make</del> a significant contribution to the overall target of <del>6,000</del> 7,000 new homes for the city and contains a district centre and local centres that need to be identified as part of the retail hierarchy.</p>	Updates PC34 as amended	Change made to clarify text in the draft Core Strategy. Subsequent change made in response to the Inspector's queries.	This change to supporting text is explanatory and not significant.
<b>SPC79</b>	48	Para 2.22	<p><b>Ministry of Defence of Land</b></p> <p>Within Bath's outer neighbourhoods the Ministry of Defence <del>occupy three sites have sold and are in the process of vacating,</del> Foxhill (<del>Odd Down</del>), Ensleigh (<del>Lansdown</del>), and Warminster Road (<del>Bathwick</del>). <del>Together the sites amount to some 36ha in area. In July 2011 it was confirmed that all MoD personnel would be relocated (mostly to Abbeywood, Bristol) by March 2013 and that the sites would then be</del></p>	Updates RC22 (amendments PC35)	Update to supporting text to reflect MoD/ Defence Estates Statement on Issue 2 re certainty about Ensleigh,	Significant change. previous Bath Strategy assessment has been

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			<p><del>disposed of.</del> <u>These have been purchased by housing providers and private developers. In advance of the sale of the sites the Council prepared concept statements setting out its aspirations in respect of what it expected each area to deliver. It is anticipated that Warminster Road and Foxhill will become surplus to requirements within the next few five years as the MoD consolidates its operations at Ensleigh Abbey Wood, Bristol. It is also likely that the majority, if not all, of Ensleigh will be vacated. Drawing on the <u>The Strategic Housing Land Availability Assessment identifies that these sites can deliver well in excess of 1,000 new homes. Drawing on this strategic assessment the Placemaking Plan and/or Development Management process will refine the optimum housing capacity of these sites and consider their overall prospects for these sites in more detail, including the scope for business space and measures to enable sustainable travel to the city centre and local centres. For the purposes of the Core Strategy it is sufficient to highlight confirm their suitability and availability of the MoD sites for redevelopment and to observe that delivery by 2026 within the plan period is an achievable proposition prospect. The Placemaking Plan may reveal that a higher level of development here is appropriate than could be evidenced during the preparation of the Core Strategy.</u></u></p>		confirmation of timetable for disposal and position on capacity.	reviewed.
SPC80	49	Para 2.24	The most characterful of the local centres have evolved from the centres of outlying villages that became absorbed during the 20th suburban century expansion of the city (e.g. Weston, Larkhall and	-	Text amended to improve clarity.	Minor textual changes

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			Twerton) or are embedded within the Georgian city (e.g. Widcombe Parade). <u>Equally vibrant are Chelsea Road and Bear Flat situated within Victorian suburban development.</u> Elsewhere there are more modest post-war centres and standalone units (including supermarkets and petrol stations <u>associated convenience retail</u> ) that contribute to the spatial coverage of local facilities. <del>The network and extent of District and Local Centres is identified on the Proposals Map.</del>			providing clarity to background information. Not significant.
<b>SPC81</b>	49	Para 2.25	Moorland Road <u>district centre</u> and the local centres are shown on Diagram 10 and are listed in <u>Table 4.</u> Policy CP12. <del>This policy</del> sets out the strategic approach for managing change within and likely to .....	-	Text amended to improve clarity.	Minor textual changes providing clarity to background information. Not significant.
<b>SPC82</b>	-	Para 2.26A	The Council will support investment in the development of the hospital to meet the needs of health care infrastructure. The Council also <del>acknowledges</del> <u>observes</u> that part of the site may become surplus to the Trust's requirements and be available for <del>other development</del> <u>alternative uses</u> during the Core Strategy period.	Amends PC38	Text amended to improve clarity.	Minor textual changes providing clarity to background information.

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						Not significant.
<b>SPC83</b>	-	New Para 2.26B	<u>Bath City Football Club, who own Twerton Park football stadium has stated that site will be available for redevelopment during the Plan period. It intends to leave Twerton Park and sell it or facilitate a land swap elsewhere in B&amp;NES on which it can build a new facility. The site will therefore be available for redevelopment as part of a residential/mixed-use scheme during the Plan period. The details of any such scheme can be determined through the Placemaking Plan. Any scheme should preferably benefit or at least not adversely affect the District centre at Twerton. The Council is endeavouring to assist the Football Club to identify a suitable alternative location and this can be progressed in the Placemaking Plan.</u>	-	SHLAA and correspondence with BATH FC	The development of the current Bath City Football Club site and potential relocation of the club to another site within the town will be assessed as part of the Placemaking Plan.
<b>SPC84</b>	50	Diagram	Indicate the location of Twerton Park on Diagram 10 and add new	-	Indicating the location of	Textual changes



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		10	notation to the key. <i>[see page (vi) for proposed changes to Diagram 10 appended to this schedule]</i>		Twerton Park is a consequential change arising from new para 2.26B	providing clarity. Not significant.
SPC85	51	Para 2.27	Housing and population growth within <u>and on the edge of</u> the city will create additional demand for primary and secondary education places across the city ....		Text amended to improve clarity.	Textual changes providing clarity. Not significant.
SPC86	51	Para 2.30	<b>Sustainable Transport Choices</b> Improvements to <del>transport infrastructure</del> <u>pedestrian, cycling and public transport routes</u> will be made to enhance links between the neighbourhoods of Bath Oldfield Park Station, the city centre and <del>western corridor</del> <u>the Enterprise Area</u> . <del>These improvements will have an emphasis on pedestrian, cycling and public transport facilities.</del>		Text amended to improve clarity.	Textual changes providing clarity. Not significant.
SPC87	-	Paras 2.30A & 2.30B	<b><u>Development on the edge of Bath</u></b> <u>In order to meet the need for additional housing within the District during the Plan period development needs to be provided for in three locations on the edge of Bath on land adjoining Odd Down; Weston; and MoD, Ensleigh, Lansdown. In two of these locations (at Odd Down and Weston) land needs to be removed from the Green Belt.</u>		Change arising from Hearings and representations and to respond to ID/28	Changes to Green Belt have been assessed as part of Policy DW1

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			<p><u>The Placemaking Plan will identify and allocate the sites for development and, where relevant, will define the revised detailed Green Belt boundary.</u></p> <p><u>National planning policy makes it clear that when altering Green Belt boundaries a long term view needs to be taken to ensure that boundaries endure beyond the plan period. Where necessary this can include plans identifying areas of safeguarded land to meet longer term development needs. At both Weston and Odd Down environmental sensitivity and the need to minimise harm means that there is no scope to identify safeguarded land for the longer term. Policies B3A, B3B and B3C outline the planning requirements for each of the three locations which need to inform identification and allocation of the sites in the Placemaking Plan and delivery of the sites through a planning application.</u></p>		<i>DELEGATED CHANGE</i>	<p>and in this location policies B3A, B3B and B3C.</p> <p>The detailed Green Belt boundaries will be assessed as part of the Placemaking Plan.</p>
SPC88	-	<u>Policy B3A</u>	<p><b><u>Land adjoining Odd Down</u></b></p> <p><u>Land will be removed from the Green Belt by the Placemaking Plan in the location shown on the Key Diagram in order to provide for development of around 300 dwellings, small scale local employment opportunities and associated infrastructure during the Plan period. The Placemaking Plan will allocate the site for development and define a revised detailed Green Belt boundary.</u></p>	-	Change arising from Hearings and representations and to respond to ID/28	This is a significant change and has been subject to a new assessment

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			<p><u>Planning requirements:</u></p> <ul style="list-style-type: none"> <li>a. <u>Residential led mixed use development of around 300 dwellings in the plan period.</u></li> <li>b. <u>Be developed to a comprehensive Masterplan, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that it is well integrated with neighbouring areas, including the sensitive incorporation of Sulis Manor.</u></li> <li>c. <u>Ensure that the principles and benefits of Green Infrastructure contained in the Green Infrastructure Strategy and other guidance and best practice are embedded in the design and development process from an early stage. Key requirements include provision of habitat connectivity through the retention and enhancement of the existing high valued habitat; provision of well integrated green space (formal, natural and allotments); provision of well integrated Sustainable Urban Drainage Systems; and provision of cycle and pedestrian links through the site connecting to the existing network particularly towards Bath city centre and Odd Down and Combe Down local centres.</u></li> <li>d. <u>Appropriate site assessment and ecological surveys to be undertaken to inform site master planning with particular attention to potential impacts to Bradford-upon-Avon bats and Mells SACs. An Ecological Mitigation Strategy and Management scheme is required to ensure satisfactory compensation, mitigation and protection of European protected bat species and their habitats (to include protection of dark skies to the south of the location,</u></li> </ul>			

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			<p><u>retention and cultivation of linear planting features and off-site habitat protection and compensation on land south of this location), and protection of Priority Species.</u></p> <p>e. <u>Identify and assess the landscape character, landscape features and significant view points and the likely effects of development on them. Protect and enhance these aspects and mitigate to avoid or minimise the effects. Significant aspects of landscape include the Cotswold AONB; the World Heritage Site and its setting; South Stoke Conservation Area and its setting; the character of the Cam Brook valley and Sulis Manor plateau; trees including ancient woodland, tree belts, hedges and field patterns; Midford Road and South Stoke Lane and their open rural character; and tranquillity. Significant viewpoints include local properties; medium and long distance views such as Upper Twinhoe and Baggridge Hill; Wansdyke Scheduled Ancient Monument; Midford Road and Cross Keys junction; South Stoke Lane; Combe Hay Lane; and local Public Rights of Way.</u></p> <p>f. <u>Assess and evaluate any direct or indirect impacts on designated heritage assets and their visual/landscape settings. Prepare and implement management schemes (including avoidance or physical separation) in order to mitigate the impacts of development and ensure the long-term protection and enhancement of the designated heritage assets and their settings. Designated heritage assets potentially affected by development at this location include the Cross Keys Inn (Grade</u></p>			

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			<p><u>II), South Stoke Conservation Area including its Listed Buildings, Wansdyke Scheduled Ancient Monument and Bath World Heritage Site.</u></p> <p>g. <u>Assess and evaluate any impacts on non-designated heritage assets. The degree of harm to or loss of non-designated heritage assets will be balanced against the positive contribution made by the development and the extent to which harm/loss can be mitigated. Non-designated heritage assets of equal significance to designated heritage assets will be subject to the same considerations as designated historic assets. Non-designated heritage assets potentially affected by development at this location include Prehistoric activity and flint scatters, Bronze Age and Roman occupation, and Midford Road turnpike and markers.</u></p> <p>h. <u>The assessment and evaluation of the above designated and non-designated heritage assets should also consider their cumulative or collective “group value” and also understand the heritage assets’ relationship to other environmental considerations such as landscape, historic hedgerows, ancient woodland and ecology.</u></p> <p>i. <u>Ensure good public transport provision.</u></p> <p>j. <u>Junction improvements at the B3110 Midford Rd/Southstoke Rd (Cross Keys) and A367 junctions to provide the principle vehicular accesses to the location</u></p> <p>k. <u>Development should scope potential for and incorporate renewable energy, including investigation of District Heating</u></p>			

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			<p><u>opportunities (linking to the Odd Down District Heating Opportunity Area).</u></p> <p>i. <u>Educational needs generated by the development must be met; a primary school is to be provided on site, unless an alternative solution can be found and agreed with the Education Authority.</u></p> <p>m. <u>Provide integrated waste management infrastructure.</u></p> <p><u>Ensure any areas of land instability are either avoided or addressed.</u></p>			
SPC89	-	<u>Policy B3B</u>	<p><b><u>Land adjoining Weston</u></b></p> <p><u>Land will be removed from the Green Belt by the Placemaking Plan in the location shown on the Key Diagram in order to provide for development of around 300 dwellings, small scale local employment opportunities and associated infrastructure during the Plan period. The Placemaking Plan will allocate the site for development and define a revised detailed Green Belt boundary.</u></p> <p><u>Planning requirements:</u></p> <p>a. <u>Residential led mixed use development of around 300 dwellings in the plan period.</u></p> <p>b. <u>Be developed to a comprehensive Masterplan, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that it is well integrated with neighbouring areas.</u></p> <p>c. <u>Ensure that the principles and benefits of Green Infrastructure contained in the Green Infrastructure Strategy and other guidance and best practice are embedded in the design and development</u></p>	-	Change arising from Hearings and representations and to respond to ID/28	This is a significant change and has been subject to a new assessment

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			<p><u>process from an early stage. Key requirements include provision of habitat connectivity through the retention and enhancement of the existing high valued habitat; provision of well integrated green space (formal, natural and allotments); provision of cycle and pedestrian links through the site connecting to the existing network particularly towards Bath city centre and Weston local centre; and provision of well integrated Sustainable Urban Drainage Systems. All watercourses running through the area should remain open and will need to be incorporated into development proposals.</u></p> <p>d. <u>Appropriate site assessment and ecological surveys to be undertaken to inform site master planning with particular attention to potential impacts to protected sites, priority species, and Bradford-upon-Avon SAC. An Ecological Mitigation Strategy and Management Plan are required to retain, protect and enhance protected ecological habitats and species, and to safeguard and enhance key SAC bat foraging areas and flight lines.</u></p> <p>e. <u>Identify and assess the landscape character, landscape features and significant view points and the likely effects of development on them. Protect and enhance these aspects and mitigate to avoid or minimise the effects. Significant aspects of landscape include the Cotswold AONB; the World Heritage Site and its setting; Bath Conservation Area and its setting; designated (and local) Historic Parks and Gardens; the character of the Cotswold escarpment and the Lansdown Plateau; trees including ancient</u></p>			

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			<p><u>woodland, tree belts, hedges and field patterns; Lansdown Lane and its open rural character; and tranquillity. Significant viewpoints include local properties; long distance views such as Bath City Farm and Alexandra Park; Beckford’s Tower and Lansdown Cemetery; Prospect View; the Cotswold Way at Dean Hill; and local Public Rights of Way.</u></p> <p>f. <u>Assess and evaluate any direct or indirect impacts on designated heritage assets and their visual/landscape settings. Prepare and implement management schemes (including avoidance or physical separation) in order to mitigate the impacts of development and ensure the long-term protection and enhancement of the designated heritage assets and their settings. Designated heritage assets potentially affected by development at this location include Beckford’s Tower (Grade I), Bath Conservation Area including its Listed Buildings, Bath World Heritage Site, and Kelston Park Historic Park and Garden.</u></p> <p>g. <u>Assess and evaluate any impacts on non-designated heritage assets. The degree of harm to or loss of non-designated heritage assets will be balanced against the positive contribution made by the development and the extent to which harm/loss can be mitigated. Non-designated heritage assets of equal significance to designated heritage assets will be subject to the same considerations as designated historic assets. Non-designated heritage assets potentially affected by development at this location include Romano-British finds, medieval strip lynchets and</u></p>			



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			<p><u>Summerfield School (local Park and garden).</u></p> <p>h. <u>The assessment and evaluation of the above designated and non-designated heritage assets should also consider their cumulative or collective “group value” and also understand the heritage assets’ relationship to other environmental considerations such as landscape, historic hedgerows, ancient woodland and ecology.</u></p> <p>i. <u>Ensure good public transport provision.</u></p> <p>j. <u>Vehicular access to the east, west and south of the location should be provided.</u></p> <p>k. <u>Development should scope potential for and incorporate renewable energy, including investigation of District Heating opportunities (linking to the RUH District Heating Opportunity Area).</u></p> <p>l. <u>Educational needs generated by the development must be met; a primary school is to be provided on site, unless an alternative solution can be found and agreed with the Education Authority.</u></p> <p><u>Provide integrated waste management infrastructure.</u></p>			
SPC90	-	<u>Policy B3C</u>	<p><b><u>Extension to MOD, Ensligh</u></b></p> <p><u>Land adjoining Ensligh MOD site as shown on the Key Diagram is identified for the development of 120 dwellings during the Plan period. The Placemaking Plan will allocate a site for comprehensive residential led mixed use development comprising the Ensligh MOD site and the land adjoining it. The planning requirements relating to</u></p>	-	Change arising from Hearings and representations and to respond to ID/28	This is a significant change and has been subject to a new

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			<p><u>the land adjoining the Ensleigh MOD site are set out below. For the Ensleigh MOD site the planning requirements are set out in the Concept Statement for the Ensleigh MOD site.</u></p> <p><u>Planning requirements for land adjoining Ensleigh MOD site:</u></p> <ul style="list-style-type: none"> <li>a. <u>Residential led mixed use development of around 120 dwellings in the plan period.</u></li> <li>b. <u>Be developed to a comprehensive Masterplan for the wider Ensleigh MOD site and in accordance with the Council’s Concept Statement for the MoD Ensleigh site. The wider site should be more self-contained with its own local facilities. Development should reflect best practice as embodied in ‘By Design’ (or successor guidance) ensuring that it is well integrated with neighbouring areas.</u></li> <li>c. <u>Development phasing should start with the current MoD Ensleigh site.</u></li> <li>d. <u>Ensure that the principles and benefits of Green Infrastructure contained in the Green Infrastructure Strategy and other guidance and best practice are embedded in the design and development process from an early stage. Key requirements include provision of habitat connectivity through the retention and enhancement of the existing high valued habitat; provision of well integrated green space (formal, natural and allotments); provision of well integrated Sustainable Urban Drainage Systems; and provision of cycle and pedestrian links through the site connecting to the existing network</u></li> </ul>			assessment

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			<p><u>particularly towards Bath city centre and Weston and Larkhall local centres.</u></p> <p>e. <u>Appropriate site assessment and ecological surveys to be undertaken to inform site master planning with particular attention to the SNCI and potential impacts to Bradford-upon-Avon bats SAC.</u></p> <p>f. <u>Identify and assess the landscape character, landscape features and significant view points and the likely effects of development on them. Protect and enhance these aspects and mitigate to avoid or minimise the effects. Significant aspects of landscape include the Cotswold AONB; the World Heritage Site and its setting; Bath Conservation Area and its setting; the character of the Lansdown plateau; trees including ancient woodland, tree belts, hedges and field patterns; Lansdown Road and its open rural character; and tranquillity. Significant viewpoints include local properties; Upper Swainswick; Beckford's Tower; Lansdown Road; and local Public Rights of Way.</u></p> <p>g. <u>Assess and evaluate any direct or indirect impacts on designated heritage assets and their visual/landscape settings. Prepare and implement management schemes (including avoidance or physical separation) in order to mitigate the impacts of development and ensure the long-term protection and enhancement of the designated heritage assets and their settings. Designated heritage assets potentially affected by development at this location include Beckford's Tower (Grade I), Ensleigh House and Lansdown</u></p>			

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			<p><u>Cemetery Gates (Grade II), Bath Conservation Area and Bath World Heritage Site.</u></p> <p>h. <u>Assess and evaluate any impacts on non-designated heritage assets. The degree of harm to or loss of non-designated heritage assets will be balanced against the positive contribution made by the development and the extent to which harm/loss can be mitigated. Non-designated heritage assets of equal significance to designated heritage assets will be subject to the same considerations as designated historic assets. Non-designated heritage assets potentially affected by development at this location include Bronze Age barrow cemetery, Roman road and roadside burials, and medieval settlement and chapel.</u></p> <p>i. <u>The assessment and evaluation of the above designated and non-designated heritage assets should also consider their cumulative or collective “group value” and also understand the heritage assets’ relationship to other environmental considerations.</u></p> <p>j. <u>Ensure good public transport provision.</u></p> <p>k. <u>Development should scope potential for and incorporate renewable energy.</u></p> <p>l. <u>Educational needs generated by the development must be met; a primary school is to be provided on site, unless an alternative solution can be found and agreed with the Education Authority.</u></p> <p>m. <u>Provide integrated waste management infrastructure.</u></p> <p><u>Ensure that displaced playing pitches are re-provided at an</u></p>			

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			<u>appropriate and suitable location.</u>			
SPC91	52	Para 2.31	<p><b>2e The World Heritage Site and its Setting</b></p> <p>The World Heritage Site status of the city is a key material consideration when making planning decisions. As a designated heritage asset of the highest significance there is a strong presumption in favour of the conservation of the Outstanding Universal Value of the World Heritage Site. The significance of the WHS is set out in the Statement of Outstanding Universal Value (OUV) (2010) and <del>is summarized in paragraph 2.05</del> <u>can as be summarised: Roman Archaeology; the Hot Springs; Georgian town planning; Georgian architecture; the green setting of the City in a hollow in the hills; and Georgian architecture reflecting 18th century social ambitions.</u> The World Heritage Site Management Plan (2011-16) sets out the objectives and actions needed for the successful conservation and management of the Site. The Local Development Framework <u>Plan</u> has a key role in the implementation of the Management Plan.</p>	-	Text amended to improve clarity.	Textual changes providing clarity. Not significant.
SPC92	52	Para 2.32	<p>The setting of the <del>WHS</del> <u>World Heritage Site</u>, beyond its designated boundary, is important as inappropriate development here <del>can</del> <u>could</u> impact upon the Outstanding Universal Value of the site. The setting is the surroundings in which the World Heritage Site is experienced. It includes a range of elements such as views and historical, landscape and cultural relationships <del>and has no fixed defined</del></p>	Updates RC23 (amend s PC41)	Change arising from Hearings and representations and further changes for	Textual changes providing clarity. Not significant.

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			<del>boundary. In relation to the protection of the setting, t</del> The World Heritage Site Setting Study SPD provides the information needed to assess whether a proposed development falls within the setting, and whether it will have a harmful impact <u>and to what extent.</u> <del>The Study is being taken forward as a Supplementary Planning Document. A formal buffer zone is not considered to be appropriate, as the assessment framework within the Setting Study presents a 'smarter' tool, offering the same degree of protection. The Green Belt, which closely surrounds the city, also plays an important role in protecting the setting of the WHS (see its purposes which are summarised in table 8). The general extent of the Green Belt is retained by the Core Strategy and its openness is protected from inappropriate development.</del>		purposes of clarity.	
<b>SPC93</b>	53	Policy B4	<b>The World Heritage Site and its setting</b> There is a strong presumption against development that would result in harm to the Outstanding Universal Value of the World Heritage Site, <del>including its authenticity or integrity.</del> <u>This presumption applies equally to development within or to the setting of the World Heritage Site.</u> Where development has a demonstrable public benefit, including mitigating and adapting to climate change, this benefit will be weighed against <del>any</del> <u>the level of</u> harm to the Outstanding Universal Value of the World Heritage Site.	Amends PC42	Text amended to improve clarity.	Textual changes providing clarity. Not significant.
<b>SPC94</b>	53	Paras	To contribute to this process, a Building Heights Strategy for the area	PC45	Non-material	Textual

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		2.34 - 2.35	<p>of Bath covered by the World Heritage Site designation has been prepared. The strategy provides area-based guidance on the appropriate height of new development to ensure the protection of the Outstanding Universal <del>Values</del> <u>Value</u> (OUVs) (OUV) of the Site.</p> <p>The overall purpose of the strategy is to provide a framework within which decisions can be made about the appropriate height of new buildings in Bath. It will be used <u>to inform the Placemaking Plan and will act</u> as a development management tool in the consideration of planning applications. The Strategy has been compiled in such a way that it can be used as the basis for a Supplementary Planning Document.</p>		textual changes for purposes of clarity	changes providing clarity. Not significant.
SPC95	54	Para 2.38	<p>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. <u>The Information Paper 3 on student numbers and accommodation</u> considers the issues in more detail, provides a full assessment of the evidence that has led to the following policy</p>	PC46	Non-material textual change for purposes of clarity	Textual changes providing clarity. Not significant.

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			approach and its likely impact.			
<b>SPC96</b>	54	Policy B5	<p><b>Bath Spa University – Newton Park Campus</b></p> <p>Within the context of a strategic framework for all <del>twelve sites that the University occupies</del> <u>the University's entire estate</u> the strategy seeks the redevelopment and intensification of the Newton Park campus to provide additional study bedrooms and academic space. Proposals should <u>accord with the NPPF, paragraph 89 and seek to optimise opportunities for educational use and student accommodation within the current boundary of the campus</u> <del>Major Existing Developed Sites in The Green Belt in accordance with Policy GB.3 of the BANES Local Plan</del> before seeking to justify very special circumstances for development beyond <del>them</del> or a change to the <u>MEDS development boundaries, having regard should be had to the sites environmental capacity, the significance of heritage assets and the optimum development of the campus in this regard.</u></p>	Updates RC24 (amend s PC47)	Change relating to environmental capacity and significance of heritage assets arising from English Heritage's representations (see BNES/18). Wording in BNES/18 slightly amended following response to issues raised in other representations. changes regarding review of MEDS boundary derive	Significant change. The previous assessment of Policy B5 has been reviewed.



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					from NPPF	
<b>SPC97</b>		Policy B5	<b>Off-Campus Student Accommodation</b> Proposals for off-campus student accommodation will be refused within the Central Area, <del>Western Corridor</del> <u>the Enterprise Area</u> and on MoD land where this would adversely affect the realisation of other aspects of the vision and spatial strategy for the city in relation to housing and economic development.		Text amended to improve clarity.	Textual change providing clarity. Not significant.
<b>SPC98</b>		Para 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 <del>exceeds</del> <u>broadly matches</u> the growth of the student population...		Text amended for factual reasons and for the purposes of clarity.	Textual change providing clarity. Not significant.
<b>SPC99</b>		Para 2.40	It is envisaged that this approach <del>will</del> could mean that <del>2010</del> <u>2012/13</u> levels of HMOs will represent the high watermark within the city. The Council has at its disposal the option of declaring an Article 4 direction in relation to Houses in Multiple Occupation (HMO) to manage the student lettings market in the south west part of the city and elsewhere. The council cannot apply HMO powers retrospectively.		Text amended to ensure it is up to date.	Textual change providing clarity. Not significant.
<b>SPC100</b>		Para 2.41	Growth beyond 2020 will require additional on and off campus capacity to be identified. No alterations to the Green Belt boundary		Text amended for factual reasons	Textual change

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			beyond that previously made in the Local Plan are envisaged during the Core Strategy period. <u>However, the nature of exceptional or very special circumstances is that they cannot be predicted and the Council will to consider such circumstances, on their merits, at the time they are presented.</u>		and for the purposes of clarity.	providing clarity. Not significant.
<b>SPC101</b>	54	Policy B5	<b>Off-Campus Student Accommodation</b> Proposals for off-campus student accommodation will be refused within the Central Area, <del>Western Corridor</del> <u>the Enterprise Area</u> and on MoD land where this would adversely affect the realisation of other aspects of the vision and spatial strategy for the city in relation to housing and economic development.	Amend s PC47	Text amended to improve clarity.	Textual change providing clarity. Not significant.
<b>SPC102</b>	56	Para 2.43	In order to successfully realise the development potential of the Central Area and <del>Western Corridor</del> <u>the Enterprise Area</u> , parallel enabling investment will be needed. Transportation and flooding and land remediation are three key areas requiring specific mention.	-	Text amended to improve clarity.	Textual changes providing clarity. Not significant.
<b>SPC103</b>	56	Para 2.44	The Council's <del>T</del> ransport <del>S</del> trategy for Bath is one of reducing the use of 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: <ul style="list-style-type: none"> <li>Bath Transport Package – comprising a range of measures</li> </ul>	Amend s RC25 (amended PC51)	Additional changes in response to objection from FoBRA. Change relating	Textual change reflects Transport Strategy for Bath and

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			<p>including three extended Park &amp; 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</p> <ul style="list-style-type: none"> <li>• Improvements to the bus network through the Greater Bristol Bus Network major scheme including key routes from Bristol and Midsomer Norton,</li> <li>• 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</li> <li>• The West of England authorities (including B&amp;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</li> <li>• 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.</li> <li>• Other improvements to walking and cycling infrastructure</li> </ul>		<p>to specifying the measures being taken to reduce HGV through traffic responds to the fact that HGV's (including buses) is responsible for 54.7% of nitrogen oxides on London Road.</p> <p>A disused rail line between Brassmill Lane and Windsor Bridge, Sustainable Transport route for walking cycling only reflect revised Bath Transport</p>	<p>has not bearing on the previous assessments.</p>

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			<p>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</p> <ul style="list-style-type: none"> <li>• <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:</u> <ul style="list-style-type: none"> <li>i) <u>the continued support &amp; promotion of the Council's Freight Consolidation Centre for deliveries to central Bath; and</u></li> <li>ii) <u>by implementing an experimental weight restriction to remove through HGV traffic (of greater than 18 tonnes) from London Road.</u></li> </ul> </li> <li>• <u>_____ Creation of one or more Park &amp; Ride sites on the eastern side of the city to reduce commuter traffic</u></li> <li>• <u>_____ The disused rail line between Brassmill Lane and Windsor Bridge, Bath is safeguarded as a Sustainable Transport route for non-motorised forms of transport (with the exception of mobility scooters). It will provide a high quality and safe cycling and pedestrian route through to Western Riverside that extends the Bristol to Bath Railway path, the Two Tunnels Greenway, and provides a wider choice of sustainable transport routes for local</u></li> </ul>		<p>Package as BRT option not pursued</p>	

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			<p><u>communities to efficiently connect to the city centre and to Bath's Enterprise Area.</u></p> <ul style="list-style-type: none"> <li><u>The provision of this route will be complementary to the current riverside path. It will help to reduce pressure and potential conflict between cyclists and pedestrians, and enable the riverside to be properly enhanced as an environmental asset and an important part of the city's green infrastructure network. This will help to redefine the image and identity of the Western Corridor as an economically prosperous area that complements the offer of the Central Area, is set within a high quality natural environment, and is accessed by a comprehensive sustainable cycling and pedestrian network."</u></li> </ul>			
-	56	Para 2.45	<p><del>2.45 The proposals will help to enable the programme of development set out in the spatial strategy in conjunction with further measures to enable convenient and sustainable circulation and access within the city. In addition the Council is committed to reducing the need to use cars for many trips within Bath. Therefore improvements to other public transport, walking and cycling infrastructure and the implementation of 'Smarter Choices' for transport will be pursued e.g. through the development of travel plans for new and existing sites and the expansion of car clubs.</del></p> <p><u>To complement these public transport and cycling/walking</u></p>	FPC1	<p><b><i>Included for information and not part of the current consultation.</i></b></p> <p>Change made in response to the Inspector's queries.</p> <p>Change is supported by the</p>	N/A

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			<u>improvements the Council will update its Parking Strategy for Bath which will broadly maintain central area car parking at existing levels in the short term and continue to prioritise management of that parking for short and medium stay users. This is necessary in order to discourage car use for commuting and provide sufficient parking to help maintain the vitality and viability of the city centre as a shopping and visitor destination. It will also result in a relative reduction in the amount of central area parking that is available as the economy grows, jobs are created and demand increases.</u>		Draft Bath Parking Strategy (considered by Planning, Transport & Environment Policy Development and Scrutiny Panel on 13 September 2011) (see CD4/T11)	
-	56	Para 2.46	<del>The Greater Bristol Metro Project will allow for increased train frequencies serving Bath and Oldfield Park rail stations.</del> <u>The proposals set out above will help to enable the programme of development set out in the spatial strategy to be delivered in a way that minimises travel related environmental and air quality harm whilst providing convenient and sustainable access within the city.</u>	FPC2	<b><i>Included for information and not part of the current consultation.</i></b> Change made in response to the Inspector's queries.	N/A
<b>SPC104</b>	56	Title	Flood Risk Management for the Central Area and <del>Western Corridor</del> and <u>the Enterprise Area</u>	-	Change to update text.	Textual change –

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						no changes to the SA necessary
<b>SPC105</b>	56	Para 2.48	<p>The strategy proposes the provision of on-site flood defences combined with upstream compensatory storage. New development must provide storage to offset the volume of water that would be displaced in a flood event by the defences on-site. In order to meet this requirement, a flood storage area of 345,000m<sup>3</sup> is required as this is equivalent to the total combined volume of the footprint of the potential development sites. Provision of compensatory storage off-site is more cost effective than providing it on-site and allows for greater flexibility in masterplanning, increasing the prospects of commercial investment in the city centre and the prospects of achieving responsive urban design solutions.</p> <p><u>Following the Flood Risk Management Strategy, the Hydraulic Modelling (Bath Flood Risk Management Project Feb 2013 by B&amp;V) was prepared. It confirms that the impact of raising the key development sites in the Central Area and the Enterprise Area in Bath is a loss of conveyance, rather than a loss of flood storage. It recommends, where necessary, to raise all the development sites and the access/egress routes (or raise defence walls) and implement conveyance mitigation measures.</u></p>	-	Change made in response to issues raised in ID/28	Textual changes reflect updated situation. Not significant.

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SPC106	57	Para 2.53	<p><del>Delivery Contingency: Newbridge Twerton Riverside</del></p> <p>Although this area provides important land for light industrial uses, it is significantly under utilised in terms of the prevailing built form (single story buildings etc.) and that there is scope to intensify this area and to do so in a way that allows a better response to the riverside environment. The spatial strategy seeks to focus new 'town centre' employment office generating uses development within the Central Area. However, should it be demonstrable that supply is not keeping pace with demand the Newbridge Twerton Riverside area presents a deliverable out-of-centre alternative. Further, should housing development fall behind schedule <u>delivery require additional land</u>, this area provides presents an option close to Western Riverside.</p>	Amends PC53	Paragraph deleted as no longer relevant	This has been assessed as part of changes to Policy B3.
-	57	Table 5	<p>IDP Ref</p> <p>Key Infrastructure</p> <p>Phasing</p> <p>Cost</p> <p>Funding and Delivery</p> <p>BI.1</p> <p>Transport Proposals for Bath:</p>	PC54 as amended	<p><b>Included for information and not part of the current consultation.</b></p> <p>Original change made to clarify text in the draft Core Strategy. Subsequent</p>	N/A



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			<ul style="list-style-type: none"> <li>• <del>Rapid Transit Routes</del></li> <li>• New showcase bus corridors</li> <li>• <del>New and e</del> Extended park and ride sites</li> <li>• <u>Upgraded bus stop infrastructure on 9 service routes</u></li> <li>• Safe routes for pedestrians and cyclists</li> <li>• Other essential transport links and improvements</li> </ul> <p>2011-16 £50.1m <del>£31.85m</del></p> <p><del>Discussions are underway with DfT in the light of the Comprehensive Spending Review 2010 regarding how this essential infrastructure can be brought forward at the earliest opportunity. Bath Transport Package accepted into 'development pool' of schemes by DfT. Final bid to be submitted for funding to DfT in September 2011. DfT decision anticipated in December 2011.</del></p> <p>BI.3 Public Investment into Bath Western Riverside 2010-15 £27.6m Homes and Communities Agency Funding through the West of England Single Conversation: West of England Delivery and</p>		<p>change made in response to the Inspector's queries.</p> <p>Change is supported by updated cost of Bath Transportation Package in the Best &amp; Final Funding Bid for the Bath Transportation Package, September 2011 (see CD4/T12)</p>	

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			<p>Infrastructure Plan.</p> <p>BI.4 Improvements to Bath Train Station and Enhanced Service Frequency from Bath and Oldfield Park to Bristol 2017-2020 £19.7m for Greater Bristol Metro Rail Project Network Rail with Bath &amp; North East Somerset Council. Evidence included in the Great Western Mainline Route Utilisation Strategy (2010). The Council Will continue to press for this urgently needed investment through its Memorandum of Understanding with the Rail industry.</p>			
<b>SPC107</b>	57	Table 5	<p>IDP Ref: BI.2 Key Infrastructure: Improvements to Flood Defences of Bath City Centre and Riverside Phasing: 2010-<del>26</del>-29 Cost: <del>£7.6m</del> <u>Not quantified</u></p> <p><del>Funding and Delivery: Flood Risk Management Strategy – on-going work between B&amp;NES and Environment Agency. Options for on-site compensatory flood mitigation measures within the river corridor or introduction of a more strategic flood storage area.</del></p>	Updates PC54 as amended	Text amended to reflect current position.	Not significant. Textual change provides additional background information.

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SPC108	61	Para 3.08	<p>The spatial strategy is also informed by the current Town Plan (<del>now being refreshed</del>), which aims to build on the towns positive characteristics and embrace the future, developing Keynsham into a thriving, sustainable and safe market town by:</p> <ul style="list-style-type: none"> <li>• Enhancing the towns already considerable assets and unique identity</li> <li>• Promoting a sense of well-being and community for all, generating pride in the town</li> <li>• Ensuring all necessary services and infrastructure are maintained and enhanced</li> <li>• Regenerating the town centre</li> </ul> <p><del>The Town Plan is currently being refreshed and will inform the Placemaking Plan.</del> <u>In 2012 the Town Plan was refreshed. Building on the bullet points above, the Plan incorporates the three priorities identified in the Sustainable Community Strategy which are:</u></p> <ul style="list-style-type: none"> <li>• <u>Improving the Shopping Experience</u></li> <li>• <u>Creating New Jobs</u></li> <li>• <u>Improving the Park</u></li> </ul>	Updates PC55	Text amended to improve clarity.	Not significant. Textual change provides additional background information.
SPC109	61	Para 3.10	<p><del>The emerging</del> Joint Waste Core Strategy seeks to deliver, by 2020, diversion from landfill of at least 85% of municipal and commercial &amp; industrial wastes through recycling, composting and residual waste</p>	-	Textual updates for accuracy.	Not significant. Minor

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			treatment. A minimum of 50% of this total recovery target is intended to be achieved through recycling and composting, leaving 35% to be delivered through residual treatment capacity. To ensure delivery of the Spatial Strategy, a number of strategic sites have been identified as appropriate for development for the management of residual waste. The land at Broadmead Lane in Keynsham is identified as one of these strategic residual waste facilities sites. (Details can be found at <a href="http://www.westofengland.org/waste">www.westofengland.org/waste</a> <a href="http://www.westofengland.org/waste-planning">http://www.westofengland.org/waste-planning</a> )			textual change.
SPC110	62	Vision	<p><b>The Vision</b>  <b><i>What the spatial strategy seeks to achieve.</i></b>  Keynsham is a historic town that occupies a strategically important location between Bristol and Bath and is therefore well placed to improve and attract investment. It will continue to act as a market town and service centre for the surrounding area. In responding to the loss of a major employer, it will evolve as a more significant business location. Keynsham will <u>expand to accommodate a growing population, ensuring it</u> retains its independence and its separate identity within an attractive rural setting. It will become a more sustainable, desirable and well-connected place in which to live and work, with an enhanced town centre inspired by its heritage, cherished rivers, park and green spaces.</p>		Consequential change to the Vision to reflect the re-consideration of housing requirement and need for flexibility in strategy for Keynsham.	Significant change to Keynsham vision. Previous assessment of policy KE1 has been reviewed.
SPC111	63	Para	The spatial strategy set out in Policy KE1 seeks to deliver the vision	-	Changes arising	Significant

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		3.13	for Keynsham and the strategic objectives for the District (set out in Chapter 1). The strategy <u>allows changes to be made to maintain</u> the Green Belt boundary surrounding Keynsham <u>to accommodate both employment floorspace and housing, but maintains the key Green Belt purposes of</u> preventing the town from merging with Bristol and Saltford, and helping to preserve its individual character, identity and setting. The Green Belt will continue to provide opportunities for residents of Keynsham to access outdoor sport, recreation and the open countryside. Access to the Green Belt will be enhanced with an improved green infrastructure network running through and surrounding the town, principally using the valleys of the Rivers Chew and Avon.		from re-consideration of housing requirement and need for flexibility in strategy for Keynsham in context of ID/28 (paras 3.36 and 3.44).	change. Previous assessment of policy KE1 has been reviewed.
<b>SPC11 2</b>	63	Para 3.14	<del>4,500</del> <u>2,100</u> new homes will be built between <del>2006</del> <u>2011</u> and <del>2026</del> <u>2029</u> to support economic growth of the town and accommodate a growing population. Approximately <del>800</del> <u>700</u> homes are already accounted for, having either already been built since <del>2006</del> <u>2011</u> , have planning permission, or are allocated in the Local Plan. The Local Plan allocations include the 500+ dwelling development in South West Keynsham known as 'K2'. Development requirements are outlined in the Local Plan, including the need for satisfactory vehicular accesses. <del>The remaining</del> 700 dwellings are directed towards the town centre/Somerdale policy area (Policy KE2) which will serve as the focus of future development within Keynsham. <u>Green Belt releases will be made to the east of Keynsham to</u>	-	Changes arising from re-consideration of housing requirement and need for flexibility in strategy for Keynsham in context of ID/28 (paras 3.36 and 3.44) and the shift in plan period.	Previous assessment of policy KE1 has been reviewed.

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			<u>accommodate 250 dwellings and employment floorspace, and to the south west of Keynsham to accommodate 200 dwellings.</u>			
<b>SPC113</b>	63	Para 3.15	<p><del>4,500</del> <u>1,600</u> new jobs will be created between <del>2006</del> <u>2011</u> and <del>2026</del> <u>2029</u> primarily by increasing the stock of office floorspace in the town, <u>complemented by an extension to the Broadmead/Ashmead/Pixash Industrial Estate.</u> <u>The job growth figure of 1,600 and the related employment floorspace figures set out in Policy KE1 represent the minimum growth that it is considered will be delivered during the Plan period. However, the physical capacity for additional floorspace provided through the extension of the Broadmead/Ashmead/Pixash Industrial Estate is significantly greater (see Policy KE3). Provision for this employment floorspace is made in order to enable flexibility for economic development across the whole District. Therefore, there is uncertainty as to whether this will be delivered in its entirety during the Plan period.</u> <del>This</del> <u>The planned job growth and additional employment floorspace provision</u> supports the vision in establishing Keynsham as a more significant business location and enabling the town to recover from recent job losses. Attracting more Higher Value Added jobs will help to reduce the current pattern of out-commuting by groups such as professional workers, managers, senior officials and administrative workers, allowing better opportunities to live and work in the town. This will help to counteract the closure of Somerdale. The role of the town centre and Somerdale as the main focus for business activity will be</p>	-	Changes arising from re-consideration of housing requirement and need for flexibility in strategy for Keynsham in context of ID/28 (paras 3.36 and 3.44)	Previous assessment of policy KE1 has been reviewed.

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			complemented by the Broadmead/Ashmead/Pixash Industrial Estate area.			
<b>SPC114</b>	64	Policy KE1	<p>The Strategy for Keynsham is to:</p> <p><b>1. Natural and Built Environment</b></p> <p>a: Maintain the Green Belt surrounding Keynsham, <u>allowing releases of Green Belt land to the east and south west of Keynsham to accommodate employment and housing growth.</u></p> <p>b: Make better use of the existing green and blue infrastructure (for example parks and rivers) running through and surrounding the town which will be enhanced, made more accessible and linked up.</p> <p><b>2. Housing</b></p> <p>a: Make provision for around <del>4,500</del> <u>2,100</u> new homes (net) between <del>2006 and 2026</del> <u>2011 and 2029</u>. This will include affordable housing, and an appropriate housing mix giving more choice of housing to meet the needs of the local community.</p> <p>b: Allow for residential development if it is within the housing development boundary defined on the proposals map or it forms an element of Policies <u>KE2, KE3 and KE4</u></p> <p><b>3. Economic Development</b></p> <p>a: Plan for about <del>4,500</del> <u>1,600</u> net additional jobs between <del>2006 and</del></p>	-	Changes arising from re-consideration of housing requirement and need for flexibility in strategy for Keynsham in context of ID/28 (paras 3.36 and 3.44)	Previous assessment of policy KE1 has been reviewed.

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			<p><del>2026</del> <u>2011 and 2029</u></p> <p>b: Make provision for the changes in employment floorspace set out below:</p> <ul style="list-style-type: none"> <li>Office floorspace: from about <del>2013,000m2</del> in <del>2006</del> <u>2011</u> to about <del>30,000</del> <u>20,200m2</u> in <del>2026</del> <u>2029</u></li> <li>Industrial/Warehouse floorspace: <del>no net change by 2026</del> <u>from level of from about 50,000</u> <del>52,000m2</del> in <del>2006</del> <u>2011</u> to <del>75,000</del> <u>80,000</u> <del>60,300m2</del> in 2029 to address future requirements arising in Keynsham and Bath</li> </ul> <p>c: Enable development which supports the town to continue to function as an independent market town. The scale and mix of development will increase self-containment and help develop the town as a more significant business location.</p> <p>d: Retain <u>and extend</u> the Broadmead/Ashmead/Pixash Industrial Estate as an area for business activity (use classes B1, B2 and B8) complementing the role of the town centre and enable its intensification through higher density business development</p> <p><b>4. Shopping</b></p> <p>a: Provide larger retail units in the town centre to attract a more varied mix of retailers,</p> <p>b: Retain and encourage enhancement of Queen Road and Chandag Road as local centres to complement the town centre</p>			



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			<p>because they provide an important range of essential day-today goods and services for their local neighbourhoods.</p> <p><b>5. Transport, cycling and walking</b></p> <p>a: Provide for improvements to public transport and enhance connectivity between walking, cycling and public transport routes. (Transport infrastructure measures are set out in the 'Infrastructure and Delivery' section on page 72)</p> <p>b: Implement a reviewed Parking Strategy.</p> <p><b>6. Energy conservation and sustainable energy generation</b></p> <p>a: Enable renewable energy generation opportunities including a new district heating network within Keynsham, potentially anchored by the Centre/Town Hall redevelopment.</p>			
SPC115	65	Diagram 12 Keynsham Spatial Strategy	<p>Indicate areas where land will be released from the Green Belt to accommodate 2,000 dwellings and employment floorspace.</p> <p><i>[see page (vii) for proposed changes to Diagram 12 appended to this schedule]</i></p>	-	Consequential change arising from re-consideration of housing requirement and need for flexibility in strategy for Keynsham in context of ID/28	Change itself is presentational and not significant. Changes reflect policy changes which will

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					(paras 3.36 and 3.44)	be reviewed as part of SA.
SPC116	68	Para 3.19(a)	<del>'English Heritage currently considers the historic characteristics of the town centre Conservation Area to be at risk' due to</del> <u>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 and is therefore on the national Heritage at Risk Register.'</u> Also at risk is the <u>Dapps Hill Conservation Area, which is described on the Register as being in a poor condition and deteriorating.</u>	Amends RC27	Change arising from English Heritage's representations (see BNES/18). Text also updates to include reference to Dapps Hill Conservation Area being 'at risk'.	Update of information only. No action needed.
SPC117	71	Policy KE2 (2)(b)	<b>2. Scope and Scale of Change</b> b: A new high quality, exemplar, mixed-use quarter at Somerdale, providing significant employment floorspace, new homes, leisure, open space, sport and recreational uses. <u>The sequential and exception tests for flood risk would have to be met to justify any dwellings in higher risk parts of the site.</u>	-	Change to acknowledge flood risk constraint to development of Somerdale site (see ID/28, paras 3.40-3.44).	Significant change. Previous assessment of policy KE2 has been reviewed.

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SPC118		Paragraph 3.19A	<p><b><u>Development on the edge of Keynsham</u></b></p> <p><u>In order to meet the need for additional development within the District during the Plan period, land needs to be removed from the Green Belt to provide for housing and employment floor space in two locations on the edge of Keynsham on the eastern and south western edge of the town. The Placemaking Plan will identify and allocate the sites for development and will define the revised detailed Green Belt boundary. National planning policy makes it clear that when altering Green Belt boundaries consideration should be given as to whether land needs to be safeguarded to meet longer term development needs. The Placemaking Plan will consider whether there is any scope to identify safeguarded land at Keynsham. Policies KE3 and KE4 outline the planning requirements for each of these locations which need to inform identification and allocation of the sites in the Placemaking Plan and delivery of the sites through a planning application.</u></p>		<p>Changes relating to the inclusion of proposed urban extensions to address issues raised in ID/28.</p> <p>DELEGATED CHANGE</p>	Assessed as part of Policy KE3 and KE4 below.
SPC119	-	Policy KE3	<p><u>Land adjoining East Keynsham</u></p> <p><u>Land will be removed from the Green Belt by the Placemaking Plan in the location shown on the Key Diagram in order to provide for development of around 250 dwellings, employment opportunities and associated infrastructure during the Plan period. The Placemaking Plan will allocate the site for development and define a revised detailed Green Belt boundary.</u></p>		Changes relating to the inclusion of proposed urban extensions to address issues raised in ID/28.	This is a significant change and has been subject to a new assessment

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			<p><u>Planning requirements:</u></p> <ul style="list-style-type: none"> <li>a. <u>Mixed use development to include 25,000-30,000 m<sup>2</sup> of employment land in an expansion to Broadmead/Ashmead/Pixash Industrial Estate and around 250 dwellings in the plan period.</u></li> <li>b. <u>Be developed to a comprehensive Masterplan, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that it is well integrated with Keynsham. Dwellings should face onto the open countryside and create an attractive boundary treatment.</u></li> <li>c. <u>Ensure that the principles and benefits of Green Infrastructure contained in the Green Infrastructure Strategy and other guidance and best practice are embedded in the design and development process from an early stage. Key requirements include provision of habitat connectivity through the retention and enhancement of the existing high valued habitat; provision of well integrated green space (formal, natural and allotments); provision of cycle and pedestrian links through the site connecting to the existing network particularly towards Keynsham town centre, Clay Lane Bridge and NCN4; and provision of well integrated Sustainable Urban Drainage Systems. All watercourses running through the area should remain open and will need to be incorporated into development proposals.</u></li> <li>d. <u>Appropriate site assessment and ecological surveys to be undertaken to inform site master planning with particular attention</u></li> </ul>			

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			<p><u>to potential impacts to protected sites and priority species. Species rich hedgerows, ponds, ditches and trees should be retained and enhanced, and habitat suitable for priority species provided as required.</u></p> <p>e. <u>Identify and assess the landscape character, landscape features and significant view points and the likely effects of development on them. Protect and enhance these aspects and mitigate to avoid or minimise the effects. Significant aspects of landscape include the character of the Avon Valley; trees and woodland, tree belts, hedges and field patterns; Ellsbridge Historic Park and Garden; and Manor Road community woodland. Significant viewpoints include local properties; long distance views from the Cotswold escarpment; the River Avon Trail; local Public Rights of Way; and Manor Road community woodland.</u></p> <p>f. <u>Assess and evaluate any direct or indirect impacts on designated heritage assets and their visual/landscape settings. Prepare and implement management schemes (including avoidance or physical separation) in order to mitigate the impacts of development and ensure the long-term protection and enhancement of the designated heritage assets and their settings. Designated heritage assets potentially affected by development at this location include Keynsham Manor (Grade II), manor West (Grade II) and Ellsbridge House (Grade II).</u></p> <p>g. <u>Assess and evaluate any impacts on non-designated heritage assets. The degree of harm to or loss of non-designated heritage</u></p>			

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			<p><u>assets will be balanced against the positive contribution made by the development and the extent to which harm/loss can be mitigated. Non-designated heritage assets of equal significance to designated heritage assets will be subject to the same considerations as designated historic assets. Non-designated heritage assets potentially affected by development at this location include Medieval Keynsham Manor and fishponds, Prehistoric and Roman occupation, and Elsbridge House (local Park and Garden).</u></p> <p>h. <u>The assessment and evaluation of the above designated and non-designated heritage assets should also consider their cumulative or collective “group value” and also understand the heritage assets’ relationship to other environmental considerations such as landscape, historic hedgerows, ancient woodland and ecology.</u></p> <p>i. <u>Ensure good public transport provision particularly towards Keynsham town centre, the railway station and other local facilities and services.</u></p> <p>j. <u>Provision of routes crossing the A4 for pedestrians and cyclists.</u></p> <p>k. <u>Development should scope potential for and incorporate renewable energy.</u></p> <p>l. <u>Educational needs generated by the development must be met; a primary school is to be provided on site, unless an alternative solution can be found and agreed with the Education Authority.</u></p> <p>m. <u>Provide integrated waste management infrastructure.</u></p>			

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			<u>New water mains and sewer site connections required, including separate systems of drainage and downstream sewer improvements to critical sewers.</u>			
<b>SPC120</b>	-	<u>Policy KE4</u>	<p><u>Land adjoining South West Keynsham</u></p> <p><u>Land will be removed from the Green Belt by the Placemaking Plan in the location shown on the Key Diagram in order to provide for development of around 200 dwellings and associated infrastructure during the Plan period. The Placemaking Plan will allocate the site for development and define a revised detailed Green Belt boundary. The need to identify safeguarded land to meet longer term development needs will be considered by the Placemaking Plan.</u></p> <p><u>Planning requirements:</u></p> <ol style="list-style-type: none"> <li><u>Residential led mixed use development of around 200 dwellings in the plan period.</u></li> <li><u>Be developed to a comprehensive Masterplan, reflecting best practice as embodied in 'By Design' (or successor guidance) ensuring that it is well integrated with the neighbouring development locations. Development should front onto Charlton Road and Parkhouse Lane as well as any significant access roads and face outwards towards the open countryside.</u></li> <li><u>Ensure that the principles and benefits of Green Infrastructure contained in the Green Infrastructure Strategy and other guidance and best practice are embedded in the design and development</u></li> </ol>		Changes relating to the inclusion of proposed urban extensions to address issues raised in ID/28.	This is a significant change and has been subject to a new assessment

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			<p><u>process from an early stage. Key requirements include provision of habitat connectivity through the retention and enhancement of the existing high valued habitat; provision of well integrated green space (formal, natural and allotments); provision of well integrated Sustainable Urban Drainage Systems; and provision of cycle and pedestrian links through the site connecting to the existing network particularly towards Keynsham town centre.</u></p> <p>d. <u>Appropriate site assessment and ecological surveys to be undertaken to inform site master planning with particular attention to potential impacts to protected sites and priority species. Any impact on bat foraging habitat and commuting routes should be mitigated. Hedgerows throughout the site should be maintained and enhanced, especially the hedgerow along Parkhouse Lane which is of ecological importance. Hedgerows on the perimeter of the site should be maintained and enhanced to frame residential development.</u></p> <p>e. <u>Identify and assess the landscape character, landscape features and significant view points and the likely effects of development on them. Protect and enhance these aspects and mitigate to avoid or minimise the effects. Significant aspects of landscape include Queen Charlton Conservation Area and its setting; the character of the open plateau falling towards the Chew Valley; trees, woodland, tree belts, hedges and field patterns; and Parkhouse Lane. Significant viewpoints include local properties; Queen Charlton; and local Public Rights of Way.</u></p>			



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			<p>f. <u>Assess and evaluate any direct or indirect impacts on designated heritage assets and their visual/landscape settings. Prepare and implement management schemes (including avoidance or physical separation) in order to mitigate the impacts of development and ensure the long-term protection and enhancement of the designated heritage assets and their settings. Designated heritage assets potentially affected by development at this location include Parkhouse Farm (Grade II) and Queen Charlton Conservation Area.</u></p> <p>g. <u>Assess and evaluate any impacts on non-designated heritage assets. The degree of harm to or loss of non-designated heritage assets will be balanced against the positive contribution made by the development and the extent to which harm/loss can be mitigated. Non-designated heritage assets of equal significance to designated heritage assets will be subject to the same considerations as designated historic assets. Non-designated heritage assets potentially affected by development at this location include Prehistoric finds and activity, and medieval finds and activity.</u></p> <p>h. <u>The assessment and evaluation of the above designated and non-designated heritage assets should also consider their cumulative or collective “group value” and also understand the heritage assets’ relationship to other environmental considerations such as landscape, historic hedgerows, ancient woodland and ecology.</u></p>			

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			<ul style="list-style-type: none"> <li>i. <u>Ensure good public transport provision particularly towards Bristol, Bath, Keynsham town centre and railway station and other local facilities and services.</u></li> <li>j. <u>Pedestrian, cycling and vehicular links should be made with both K2 development sites to the north.</u></li> <li>k. <u>Charlton Road to provide the principle vehicular access to the location (the widening of Parkhouse Lane will be sought).</u></li> <li>l. <u>Road improvements to improve access from the location to the wider road network, especially the A37, to alleviate traffic through Keynsham town centre.</u></li> <li>m. <u>Development should scope potential for and incorporate renewable energy.</u></li> <li>n. <u>Educational needs generated by the development must be met; a primary school is to be provided on site, unless an alternative solution can be found and agreed with the Education Authority.</u></li> <li>o. <u>Provide integrated waste management infrastructure.</u></li> </ul> <p><u>New water mains and sewer connections required, including downstream upsizing works and pumping station upgrade.</u></p>			
SPC12 1	-	<u>Policy KE4</u>	<p><u>Land adjoining South West Keynsham</u></p> <p><u>Land will be removed from the Green Belt by the Placemaking Plan in the location shown on the Key Diagram in order to provide for development of around 200 dwellings and associated infrastructure during the Plan period. The Placemaking Plan will allocate the site</u></p>	-	Transferred from Table 6 as identified as a Key Infrastructure Requirement for	Picked up with other changes to Table 6 below.

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			<p><u>for development and define a revised detailed Green Belt boundary. The need to identify safeguarded land to meet longer term development needs will be considered by the Placemaking Plan.</u></p> <p><u>Planning requirements:</u></p> <ul style="list-style-type: none"> <li>p. <u>Residential led mixed use development of around 200 dwellings in the plan period.</u></li> <li>q. <u>Be developed to a comprehensive Masterplan, reflecting best practice as embodied in 'By Design' (or successor guidance) ensuring that it is well integrated with the neighbouring development locations. Development should front onto Charlton Road and Parkhouse Lane as well as any significant access roads and face outwards towards the open countryside.</u></li> <li>r. <u>Ensure that the principles and benefits of Green Infrastructure contained in the Green Infrastructure Strategy and other guidance and best practice are embedded in the design and development process from an early stage. Key requirements include provision of habitat connectivity through the retention and enhancement of the existing high valued habitat; provision of well integrated green space (formal, natural and allotments); provision of well integrated Sustainable Urban Drainage Systems; and provision of cycle and pedestrian links through the site connecting to the existing network particularly towards Keynsham town centre.</u></li> <li>s. <u>Appropriate site assessment and ecological surveys to be undertaken to inform site master planning with particular attention</u></li> </ul>		Keynsham.	

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			<p><u>to potential impacts to protected sites and priority species. Any impact on bat foraging habitat and commuting routes should be mitigated. Hedgerows throughout the site should be maintained and enhanced, especially the hedgerow along Parkhouse Lane which is of ecological importance. Hedgerows on the perimeter of the site should be maintained and enhanced to frame residential development.</u></p> <p>t. <u>Identify and assess the landscape character, landscape features and significant view points and the likely effects of development on them. Protect and enhance these aspects and mitigate to avoid or minimise the effects. Significant aspects of landscape include Queen Charlton Conservation Area and its setting; the character of the open plateau falling towards the Chew Valley; trees, woodland, tree belts, hedges and field patterns; and Parkhouse Lane. Significant viewpoints include local properties; Queen Charlton; and local Public Rights of Way.</u></p> <p>u. <u>Assess and evaluate any direct or indirect impacts on designated heritage assets and their visual/landscape settings. Prepare and implement management schemes (including avoidance or physical separation) in order to mitigate the impacts of development and ensure the long-term protection and enhancement of the designated heritage assets and their settings. Designated heritage assets potentially affected by development at this location include Parkhouse Farm (Grade II) and Queen Charlton Conservation Area.</u></p>			

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			<p>v. <u>Assess and evaluate any impacts on non-designated heritage assets. The degree of harm to or loss of non-designated heritage assets will be balanced against the positive contribution made by the development and the extent to which harm/loss can be mitigated. Non-designated heritage assets of equal significance to designated heritage assets will be subject to the same considerations as designated historic assets. Non-designated heritage assets potentially affected by development at this location include Prehistoric finds and activity, and medieval finds and activity.</u></p> <p>w. <u>The assessment and evaluation of the above designated and non-designated heritage assets should also consider their cumulative or collective “group value” and also understand the heritage assets’ relationship to other environmental considerations such as landscape, historic hedgerows, ancient woodland and ecology.</u></p> <p>x. <u>Ensure good public transport provision particularly towards Bristol, Bath, Keynsham town centre and railway station and other local facilities and services.</u></p> <p>y. <u>Pedestrian, cycling and vehicular links should be made with both K2 development sites to the north.</u></p> <p>z. <u>Charlton Road to provide the principle vehicular access to the location (the widening of Parkhouse Lane will be sought).</u></p> <p>aa. <u>Road improvements to improve access from the location to the wider road network, especially the A37, to alleviate traffic</u></p>			

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			<p><u>through Keynsham town centre.</u></p> <p>bb. <u>Development should scope potential for and incorporate renewable energy.</u></p> <p>cc. <u>Educational needs generated by the development must be met; a primary school is to be provided on site, unless an alternative solution can be found and agreed with the Education Authority.</u></p> <p>dd. <u>Provide integrated waste management infrastructure.</u></p> <ul style="list-style-type: none"> <li><u>New water mains and sewer connections required, including downstream upsizing works and pumping station upgrade.</u></li> </ul>			
<b>SPC12 2</b>	72	Para 3.21	<p>The desirable infrastructure items, of importance to the town include:</p> <ul style="list-style-type: none"> <li>Green infrastructure: river/canal corridor, formal and informal green spaces and allotments.</li> <li><u>Improvements to Keynsham Train Station and Enhanced Service Frequency to Bath and Bristol</u></li> </ul> <p>Pedestrian/cycling bridge over.....</p>	-	Transferred from Table 6 as identified as a Key Infrastructure Requirement for Keynsham.	Not new text – no change needed to the SA
<b>SPC12 3</b>	73	Para 3.22	<p><del>The main sources of public sector funding to help support the delivery of infrastructure and the strategy itself are as follows:</del></p> <ul style="list-style-type: none"> <li><del>HCA 'single conversation': West of England Delivery and Infrastructure Delivery Programme – Includes £0.3million of public investment by 2015 in support of planning work to enable the proposals for Keynsham town centre and Somerdale to</del></li> </ul>	-	Change to reflect incorporation of this funding into the West of England Revolving Infrastructure	Minor changes explaining delivery methods. Not significant.

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			<del>come forward.</del>		Fund.											
<b>SPC124</b>	73	Para 3.23	<p>Delivery of the strategy and infrastructure required to support it will be facilitated by the planning framework summarised below:</p> <ul style="list-style-type: none"> <li>• Planning Obligations Supplementary Planning Document (SPD)</li> <li>• Placemaking Plan</li> <li>• Community Infrastructure Levy</li> <li>• <del>Proposal by B&amp;NES Council to r</del> <u>Redevelop</u> the Town Hall / Centre site <u>by B&amp;NES Council.</u></li> <li>• Keynsham Town Centre Regeneration Delivery Plan which will a basis for bids to national and sub-regional funds (for example the West of England <del>Local Investment Plan</del> <u>Revolving Infrastructure Fund</u>) that may become available to support development and enable the Council to maximise the potential of its physical assets.</li> </ul>	-	Text updated for accuracy.	Minor textual changes. Not significant.										
<b>SPC125</b>	73	Table 6	<table border="1"> <thead> <tr> <th>IDP Ref</th> <th>Key infrastructure item</th> <th>Phasing</th> <th>Cost</th> <th>Funding and Delivery</th> </tr> </thead> <tbody> <tr> <td>1.1</td> <td>Public Investment in Site Preparation</td> <td>2010-2015</td> <td>£0.3m</td> <td>Homes and Communities Agency Funding through the</td> </tr> </tbody> </table>	IDP Ref	Key infrastructure item	Phasing	Cost	Funding and Delivery	1.1	Public Investment in Site Preparation	2010-2015	£0.3m	Homes and Communities Agency Funding through the	-	Changes to reflect updated IDP.	Previous assessment in relation to Keynsham policies has been reviewed in
IDP Ref	Key infrastructure item	Phasing	Cost	Funding and Delivery												
1.1	Public Investment in Site Preparation	2010-2015	£0.3m	Homes and Communities Agency Funding through the												

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				n & Planning for Keynsham Town Centre				West of England Single Conversation: West of England Delivery & Infrastructure Plan			light of changes to infrastructure requirements.
			4.2 <u>KI.1</u>	Flood Protection Measures for Cadbury's Somerdale Site	Necessary enabling works to precede development at Somerdale	Not quantified		On site works necessary to obtain planning permission			
			4.3 <u>KI.2</u>	Major improvements to increase sewerage capacity	Necessary enabling works to precede development in the Green Belt at Somerdale east of Keynsham and south	Not quantified <u>Dependent on scheme design</u>		Wessex Water Business Plan (2010-15) 5 year cycles of investment agreed with Ofwat. Keynsham treatment plant upgrade – land needs to be safeguarded for			



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					<u>west of Keynsham</u>		<u>expansion (improvements to critical sewer capacity and Keynsham STW); on-site mains and sewers to be provided by the developer; off-site connecting works delivered through requisition arrangements</u>			
			<u>4.4 KI.3</u>	Enhance Keynsham Hams as wetland habitat	Necessary enabling works to precede development at Somerdale	Not quantified	On site works required as part of development requirements			
			<u>4.5 KI.4</u>	Secondary road access to the Highways	Necessary enabling works to precede development	Not quantified	On site works necessary to obtain planning permission			

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				Infrastructure associated with the Somerdale Site	nt at Somerdale					
			<u>K1.5</u>	Improvements to Keynsham Train Station and Enhanced Service Frequency to Bath and Bristol	2017-2020	£19.7m (at 2012 prices) for Greater Bristol Metro Rail Project	Network Rail with Bath and North East Somerset Council. Evidence included in the Great Western Mainline Route Utilisation Strategy (2010). The Council will continue to press for this urgently needed investment through its Memorandum of Understanding with the Rail Industry			

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			Key Issue	Proposed Change	Cost	Dependencies	Notes			
			KI.6	<u>New early years facility and primary school at Somerdale</u>	<u>Necessary enabling works to precede development at Somerdale</u>	<u>c.£5,000,000</u>	<u>On site works necessary to obtain planning permission</u>			
			KI.7	<u>Additional early years, primary and secondary education capacity in Keynsham</u>	<u>2011-2029</u>	<u>Dependent on delivery strategy and phasing</u>	<u>£106 capital; potential for CIL capital</u>			
<b>SPC12 6</b>	76	Para 4.04	Manufacturing industries including printing, binding and packaging continue to provide important local employment <del>opportunities</del> <u>opportunities</u> . Despite closures and relocations of some large scale manufacturing business, the area presents positive opportunities to increase economic competitiveness particularly with small and medium scale local business and highly skilled entrepreneurs.					-	Minor textual amendment.	Change is presentational and not, in itself, significant.
<b>SPC12 7</b>	78	Para 4.09	Challenges <ul style="list-style-type: none"> <li>Poor public transport in rural areas <del>areas</del> leading to isolation</li> </ul>					-	Minor textual amendment and change to reflect	Minor textual changes

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			<p>for those without private transport.</p> <ul style="list-style-type: none"> <li>• Competition with neighbouring towns in Somerset - mixed quality of Midsomer Norton town centre, dominance of road network in Radstock centre.</li> <li>• Access to community facilities - maintaining and enhancing local village centres.</li> </ul> <p>High level of existing housing commitments e.g. <del>2,200</del> <u>about 2,100</u> dwellings exacerbating imbalance of housing over jobs.</p>		change in housing commitment figure.	reflecting housing number changes which have been assessed as part of other policies
<b>SPC128</b>	80	Diagram 15	<p>Remove notation for all Policy RA1 villages</p> <p><i>[see page (viii) for proposed changes to Diagram 15 appended to this schedule]</i></p>	RC28	Response to Inspector's questions 8.2 and 8.3 in ID/7 to clarify policy RA1 (see BNES/9)	Change is presentational and not, in itself, significant.
<b>SPC129</b>	81	Para 4.14	<p>Whilst there is <u>land available with</u> capacity within the Somer Valley to provide more than 2,000 jobs, it is unlikely that any more than around <del>4,000</del> <u>900</u> of these jobs will come forward in the Plan period. Their delivery will require strong partnership with public and private sectors. With limited resources available, targeted efforts will be required as set out in the Economic Strategy.</p>	-	Changes needed to address points raised in ID/28, paras 3.48 – 3.64	Minor textual change for clarity. Not significant. The previous assessment

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						of policies SV1, SV2 and SV3 has been reviewed due to significant changes.
SPC130	81	Para 4.15	<p><del>In light of the high level of existing housing commitments, new housing will only be acceptable if it has direct economic, employment and community benefits to Midsomer Norton, Radstock and Westfield or contributes to the implementation of the Town Park. New housing will be limited in Paulton and Peasedown St. John in light of significant level of housing development recently built and already committed in these villages.</del></p> <p><u>There is already a significant number of housing commitments (over 2,000) in the Somer Valley and a limited capacity to generate new jobs. New housing in the Somer Valley will therefore be restrained in the interest of sustainability but some additional housing will be needed to meet the District Housing land requirement. The Core Strategy plans for an 300 homes to come forward in the Plan period in addition to existing commitments and the HDB will be reviewed in the Placemaking Plan to facilitate this.. However in light of the objective of economic led revitalisation, it is important that the</u></p>	-	Changes needed to address points raised in ID/28, paras 3.48 – 3.64	Minor textual change for clarity. Not significant. The previous assessment of policies SV1, SV2 and SV3 has been reviewed due to significant changes

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			<u>additional housing this does not significantly worsen the balance between homes and jobs and the out-commuting problems and the council may therefore seek to ensure an economic benefit from new housing</u>			which the text refers to.
<b>SPC131</b>	82	Policy SV1 (3) – (4)	<p>3 Economic Development</p> <p>a: Enable the delivery of around <del>4,000</del> <u>900</u> net additional jobs between <del>2006</del> <u>2011</u> and <del>2026</del> <u>2029</u> <u>and facilitate further jobs if economic circumstances allow.</u></p> <p>b: Encourage the retention and expansion of local companies and the growth of new businesses by making provision for the changes in employment floorspace set out below:</p> <p>Office floorspace: from about <del>30,000</del> <u>31,000</u>m<sup>2</sup> in <del>2006</del> <u>2011</u> to about <del>40,000</del> <u>33,700</u>m<sup>2</sup> in <del>2026</del> <u>2029</u> Industrial/Warehouse floorspace: from about <del>110,000</del> <u>126,400</u>m<sup>2</sup> in <del>2006</del> <u>2011</u> to about <del>100,000</del> <u>112,000</u>m<sup>2</sup> in <del>2026</del> <u>2029</u> New employment floorspace will be focussed at:</p> <ul style="list-style-type: none"> <li>• the Westfield Industrial Estates, Midsomer Norton Enterprise Park and Bath Business Park in Peasedown St John</li> <li>• Old Mills in Paulton (Local Plan Policy GDS.1 V4)</li> <li>• Midsomer Norton and Radstock Town Centres</li> </ul>	-	Changes needed to address points raised in ID/28, paras 3.48 – 3.64 and to reflect shift in plan period.	Significant changes to this policy. Previous assessment of Policy SV1 has been reviewed.

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			<p>c: <del>Protect land in existing business use and only allow alternative uses where there is employment benefit or which contributes to improvements to the town centres</del> <u>consider alternative use where there is no reasonable prospect of a site being used for that purpose</u> and does not lead to an unacceptable loss of employment land.</p> <p>4. Housing a: <del>Review the HDBs to enable up to around 2,700</del> <u>2,400</u> new homes to be built at Midsomer Norton, Radstock, Westfield, Paulton and Peasedown St John. 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> <p>b: <del>Ensure that any new housing above the existing commitments of 2,200 dwellings is within the Housing Development Boundary and has either employment benefit or contributes to the implementation of the Town Park.</del></p>			
SPC13 2	84	Policy SV2	<p>2. Scope and Scale of Change Make provision for:</p> <p>a: <del>About 200 homes (including existing commitments).</del> <u>residential development as part of mixed use schemes</u></p>	Amend s PC66	Changes needed to address points raised in ID/28, paras 3.48 – 3.64 and to reflect shift in plan period.	Significant changes to this policy. Previous assessment of Policy SV2 has

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						been reviewed.
<b>SPC133</b>	87	Policy SV3	<p><b>2. Scope and Scale of Change</b></p> <p>Make provision for:</p> <p>a: <del>About 200 homes (including existing commitments).</del> <u>residential development as part of mixed use schemes</u></p>	-	Changes needed to address points raised in ID/28, paras 3.48 – 3.64 and to reflect shift in plan period.	Significant changes to this policy. Previous assessment of Policy SV3 has been reviewed.
<b>SPC134</b>	93	Para 5.09	<p>In the central part of the district, the extensive plateau from Hinton <del>Blewitt</del> <u>Blewett</u> to Newton St Loe includes the key villages of Clutton, Temple Cloud, High Littleton, Timsbury and Farmborough. The form of the villages in this area tends to be either centred around a village core (such as Clutton) or in linear form (such as Temple Cloud). Edge of settlement development during the post war period lacked the well-integrated characteristic of the original villages and has had a significant impact on views.</p>	FM8	Non-material change for the purposes of updating the draft Core Strategy.	Change is not significant.
<b>SPC135</b>	93	Para 5.12	<p>Although rural Bath &amp; North East Somerset is made up of a wide variety of settlements with locally distinctive character, there are a number of strategic issues (both challenges and opportunities) that</p>	RC28a	Change arising through Hearings to clarify	Change is not significant.



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			<p>are common across most of the rural area:</p> <ul style="list-style-type: none"> <li>• Lack of affordable housing to meet local needs may impact on the social sustainability of the rural areas and exacerbate difficulties for an ageing population.</li> <li>• For much of the rural area poor access to public transport affects the functionality of the rural economy and leads to isolation for those without access to private transport.</li> <li>• Access to facilities, services and shops.</li> <li>• Reliance of the rural economy based on farming, the self employed and small businesses that require support to flourish.</li> <li>• <u>The urgent need to provide reliable broadband, with adequately fast access speed, to every home and business</u></li> <li>• Potential opportunities to diversify the rural economy e.g. centred around local food production or renewable energy.</li> </ul>		broadband is a strategic issue for the Rural Areas	
SPC136	95	Diagram 18	<p>Remove notation for Policy RA1 villages</p> <p>Amend title to key on Diagram 18 as follows:</p> <p><del>Indicative Policy RA1 Villages</del> <u>Rural Villages</u></p> <p><i>[see page (ix) for proposed changes to Diagram 18 appended to this schedule]</i></p>	RC29 (amendments PC72)	Response to Inspector's questions 8.2 and 8.3 to clarify policy RA1 (see BNES/9)	Change is not significant and will be presentational only.

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SPC137	96	Para 5.17	<p><del>A number of villages have been identified</del> <u>There are a number of villages</u> where:</p> <ul style="list-style-type: none"> <li>• access to facilities and public transport is best</li> <li>• there is capacity for development</li> <li>• <del>there is community support for some small scale development</del></li> </ul> <p>These villages are to be the focus for new small scale development under Policy RA1. <del>Community support is demonstrated by the views of the Parish Council as the locally elected representative of those communities.</del></p>	RC30 (amend s FPC3)	Response to Inspector's questions 8.2 and 8.3 in ID/7 to clarify policy RA1 (see BNES/9)	Change is not significant.
SPC138	96	Para 5.18	<p><del>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.</del></p>	RC31 (amend s FPC4)	Response to Inspector's questions 8.2 and 8.3 in ID/7 to clarify policy RA1 (see BNES/9)	Deletion of text is not significant.

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SPC139	96	Para 5.19	<del>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</del> <u>In accordance with the Spatial Strategy for the Somer Valley (Policy SV1) Paulton and Peasedown St John are not considered under the rural areas strategy but within the Somer Valley.</u> <del>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.</del>	RC32	Response to Inspector's questions 8.2 and 8.3 in ID/7 to clarify policy RA1 (see BNES/9)	Change is not significant.
SPC140	96	Para 5.20	Policy RA1 should be considered alongside Core Policy CP8 Green Belt. Proposals for development <del>that adjoin housing development boundaries</del> in the Green Belt will therefore not be acceptable unless very special circumstances for development can be demonstrated.	Amends RC33	Response to Inspector's questions 8.2 and 8.3 in ID/7 to clarify policy RA1 (see BNES/9)	Change is not significant.
SPC141	96	Para 5.21	The <del>250</del> <u>200</u> 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 <del>up to and around 30</del> <u>50</u> dwellings <u>at each of</u> the villages which meet the criteria <del>referred to in Para 5.17 (see of</del> <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	R C34 (amends FM9)	Response to Inspector's questions 8.2 and 8.3 in ID/7 to clarify policy RA1 (see BNES/9) and to reflect increase level of	Change could be significant and previous assessment in relation to rural area

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			Proposals Map (saved from the existing Local Plan) will <del>also</del> 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 of the Placemaking Plan or subsequent to it.</u>		development.	has been reviewed.
<b>SPC14 2</b>	96	Para 5.22	To complement this approach, some limited residential development <u>of around 10-15 dwellings</u> will be allowed in those villages not meeting the criteria and located outside the Green Belt. Such development will only be permitted within the housing development boundary defined on the Proposals Map (see Policy RA2). In those villages washed over by the Green Belt development proposals will be considered in the context of national policy set out in <del>PPG2</del> <u>the NPPF</u> . In addition the rural exceptions site Policy RA4 will provide the opportunity for affordable housing based on local needs.	-	Change to reflect the need to provide additional dwellings in Policy RA2 villages and to update the reference to national planning policy guidance.	Change could be significant and previous assessment in relation to rural area has been reviewed.
<b>SPC14 3</b>	96	Para 5.25	In villages washed over by the Green Belt with a housing development boundary as defined on the Proposals Map proposals for residential and employment development will be determined in accordance with national policy set out in <del>PPG2</del> <u>the NPPF</u> .	-	Change to update the reference to national planning policy guidance.	Change is not significant.
<b>SPC14 4</b>	96	Policy	POLICY RA1 Development in the villages meeting the listed criteria	RC35	Response to Inspector's	Change provides

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		RA1	<p><u>Proposals at the villages outside the Green Belt</u> for residential <del>and employment</del> development of a scale, character and appearance appropriate to the village and its setting will be acceptable <u>within in</u> <del>and adjoining</del> 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 transport service to main centres, <del>and</del></p> <p>c: <del>local community support for the principle of development can be demonstrated.</del></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 1,110 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 will be acceptable within and adjoining the</u></p>		questions 8.2 and 8.3 in ID/7 to clarify policy RA1 (see BNES/9)	further clarity and is not significant.

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			<u>housing development boundary.</u>			
SPC145	96	Policy RA2	<p>In villages outside the Green Belt with a housing development boundary defined on the Proposals Map and not meeting the criteria of policy RA1 proposals for <u>some limited residential development</u> and employment development will be acceptable where:</p> <p>a they are of a scale, character and appearance appropriate to the village</p> <p>b: in the case of residential development they lie within the housing development boundary</p> <p>c: in the case of employment development they lie within or adjoining the housing development boundary</p> <p><u>At the villages which meet the above criteria, residential development sites may also need to be identified in the Placemaking Plan and the housing development boundary reviewed accordingly to enable delivery of 1,110 dwellings identified on the Key Diagram. Limited residential development on sites adjoining the housing development boundary at these villages will be acceptable if identified in an adopted Neighbourhood Plan.</u></p>	-	Change to reflect the need to provide additional dwellings in Policy RA2 villages	Change is significant and previous assessment of policy RA2 has been reviewed.
-	99	Para 5.29	This policy will apply to all market housing developments across the District. Villages which meet the criteria of policy RA1 will benefit from this policy and sites will be allocated through the Placemaking Plan. Beyond this, local need for affordable housing across the rural	F PC5 ( <i>duplicat</i>	<b><i>Included for information and not part of the current</i></b>	N/A

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			<p>areas will be primarily met through the rural exceptions policy. <del>There may also be opportunities to convert rural buildings into affordable housing under the Government's emerging proposals for the 'home on the farm' scheme. If there are rural buildings which are no longer required for local food production, there may also be opportunities to convert them to affordable housing under the Government's emerging proposals for the 'home on the farm' scheme.</del> Any development proposals coming forward under the Community Right to Build are to be considered separately from the rural exceptions policy.</p>	ed PC76)	<p><b>consultation.</b> Change made in response to the Inspector's queries.</p>	
SPC146	-	New para 5.42A	<p><b><u>Development at Whitchurch</u></b> <u>In order to meet the need for additional development within the District during the Plan period, land needs to be removed from the Green Belt to provide for housing at Whitchurch. The Placemaking Plan will identify and allocate the site for development and will define the revised detailed Green Belt boundary. National planning policy makes it clear that when altering Green Belt boundaries consideration should be given as to whether land needs to be safeguarded land to meet longer term development needs. In defining the detailed Green belt boundary the Placemaking Plan will consider whether there is any scope to identify safeguarded land. Policy RA5 outlines the planning requirements for development in this location, which need to inform identification and allocation of the site in the Placemaking Plan and delivery of development through a</u></p>		<p>Changes relating to the inclusion of proposed urban extensions to address issues raised in ID/28.  DELEGATED CHANGE</p>	Assessed as part of Policy RA5 below.

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			<u>planning application.</u>			
SPC147	-	New Policy RA5	<p><u>Land at Whitchurch</u></p> <p><u>Land will be removed from the Green Belt by the Placemaking Plan in the location shown on the Key Diagram in order to provide for development of around 200 dwellings and associated infrastructure during the Plan period. The Placemaking Plan will allocate the site for development and define a revised detailed Green Belt boundary. The need to identify safeguarded land to meet longer term development needs will be considered by the Placemaking Plan.</u></p> <p><u>Planning requirements:</u></p> <ul style="list-style-type: none"> <li>a. <u>Residential led mixed use development of around 200 dwellings in the plan period.</u></li> <li>b. <u>Be developed to a comprehensive Masterplan, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that it is well integrated with Whitchurch village and South East Bristol.</u></li> <li>c. <u>Ensure that the principles and benefits of Green Infrastructure contained in the Green Infrastructure Strategy and other guidance and best practice are embedded in the design and development process from an early stage. Key requirements include provision of habitat connectivity through the retention and enhancement of the existing high valued habitat; provision of well integrated green</u></li> </ul>	-	Changes relating to the inclusion of proposed urban extensions to address issues raised in ID/28.	This is a significant change and has been subject to a new assessment



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			<p><u>space (formal, natural and allotments); provision of well integrated Sustainable Urban Drainage Systems; retention and integration of the former railway line; and provision of cycle and pedestrian links through the site connecting to the existing network particularly towards Whitchurch village local centre and South East Bristol.</u></p> <p>d. <u>Appropriate site assessment and ecological surveys to be undertaken to inform site master planning with particular attention to potential impacts to protected sites and priority species.</u></p> <p>e. <u>Identify and assess the landscape character, landscape features and significant view points and the likely effects of development on them. Protect and enhance these aspects and mitigate to avoid or minimise the effects. Significant aspects of landscape include Queen Charlton Conservation Area and its setting; Maes Knoll; the character of the open plateau landscape leading towards the Chew Valley; trees, woodland, tree belts, hedges and field patterns; and the disused railway line. Significant viewpoints include local properties; Maes Knoll and the associated Scheduled Ancient Monuments; Queen Charlton; local Public Rights of Way; and the disused railway line.</u></p> <p>f. <u>Assess and evaluate any direct or indirect impacts on designated heritage assets and their visual/landscape settings. Prepare and implement management schemes (including avoidance or physical separation) in order to mitigate the impacts of development and ensure the long-term protection and</u></p>			

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			<p><u>enhancement of the designated heritage assets and their settings. Designated heritage assets potentially affected by development at this location include St Nicholas Church and Lyons Court Farmhouse (Grade II*), Whitewood Farmhouse (Grade II), Queen Charlton Conservation Area, and Maes Knoll and Wansdyke Scheduled Ancient Monuments.</u></p> <p>g. <u>Assess and evaluate any impacts on non-designated heritage assets. The degree of harm to or loss of non-designated heritage assets will be balanced against the positive contribution made by the development and the extent to which harm/loss can be mitigated. Non-designated heritage assets of equal significance to designated heritage assets will be subject to the same considerations as designated historic assets. Non-designated heritage assets potentially affected by development at this location include Bronze Age ring ditch or henge monument, Roman occupation, medieval ridge and furrow, radiating early medieval fields around the village, and the line of the former North Somerset Railway.</u></p> <p>h. <u>The assessment and evaluation of the above designated and non-designated heritage assets should also consider their cumulative or collective “group value” and also understand the heritage assets’ relationship to other environmental considerations such as landscape, historic hedgerows, ancient woodland and ecology.</u></p> <p>i. <u>Ensure good public transport provision, particularly towards</u></p>			

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			<p><u>Bristol, Keynsham and other local facilities and services such as Hengrove Community Hospital.</u></p> <p>j. <u>Development should scope potential for and incorporate renewable energy.</u></p> <p>k. <u>Educational needs generated by the development must be met; a primary school is to be provided on site, unless an alternative solution can be found and agreed with the Education Authority.</u></p> <p>l. <u>Provide integrated waste management infrastructure.</u></p> <p><u>Development should complement the regeneration plans for South Bristol and look to this area for local employment, facilities and services.</u></p>			
SPC148	101	Para 5.43	Key transport infrastructure improvements that will support delivery of the strategy include the Greater Bristol Bus Network major scheme which <u>will has improved</u> two of the bus routes serving the rural areas.	RC36	Change arising through Hearings to factually update text	Change is not significant.
-	101	Para 5.49	Private developers will play an important role in bringing forward and developing small scale housing developments in the 'Policy RA1' villages and to the delivery of employment sites. <del>Further assessment of the potential for development in Farmborough to help fund a sustainable transport link to local shopping facilities also needs to be undertaken through the Placemaking Plan.</del>	FPC6	<b><i>Included for information and not part of the current consultation.</i></b>  Change made in response to the Inspector's	N/A

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					queries.	
SPC149	104	Para 6.01	The spatial strategies set out in the place based sections cover the different areas of the District. There are also a number of generic issues which need to be addressed through district-wide policies in order to implement the vision and spatial objectives. As well as providing the long term policy framework for the District, they will support the delivery of development and corporate actions, and they will guide the content of other policies in the Local Development Framework such as the Placemaking Plan. <u>After each of the core policies the main planning mechanisms by which the Council will seek to deliver the policy are set out. The delivery section is not part of the relevant core policy.</u>	RC37	Change arising through the Hearings for clarification.	Change is not significant.
SPC150	-	New para 6.02a	<b><u>Sustainability Principles</u></b> <u>Central to national planning policy is the presumption in favour of sustainable development. The Council is committed to help achieve sustainable development and will give favourable consideration to proposals which will contribute towards delivering a strong, flexible and sustainable economy; the protection and enhancement of our natural, built and historic environment, the prudent use of natural resources and which mitigate and adapt to climate change; and which support strong, vibrant and healthy communities. This approach is embodied in Policy SD1 and is reflected in all policies in</u>	-	Inclusion of an over-arching policy and supporting text relating to the presumption in favour of sustainable development to comply with NPPF (see ID/30,	New text does not require assessment, but supports new policy SD1 below, which does require

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			the Core Strategy and planning decisions made by the Council.		para 6.1).	assessment
SPC151	-	New Policy SD1	<p><b><u>POLICY SD1: Presumption in favour of sustainable development</u></b>  <u>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</u></p> <p><u>Planning applications that accord with the policies in this Core Strategy (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</u></p> <p><u>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</u></p> <ul style="list-style-type: none"> <li><u>Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework</u></li> </ul>	-	Inclusion of an over-arching policy and supporting text relating to the presumption in favour of sustainable development to comply with NPPF (see ID/30, para 6.1).	New policy which has been assessed.

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			<p><u>taken as a whole; or</u></p> <ul style="list-style-type: none"> <li><u>Specific policies in that Framework indicate that development should be restricted.</u></li> </ul>			
SPC152	105	Para 6.03	Bath and North East Somerset's Sustainable Community Strategy (SCS) identifies climate change as the first of its six key themes. Climate change is also a cross cutting objective of the Core Strategy. In the context of national targets the SCS commits the Council to providing leadership for a reduction of the area's CO2 emissions by 45% by <del>2026</del> <u>2029</u> from 1990 levels.	-	Change to reflect shift in plan period.	Changes reflect shifted plan period. The SA report now refers to the extended plan period. This change does not make a difference to the previous SA findings.
-	106	Policy CP1	Retrofitting existing buildings Retrofitting measures to existing buildings to improve their energy efficiency and adaptability to climate change and the appropriate	PC80 as amend	<b>Included for information and not part of the current</b>	N/A

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			<p>incorporation of micro-renewables will be encouraged.</p> <p>Priority will be given to facilitating carbon reduction through retrofitting at whole street or neighbourhood scales to reduce costs, improve viability and support coordinated programmes of improvement.</p> <p>Masterplanning and 'major development' (as defined in the Town &amp; Country Planning (Development Management Procedure (England) Order 2010) in the district should demonstrate that opportunities for the retention and retrofitting of existing buildings <u>within the site</u> have been included within the scheme. All schemes should consider retrofitting opportunities as part of their design brief and measures to support this will be introduced.</p> <p>Retrofitting Historic Buildings</p> <p>The Council will seek to encourage and enable the sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings (including listed buildings <u>and buildings of solid wall or traditional construction</u>) and in conservation areas, whilst safeguarding the special characteristics of these heritage assets for the future.</p> <p>Proposals will be considered against <del>Policy HE1 of PPS5</del> <u>national planning policy</u>.</p>	ed	<p><b>consultation.</b></p> <p>Original change made to clarify text in the draft Core Strategy. Subsequent change made in response to the Inspector's queries.</p>	

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SPC153	106	Policy CP1	Add the text below at the end of the policy: <u>The policy will be supported by the Council's Sustainable Construction and Retrofitting Supplementary Planning Document</u>	RC38	Change arising through the Hearings.	Change is not significant.
SPC154	106	Delivery section related to Policy CP1	Amend point 2 to state: <i>2 This policy will provide a basis for Development Management and <del>should</del> will be supported by <del>more detailed supplementary policy the</del> <u>Sustainable Construction &amp; Retrofitting Supplementary Planning Document</u>. The Sustainable Construction Checklist will be updated to include a section on sustainable refurbishment to raise awareness of the measures recommended in retrofitting existing buildings</i>	RC39	Change arising from the Hearings	Change is not significant.
SPC155	106	Delivery section related to Policy CP1	Amend point 4 to state: <i>4 Signposting of retrofitting information including Government financial initiatives and schemes, public awareness and demonstration events <del>can</del> <u>will</u> also be provided by the Council.</i>	RC40	Change arising from the Hearings	Change is not significant.
-	107	Policy CP2	Sustainable design and construction will be integral to new development in Bath & North East Somerset. All planning applications should include evidence that the standards below will be addressed: <ul style="list-style-type: none"> <li>Maximising energy efficiency and integrating the use of renewable and low-carbon energy <u>(i.e. in the form of an energy strategy with</u></li> </ul>	PC81 as amended	<b>Included for information and not part of the current consultation.</b> Original change	N/A



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			<p><u>reference to policy CP4 as necessary</u>);</p> <ul style="list-style-type: none"> <li>• Minimisation of waste <u>and maximising of recycling of any waste generated</u> during construction and in operation'</li> <li>• Conserving water resources and minimising vulnerability to flooding;</li> <li>• Efficiency in materials use, including the type, life cycle and source of materials to be used;</li> <li>• Flexibility and adaptability, allowing future modification of use or layout, facilitating future refurbishment and retrofitting;</li> <li>• Consideration of climate change adaptation.</li> </ul> <p>Applications for all development other than major development will need to be accompanied by a B&amp;NES Sustainable Construction Checklist</p> <p><u>Major Development</u></p> <p>For major development a BREEAM and/or Code for Sustainable Homes (CfSH) (or equivalent) pre-assessment will be required alongside a Planning Application. Post-construction assessments will also be required. These assessments must be undertaken by an accredited assessor. <u>Major development as defined in the Town &amp; Country Planning (Development Management Procedure (England) Order 2010).</u></p> <p>The standards set out in the table below will be requirements for</p>		<p>made in response to issues raised in representations on the draft Core Strategy. Subsequent change made in response to the Inspector's queries.</p>	

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			major development over the plan period: <u>An exception to these standards will only be made where it can be demonstrated that meeting the provisions of this policy would render development unviable.</u>													
<b>SPC156</b>	107	Policy CP2	Amend the table in policy CP2 as follows: <table border="1" data-bbox="562 751 1323 1311"> <thead> <tr> <th>Type of development</th> <th>201-2012</th> <th>2013</th> <th>2016</th> <th>2019</th> </tr> </thead> <tbody> <tr> <td>Residential Development</td> <td>Code for Sustainable Homes Code 3 (in full)</td> <td>Code for Sustainable Homes code 4 (in full)</td> <td><del>Code for Sustainable Homes Code 6 (in full i.e. zero carbon)</del> <u>Government Zero Carbon Standard for Homes</u></td> <td>n/a</td> </tr> </tbody> </table>	Type of development	201-2012	2013	2016	2019	Residential Development	Code for Sustainable Homes Code 3 (in full)	Code for Sustainable Homes code 4 (in full)	<del>Code for Sustainable Homes Code 6 (in full i.e. zero carbon)</del> <u>Government Zero Carbon Standard for Homes</u>	n/a	RC41	Change arising from the Hearings	Changes reflect shifted plan period. The SA report now refers to the extended plan period. This change does not make a difference to the previous SA findings.
Type of development	201-2012	2013	2016	2019												
Residential Development	Code for Sustainable Homes Code 3 (in full)	Code for Sustainable Homes code 4 (in full)	<del>Code for Sustainable Homes Code 6 (in full i.e. zero carbon)</del> <u>Government Zero Carbon Standard for Homes</u>	n/a												

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			Non-Residential				BREEAM Excellent (to include zero carbon)			
SPC157	108	Policy CP3	Amend first para as follows: Development should contribute to achieving the following minimum level of Renewable Electricity and Heat generation by 2026 <u>2029</u> .					-	Change to reflect shift in plan period.	As above
-	109	New para 6.25	<u>Any impact of this policy on the viability of schemes will be given careful consideration.</u>					FPC7	<b>Included for information and not part of the current consultation.</b> Change made in response to the Inspector's queries.	N/A
SPC158	110	Policy CP4	The use of combined heat and power (CHP), and/or combined cooling, heat and power (CCHP) and district heating will be encouraged. Within the <u>three</u> identified "district heating priority areas", shown on diagram 19 ( <u>Bath Central, Bath Riverside and Keynsham High Street</u> ), development will be expected to incorporate					Amends PC82 as amended	Change made in response to the Inspector's queries raised in ID/30 (paras 2.1-	Change could be significant. Previous assessment

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			<p>infrastructure for district heating, and will be expected to connect to existing systems where and when this is available, unless demonstrated that this would render development unviable.</p> <p><u>Within the remaining 12 “district heating opportunity areas” shown on diagram 19, (Radstock, Midsomer Norton, Paulton, Bath Spa University, Twerton, Kingsway, Bathwick, Moorfields, Odd Down, Lansdown, RUH &amp; Keynsham Somerdale), development will be encouraged to incorporate infrastructure for district heating, and will be expected to connect to any existing suitable systems (including systems that will be in place at the time of construction), unless it is demonstrated that this would render development unviable.</u></p> <p>Masterplanning and major development in the district should demonstrate a thermal masterplanning approach considering efficiency/opportunity issues such as mix of uses, anchor loads, density and heat load profiles to maximise opportunities for the use of district heating.</p> <p>Where a district heating scheme is proposed as part of a major development the Council will expect the scheme to demonstrate that the proposed heating and cooling systems (CHP/CCHP) have been selected considering the heat hierarchy in line with the following order of preference:</p> <ol style="list-style-type: none"> <li>1. Connection with existing CHP/CCHP distribution networks</li> <li>2. Site wide CHP/CCHP fed by renewables</li> </ol>		2.3)	of policy CP4 has been reviewed.

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			<p><del>3. Gas-fired CHP/CCHP or hydrogen fuel cells, both accompanied by renewables</del></p> <p>4. <del>3.</del> Communal CHP/CCHP fuelled by renewable energy sources</p> <p>5. <del>4.</del> Gas fired CHP/CCHP</p> <p><b>Delivery</b></p> <p>1 This policy will provide a basis for Development Management to support the principle of CHP, CCHP and District Heating included in planning applications</p> <p>2 Planning Applications within the DHPAs will need to demonstrate how they are incorporating district heating and to justify any alternative approach.</p> <p>3 Planning Obligations or a Community Infrastructure Levy (CIL) may be able to be used to contribute towards the delivery of the delivery of strategic district heating infrastructure.</p> <p>4 Further opportunities for interventions that will increase commercial viability of district heating <del>will be</del> <u>are</u> identified in the B&amp;NES District Heating Feasibility Study and will include actions that the Council and the Private Sector <del>could</del> <u>can</u> initiate.</p>			
SPC159	110	Diagram 19	<p>Amend Diagram 19 to distinguish between 'Distinct Heating Priority Areas' (Bath Central, Bath Riverside and Keynsham Town Centre) and 'District Heating Opportunity Areas' and amend Key accordingly.</p> <p>[see page (x) for proposed changes to Diagram 19 appended to this schedule]</p>	-	Change made in response to ID/30 (paras 2.1-2.3)	Minor change which is presentational and not,

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						in itself, significant.
<b>SPC160</b>	112	Para 6.26	<del>PPS25</del> <u>The NPPF</u> requires that new development is located in sustainable locations, at the least risk of flooding, taking into account vulnerability to flooding.	-	Change made to reflect change in Government policy.	Minor textual change updating planning policy. Not significant.
<b>SPC161</b>	112	Para 6.27	<del>PPS25</del> <u>The NPPF and its associated Practice Guide Technical Guidance</u> provides the national requirements in terms of the Sequential and Exception Test, the need for planning applications to be supported by a Flood Risk Assessment, and the priority given to utilising sustainable drainage techniques in new development. The Council has published Strategic Flood Risk Assessments (SFRAs), providing detailed information on all sources of flooding across the district. Furthermore a subsequent Flood Risk Management Strategy ( <del>July</del> <u>FRMS June</u> 2010) tested various flood risk management options for the district and provided recommendations in terms of both on-site and strategic flood risk management solutions. <u>The FRMS will be reviewed as new evidence become available.</u> The requirements and guidance offered in these documents should be followed applying flood risk policy principles, deciding on appropriate mitigation, and managing surface water by	Amend s FM10	Non-material change for the purposes of updating the draft Core Strategy. Further change made to reflect change in Government policy.	Minor textual change updating planning policy. Not significant.

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			applicants when considering new development across the district.			
<b>SPC162</b>	112	Para 6.28a	<p>The Flood Risk Management Strategy (June 2010) has identified and assessed a range of flood risk management options to enable development in vulnerable areas without increasing the flood risk elsewhere. The Strategy has concluded that there is no strategic solution to reducing peak flow through Bath which is either technically or economically viable. <del>As such the Strategy proposes the provision of compensatory storage upstream combined with on site flood defences. New development must provide storage to offset the volume of water that would be displaced in a flood event by the defences on site.</del> <u>Following the Flood Risk Management Strategy, the Hydraulic Modelling (Bath Flood Risk Management Project Feb 2013 by B&amp;V) was prepared. It confirms that the impact of raising the key development sites in the Central Area and the Enterprise Area in Bath is a loss of conveyance, rather than a loss of flood storage. It recommends, where necessary, to raise all the development sites and the access/egress routes (or raise defence walls) and implement conveyance mitigation measures. New development should be safe and not increase risk elsewhere.</u></p>	Amends PC83	Change made in response to issues raised in ID/28	Textual change reflects updated information about flood solution. Not significant.

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<b>SPC16 3</b>	112	Para 6.28b	A sequential risk based approach was taken to formulate these policies and the high level Sequential / Exception Test report was prepared and agreed in partnership with the Environment Agency. However, flood risk should be taken into account at all stages in the planning process and the sequential approach should still be taken within these policy areas to minimise risk by directing the most vulnerable development to areas of lowest flood risk, matching vulnerability of land use to flood risk at a site level. (Table D-1 Flood zones and D-2 Flood Risk Vulnerability Classification of <u>the Technical Guidance to the PPS25 NPPF</u> ) Therefore site specific Sequential/Exception Test reports should be undertaken when determining future site allocations in the Placemaking Plan or a planning application where necessary.	-	Change to update the reference to national planning policy guidance.	Minor textual change updating planning policy. Not significant.
<b>SPC16 4</b>	112	Para 6.29	New developments can also increase pressure on sewer systems and urban drainage. It is therefore important to manage the impact of developments in a sustainable manner. <u>PPS25 The NPPF and its associated Technical Guidance</u> provides an opportunity for all those with responsibility for the drainage of new development to contribute to managing flood risk, improving amenity and biodiversity, and improving water quality. As a minimum the negative impacts of development on surface water runoff should be mitigated.	-	Change to update the reference to national planning policy guidance.	Minor textual change updating planning policy. Not significant.



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SPC16 5	112	Para 6.30	In addition to the concerns over flood risk, there is increasing pressure for efficient and sustainable use of water resources. This can be helped by incorporating Sustainable Urban Drainage Systems (SuDS) and grey water reuse systems into new developments (as per <del>PPS25</del> <u>the NPPF</u> and the Building Regulations, Part H).	-	Change to update the reference to national planning policy guidance.	Minor textual change updating planning policy. Not significant.
SPC16 6	113	Policy CP5	Development in the district will follow a sequential approach to flood risk management, avoiding inappropriate development in areas at risk of flooding and  Bath and North East Somerset Draft Core Strategy with Proposed Minor and Significant Changes incorporate directing development away from areas at highest risk in line with Government policy ( <u>NPPF PPS25</u> ).	NPPF3	Change made to reflect change in Government policy.	N/A
-	114	Para 6.37	<del>All development schemes with a residential component Housing schemes will be assessed using the expected to demonstrate how they have been designed to meet Building for Life methodology standards (or equivalent, as identified by the Council, should these be superseded within the strategy period). The Council will expect proposals to achieve as a minimum, a 'good' standard as defined by BfL or an equivalent future standard.</del>	FPC8	<b><i>Included for information and not part of the current consultation.</i></b>  Change made in response to the Inspector's	N/A

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					queries.	
<b>SPC167</b>	116	Para 6.42	National policies in <del>PPS5</del> <u>the NPPF</u> complemented by Core Strategy Policy CP6 together with more detailed saved policies in the Local Plan will provide the context for considering development proposals.	-	Change to update the reference to national planning policy guidance.	Minor textual change updating planning policy. Not significant.
<b>SPC168</b>	117	Policy CP6(1)	Amend Policy CP6(1) to read: 1. High Quality Design The distinctive quality, character and diversity of Bath and North East Somerset's environmental assets will be promoted, protected, conserved or enhanced through:  a: high quality and inclusive design <u>of schemes, including transport infrastructure</u> , which reinforces and contributes to its specific local context, creating attractive, inspiring and safe place.	RC42 (amend s FPC9)	Original change made in response to the Inspector's queries 1(a) Change arising from English Heritage's representations	Previous assessment of Policy CP6 has been checked to ensure that it has taken into account these

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			b: <u>assessing</u> all major development schemes with a residential component <del>should be assessed</del> using the Building for Life design assessment tool (or equivalent methodology). As a guide development should meet its “good” standard.		(see BNES/18) 1(b) change to amend grammatical error	previous changes.
<b>SPC169</b>	117	Policy CP6(2)	<p>Amend Policy CP6(2) to read:</p> <p>2. Historic Environment</p> <p><del>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.</del></p> <p><u>The sensitive management of Bath &amp; 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 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</p>	R C43 (amend s PC86)	Change arising from English Heritage’s representations (see BNES/18) and to bring it into line with the NPPF	Previous assessment of Policy CP6 has been checked to ensure that it has taken into account these previous changes.

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			<p>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>			
SPC170	117	Policy CP6 Delivery	<p>Historic Environment</p> <p><i>Delivery will be <del>principally</del> through the Development Management process. And Conservation Area Appraisals and other supplementary planning documents and guidance will be <u>prepared and 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. The strategy for the historic environment will include:</u></u></i></p> <ul style="list-style-type: none"> <li>- <u>maintaining and applying an up-to-date and available Historic Environment Record and evidence base</u></li> <li>- <u>producing and promoting guidance that will encourage good practice such as the World Heritage Site Setting SPD,</u></li> </ul>	RC44	Change arising from English Heritage's representations (see BNES/18)	Previous assessment of Policy CP6 has been checked to ensure that it has taken into account these previous changes.

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			<p><u>Retrofitting &amp; Sustainable Construction SPD and Bath Building Heights Strategy SPD</u></p> <ul style="list-style-type: none"> <li>- <u>working with partners to resolve long standing high profile heritage assets at risk (including The Wansdyke and Cleveland Pool in Bath)</u></li> <li>- <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></li> <li>- <u>seeking to ensure that Conservation Area Appraisals and management plans are kept up-to-date</u></li> <li>- <u>implementing the World Heritage Site Management Plan</u></li> <li>- <u>ensure the Bath Urban Archaeological Assessment is used to inform management strategies and SPDs</u></li> <li>- <u>conserving significance heritage features via the Green Infrastructure Strategy</u></li> <li>- <u>consideration of the preparation of a 'local list' to ensure non-designated assets are sustained and conserved</u></li> <li>- <u>consideration of use of Article 4 Directions as one measure for resolving conservation issues when appropriate</u></li> <li>- <u>Seek contributions from development, where appropriate, to support the delivery of the above.</u></li> </ul>			
<b>SPC17 1</b>	118	Para 6.55	Green Infrastructure (GI) is a 'network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and	-	Change to bring the text into line with the national	Textual change reflects new

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			<u>quality of life of sustainable is capable of delivering a wide range of environmental and quality of life benefits for local communities'</u> (PPS12 NPPF). The wider benefits of GI for B&NES will be set out in the Council's Green Infrastructure Strategy (see below).		planning policy guidance.	national planning policy. Not significant.
<b>SPC17 2</b>	120	Para 6.63  New para 6.63A	<p>Add the following text at the end of para 6.63</p> <p><u>The Core Strategy retains the general extent of the Green Belt in B&amp;NES other than the removal of land from the Green Belt on the edge of Bath, Keynsham and Bristol as set out in Policy DW.1. The revised boundaries in these locations will be established through the Placemaking Plan. The Placemaking Plan also provides the opportunity for a review of the inner detailed boundary, such as to address anomalies. In accordance with the NPPF Green Belt boundaries will only be altered in exceptional circumstances.</u></p> <p>In response to the NPPF para 85 , the issue of safeguarded land will be considered in the Placemaking Plan.</p>	Amend s RC45	Change arising from discussion at the hearings and consideration of representation.  <i>DELEGATED CHANGE</i>	Changes to Green Belt have been assessed as part of Policy DW1.  The detailed Green Belt boundaries will be assessed as part of the Placemaking Plan.
<b>SPC17 3</b>	-	New para	<u>In response to the NPPF para 85 , the issue of safeguarded land will be considered in the Placemaking Plan.</u>	-	Change arising from discussion	Textual change

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		6.63A			at the hearings and consideration of representation.	reflects new national planning policy. Not significant
SPC174	120	Para 6.64	<p>In light of the opportunities for development in the plan period, <u>most of the urban area of Keynsham</u> 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 2.14 the NPPF and continue to be insets within the Green Belt as established in the Bath &amp; North East Somerset Local Plan. <del>These villages are the most sustainable villages in the Green Belt 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 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.</del> Some sites may come forward in the Green Belt under the Government's proposals for Community Right to Build.</p>	RC46 (amend s FPC10)	<p>Response to Inspector's question 8.4 in ID/7 (see BNES/9)</p> <p>Further change to bring the text into line with the national planning policy guidance.</p>	Textual change reflects new national planning policy. Not significant.

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SPC175	120	Para 6.64a	<u>Within the Green Belt a number of Major Existing Developed Sites (MEDS) are defined on the Proposals Map. Within the MEDS policy GB.3 in the Bath &amp; North East Somerset Local Plan allows for limited redevelopment or infill which does not harm the openness of the Green Belt or affect the purposes of including land within it. The Council will be reviewing the designated MEDS and the site boundaries through the Placemaking Plan.</u>	RC47	Change arising from the Hearings to clarify scope of Placemaking Plan.	Changes to Green Belt have been assessed as part of Policy DW1.  The detailed Green Belt boundaries will be assessed as part of the Placemaking Plan.
-	121	Para 6.66	Minerals Limestone is the principal commercial mineral worked in the District. There are currently two active sites – one surface workings and one underground mine. Upper Lawn Quarry at Combe Down in Bath and Hayes Wood mine near Limpley Stoke both produce high quality Bath Stone building and renovation projects. <u>Bath &amp; North East</u>	FPC11	<b><i>Included for information and not part of the current consultation.</i></b> Change made in	N/A



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			<u>Somerset also has a legacy of coal mining and there are also still coal resources within Bath &amp; North East Somerset which are capable of extraction by surface mining techniques. Although no longer worked, there are potential public safety and land stability issues associated with these areas. The general extent of the surface coal Mineral Safeguarding Area within the District is illustrated in Diagram 20a.</u>		response to the Inspector's queries.	
-	121	Para 6.67	Historically Bath & North East Somerset has never made any significant contribution to regional aggregates supply and because of the scale and nature of the mineral operations in the District and the geology of the area it is considered that this situation will continue. Bristol is also in no position to make a contribution to regional aggregates supply, other than the provision of wharf facilities. However North Somerset and South Gloucestershire have extensive permitted reserves of aggregates and have historically always met the sub regional apportionment for the West of England. <u>The approach to this is set out in Policy 26 of the Joint Replacement Structure Plan. This approach is consistent with national planning policy advice for minerals.</u>	FPC12	<b>Included for information and not part of the current consultation.</b> Change made in response to the Inspector's queries.	N/A
-	121	Para 6.68	The <del>emerging</del> West of England Joint Waste Core Strategy (JWCS) seeks to encourage the prudent use of resources with specific reference to minerals and includes policy guidance on the recycling, storage and transfer of construction, demolition and excavation	FPC13	<b>Included for information and not part of the current</b>	N/A

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			waste at mineral sites.		<b>consultation.</b> Change made in response to the Inspector's queries.	
-	121	Para 6.69	<del>Development proposals relating to minerals resources will continue to be considered within the context of national minerals planning policy and the saved minerals policies in the B&amp;NES Local Plan until reviewed through the Placemaking Plan. Minerals Safeguarding Areas will be defined in the Placemaking Plan as will other minerals allocations and designations. Policy CP8a, which sets out the strategic approach to minerals in the District, will ensure that mineral resources within the district continue to be safeguarded. Minerals Safeguarding Areas will be designated in a separate Development Plan document the Placemaking Plan following the methodology set out in the British Geological Survey document and defined on the Proposals Map. Although there is no presumption that the resources will be worked this will ensure that known mineral resources are not needlessly sterilised by non-mineral development.</del>	FPC14	<b>Included for information and not part of the current consultation.</b> Change made in response to the Inspector's queries.	N/A
-	121	Para 6.69a	<u>It is proposed that more detailed guidance on minerals related issues will be developed in the relevant Development Plan Document as will issues of land instability, which it is recognised is wider than just minerals, and restoration proposals to accord with national minerals</u>	FPC15	<b>Included for information and not part of the current</b>	N/A

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			<u>planning policy advice.</u> This will take place alongside the review of <u>existing</u> minerals allocations and designations.		<b>consultation.</b> Change made in response to the Inspector's queries.	
SPC176	121	Para 6.69 footnote	<del>'A guide to minerals safeguarding in England', BGS (2007)</del> <u>'BGS/Coal Authority Guide to Minerals Safeguarding in England 2011'</u>	RC48	Factual change to footnote to Para 6.69 in response to The Coal Authority's request (response to Proposed Changes 19 October 2011)	Textual change updating background information. Not significant.
-	121	Policy CP8a	<u>Mineral sites and allocated resources within Bath &amp; North East Somerset will be safeguarded to ensure that existing and future needs for building stone can be met.</u> <u>The production of recycled and secondary aggregates will be supported by safeguarding existing sites and identifying new sites.</u> <u>Minerals Safeguarding Areas will be designated to ensure that minerals resources which have a potential for future exploitation are safeguarded and not needlessly sterilised by non-mineral</u>	FPC16	<b>Included for information and not part of the current consultation.</b> Change made in response to the Inspector's	N/A

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			<p><u>developments. Where it is necessary for non-mineral development to take place within a Minerals Safeguarding Area the prior extraction of minerals will be supported.</u></p> <p><u>Potential ground instability issues, including those associated with the historical mining legacy, and the need for related remedial measures should be addressed as part of the proposal in the interests of public safety.</u></p> <p><u>Mineral extraction that has an unacceptable impact on the environment, climate change, local communities, transport routes or the integrity of European wildlife sites which cannot be mitigated will not be permitted. The scale of operations should be appropriate to the character of the area and the roads that serve it.</u></p> <p><u>Reclamation and restoration of a high quality should be carried out as soon as reasonably possible and proposals will be expected to improve the local environment.</u></p> <p>Delivery: Delivery will be through the Development Management process. Minerals Safeguarding Areas will be identified in <del>the Placemaking Plan</del> <u>a separate Development Plan Document</u> <del>where and</del> other current designations and allocations will be reviewed to ensure adequate resources are safeguarded.</p>		queries.	
-	121	Diagram 20a	Include new Diagram 20a showing general extent of the surface coal Mineral Safeguarding Area.	FPC17	<b><i>Included for information and</i></b>	N/A

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					<b>not part of the current consultation.</b> Change made in response to the Inspector's queries.	
<b>SPC177</b>	123	Para 6.71	The JWCS applies to all waste, with the exception of radioactive waste, which is dealt with at a national level and sets out the authorities' aspirations for all levels of waste management until <del>2026</del> <b>2029</b> : prevention; recycling; recovery; and disposal. When adopted, the JWCS policies will supersede the Local Plan waste policies. Details can be found at <a href="http://www.westofengland.org/waste/planning">www.westofengland.org/waste/planning</a>	-	Change to reflect shift in plan period.	The SA report now refers to the extended plan period.
<b>SPC178</b>	122	Para 6.74	Affordable housing is defined as housing that meets the needs of households whose income does not allow them to rent or buy at prevailing local market prices. It comprises: <ul style="list-style-type: none"> <li>- social rented housing: i.e. rented housing owned and managed by local authorities or Registered Social Landlords for which guideline target rents are determined through the national rent regime), <del>or</del></li> <li>- <u>affordable rented housing: let by local authorities or private registered providers of social housing to households who are eligible for social rented housing.</u></li> <li>- intermediate housing: where housing prices and rents are above</li> </ul>	-	Changes for the purposes of clarity.	Minor textual changes. Not significant.

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			social rent but below market prices or rents. <u>Examples can include shared equity (shared ownership and equity loans), but not affordable rented housing.</u> <del>Examples of intermediate housing include shared ownership (part rent / part sale), equity loan and intermediate rent.</del>			
<b>SPC179</b>	122	Para 6.75	<u>In order to understand the local housing market and assess current and future housing requirements and need for Bath &amp; North East Somerset the Council commissioned a SHMA which was published in 2013.</u> The SHMA shows that the need for affordable housing in B&NES is high and that the affordability gap between local incomes and market house prices is very wide. <del>The Strategic Housing Market Assessment (SHMA) estimates that typically less than 50% of households where the head of household is under 35 years old could afford to buy or rent within the district over the period 2010-2026-2029. This affordability gap results in high levels of housing need which are not being met by vacancies in the existing stock of affordable housing or by recent new supply.</del>	-	Change to reflect updated evidence – 2013 SHMA	Changes reflect shifted plan period. The SA report now refers to the extended plan period. This change does not make a difference to the previous SA findings.
<b>SPC180</b>	122	Para 6.76	<del>To better understand the workings of housing markets at the sub-regional and local level the Council jointly commissioned a SHMA</del>	-	Change to reflect updated	Textual change

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			<p><del>which appraised the housing market across the subregion of the West of England. The SHMA shows that an increasing proportion of the total dwelling stock is accounted for by the private rented sector. The SHMA estimates that around 36% of the requirement for overall housing between 2011 and 2031 is for affordable homes. The assessment, published in 2009, has demonstrated a high level of need for affordable housing throughout the district, taking account of current and future projected market conditions. The level of unmet affordable housing need is high and based on the evidence from the SHMA the Council could theoretically require 100% of all future planned residential development to be affordable housing.</del></p>		evidence – 2013 SHMA	provides background information. Not a significant change with regards to the SA.
SPC18 1	122	Para 6.77	<p><del>The assessment also provides a profile of this need in terms of likely tenure split between rented and intermediate affordable housing and the likely type / size requirements. The SHMA suggests that in B&amp;NES a tenure split of 93%/7% social rent to intermediate housing is appropriate. This is based on the evidence of housing need and does not take in to account the need to create balanced communities and therefore the Council believes a 75%/25% tenure split to be more sustainable. In making provision for affordable housing further guidance on the tenure split between social and affordable rent and intermediate housing that will be sought by the Council and the circumstances in which different tenures will be acceptable will be set out in the Planning Obligations SPD.</del></p>	-	Changes for the purposes of clarity and to enable greater flexibility in identifying the appropriate tenure of affordable housing provision to reflect changing circumstances	Textual change provides background information. Not a significant change with regards to the SA.

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					during the plan period.	
<b>SPC18 2</b>	122	Para 6.78	To understand the capacity of private development to deliver affordable housing the council has commissioned a viability study. The B&NES Viability Study (Three Dragons, July 2010) <u>and Update (December 2012)</u> <del>has</del> taken account of market prospects and a range of cost implications including other Section 106 obligations in order to create a baseline level of affordable housing that will be viable in the majority of schemes without recourse for public subsidy.	-	Change arising from the Hearings (see ID/30, paras 3.1-3.7).	Minor textual change. Not significant.
<b>SPC18 3</b>	122	Para 6.79	The study has identified some geographical variance in viability across the district. <u>This supports geographical variation in the proportion of affordable housing that should be sought (as outlined in the table below).</u> <del>and hence any district wide policy must reflect the fact that any affordable housing target is seen as an average with some higher value areas capable of delivering more affordable housing and some less.</del>	-	Change arising from the Hearings (see ID/30, paras 3.1-3.7) and to reflect the recommendations of the updated Affordable Housing Viability Study (2012).	Minor textual change providing clarity. Not significant.



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SPC18 4	-	New Table	Targets	Sub-markets	Postcode		Consequential change arising from policy changes for the purposes of clarity.	New table added for clarity presenting policy changes. Not, in itself, significant.
			AH Area 1 40 %	Prime Bath	BA1 2, BA1 1, BA2 4			
				Bath North and East	BA1 5, BA1 6, BA2 6, BA1 7, SN14 8 and SN13 8			
				Bath Rural Hinterland	BA1 9, BA1 8, BA2 7, BA2 9, BA2 0, Ba152 and BS30 6			
			AH Area 2 30 %	Bath North and West	BA1 4 and BA1 3			
				Bath South	BA2 3, BA2 2, BA2 1, BA2 5			
				Keynsham and Saltford	BS31 1, BS31 2, BS31 3, BS15 3, BS4 4 and BS14 8			
				Midsomer Norton, Westfield, Radstock, Peasedown St John, Paulton	BS39 7, BA3 2, BA3 3, BA2 8,n BA3 4 and BA3 5			
Chew Valley	BS40 6, BS40 8, BS39 4, BS39 5, BS39 6 and BS14 0							
SPC18 5	123	Policy CP9 Large sites	<p>Large sites</p> <p>Affordable housing will be required as on-site provision in developments of 10 dwellings or 0.5 hectare and above (<del>whichever is the lower</del> <u>threshold applies</u>). <u>The following percentage targets will be sought:</u></p> <p>- <u>40% in Prime Bath, Bath North and East, Bath Rural Hinterland;</u></p>			RC49 (updates PC91 as amended)	Change arising from the Hearings (see ID/30, paras 3.1-3.7) and to reflect the recommendations of the updated	Significant change. The assessment of previous policy CP9 has been

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			<p>- <u>30% in Bath North and West, Bath South, Keynsham and Saltford, Midsomer Norton, Westfield, Radstock, Peasedown St John, Paulton and Chew Valley.</u></p> <p><del>An average affordable housing percentage of 35% will be sought on these large development sites.</del> This is on a grant free basis with the presumption that on site provision is expected.</p>		Affordable Housing Viability Study (2012).	reviewed.
<b>SPC186</b>	123	Policy CP9 Small sites	<p>Small sites</p> <p>Residential developments on small sites from 5 to 9 dwellings or from 0.25 up to 0.49 hectare (<del>whichever is the lower</del> <u>threshold applies</u>) should provide either on site provision or an appropriate financial contribution towards the provision of affordable housing with commuted sum calculations. The target level of affordable housing for these small sites will be <u>20% for AH area 1 and 15% for AH area 2</u> <del>17.5%</del>, half that of large sites, in order to encourage delivery.</p> <p>In terms of the <del>17.5%</del> affordable housing on small sites, the Council will first consider if on site provision is appropriate. In <del>many</del> <u>some</u> instances, particularly in the urban areas of Bath, Keynsham, Midsomer Norton and Radstock the Council will accept a commuted sum in lieu of on site provision. This should be agreed with housing and planning officers at an early stage.</p>	-	Change arising from the Hearings (see ID/30, paras 3.1-3.7) and to reflect the recommendations of the updated Affordable Housing Viability Study (2012).	Significant change. The assessment of previous policy CP9 has been reviewed.
<b>SPC187</b>	123	Policy CP9	<p>Viability</p> <p>For both large and small sites the viability of the proposed</p>	RC50 (update)	Change arising from the Hearings	Significant change.

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		Viability	<p>development should be taken into account, including:</p> <ul style="list-style-type: none"> <li>• <del>Whether the site is likely to have market values materially above or below the average for the district</del></li> <li>• Whether grant or other public subsidy is available</li> <li>• Whether there are exceptional build or other development costs</li> <li>• The achievement of other planning objectives</li> <li>• The tenure and size mix of the affordable housing to be provided</li> </ul> <p>A higher <del>(up to 45%)</del> proportion of affordable housing may be sought <u>where supported by the assessment of viability of the proposed development.</u> <del>or provision below the average of 35% may be accepted.</del></p>	s PC91 as amended)	(see ID/30, paras 3.1-3.7) and to reflect split target policy approach.	The assessment of previous policy CP9 has been reviewed.
SPC188		Policy CP9 Tenure	<p><del>Tenure</del> The tenure of the affordable housing will typically be based on a <del>75/25 split between social and affordable rent and intermediate housing.</del></p> <p>The Council will <u>only</u> consider the provision of Affordable Rent <del>Tenure</del> or other affordable housing products in lieu of social rent <u>when where:</u></p> <ul style="list-style-type: none"> <li>• <del>it is proven necessary to improve viability in order to achieve policy position levels of affordable housing and where the housing need for affordable rent can be demonstrated.</del></li> </ul>	Update s PC91 as amended	Changes for the purposes of clarity and to enable greater flexibility in identifying the appropriate tenure of affordable housing provision to reflect	The assessment of previous policy CP9 has been reviewed.

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					changing circumstances during the plan period.	
<b>SPC189</b>	123	Policy CP9 Other	Other 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.	RC51 (updates PC91 as amended)	Response to Inspector's question 11.9 in ID/7 (see BNES/12)	Significant change. The assessment of previous policy CP9 has been reviewed.
<b>SPC190</b>	123	Policy CP9 Delivery	Affordable housing will be delivered in accordance with the Council's Housing Strategy or equivalent.  The quantity, tenure balance and type/size mix of the affordable housing will be agreed with the Council's <del>Affordable Housing Development Enabling</del> Team, or equivalent, through the development management process. Applicants are recommended to hold early conversations with <del>Affordable Housing Development Enabling</del> Team in order to agree the affordable housing provision	-	Changes for the purposes of clarity.	Minor textual updates. Not significant.

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			and in particular the likely availability of public subsidy.  In exceptional circumstances.....			
<b>SPC19 1</b>	124	Policy CP10	Add the following text to the end of Policy CP10:  <u>The specific accommodation needs of older people will be addressed through the Placemaking Plan, including considering the allocation of appropriate sites.</u>	RC52	Change arising from the Hearings.	Significant change. The assessment of previous policy CP10 has been reviewed.
<b>SPC19 2</b>	-	New Diagram 20b	Heading: <u>Geographic two-way split for affordable housing (indicative)</u>  Show the geographic two-way split for affordable housing across the district.  <i>[see page (ix) for new Diagram 20b appended to this schedule]</i>	-	Subsequent change arising from response to ID/30, paras 3.1-3.7.	New diagram does not require assessment as it reflects other policy changes which will be reviewed as part of the SA.

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<b>SPC19 3</b>	124	Para 6.81	<p><b>Gypsies, Travellers &amp; Travelling Showpeople</b></p> <p>Local <del>Development Frameworks</del> <u>Plans</u> must consider the accommodation needs of Gypsies, Travellers and Travelling Showpeople. There is currently a national and local shortage of authorised sites for these communities. Taking steps to address this will help to improve access to services for Gypsies, Travellers and Travelling Showpeople (including health care, schools and shops) and also help to reduce conflicts that can arise from the setting up of unauthorised camps.</p>	Amend s FPC18	Changes to Policy CP11 and supporting text to address Inspector's concerns in ID/30 (paras 4.1 & 4.2).	Minor change reflecting update. Not significant.
<b>SPC19 4</b>	124	Para 6.81a	<p>Gypsies, Travellers and Travelling Showpeople are not one single group and their differing cultural needs relating to <del>residential homes</del> <u>the provision of permanent pitches</u> and stopping places must be considered. There are currently no permanent authorised Gypsy and Traveller sites within the District.</p>	Amend s FPC19	Changes to Policy CP11 and supporting text to address Inspector's concerns in ID/30 (paras 4.1 & 4.2).	Minor change providing clarity. Not significant.
<b>SPC19 5</b>	124	Para 6.81b	<p><del>The West of England Gypsy and Traveller Accommodation Assessment (WoE GTAA) undertaken in 2007 recommends that 19 permanent pitches and 20 transit pitches are found for the gypsy and travelling communities in Bath &amp; North East Somerset for the period to 2011. The WoE GTAA also indicates that one plot is provided</del></p>	Amend s FPC20	Changes to Policy CP11 and supporting text to address Inspector's	Change is not significant and provides

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			<del>travelling showpeople in Bath &amp; North East Somerset for this period.</del>		concerns in ID/30 (paras 4.1 & 4.2).	updated background information.
SPC196	-	Para 6.81c	<u>In March 2012 the Government published Planning Policy for Traveller Sites, alongside the NPPF, which seeks to align planning policy for Travellers with other housing. This requires the Council to demonstrate a five year supply of deliverable sites and a further five and where possible, ten year supply of developable sites. The Council has undertaken a refreshed assessment of need which updates the West of England Gypsy and Traveller Accommodation Assessment undertaken in 2007 for the Bath &amp; North East Somerset area. This establishes the level of need for five, ten and fifteen year supply of sites in accordance with Planning Policy for Traveller Sites. The report has identified the need for 28 permanent and 5 transit pitches, and 40 Travelling Showmen’s plots to be provided for the period 2012 - 2027. The Council will identify sites to respond to the established accommodation needs gypsies, travelers and travelling showpeople through separate Development Plan Documents (DPDs) for the period to 2014 for the travelling communities residing in or resorting to Bath &amp; North East Somerset as required by national policy in a separate Development Plan Document. Planning Policy for Traveller Sites clarifies that for a site to be considered deliverable it must be available now and offer a suitable location for development now, and be achievable and viable with a realistic</u>	Amend s FPC21	Changes to Policy CP11 and supporting text to address Inspector’s concerns in ID/30 (paras 4.1 & 4.2).  DELEGATED CHANGE	Change is not significant and provides updated background information.

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			<u>prospect it can be delivered within five years.</u>			
SPC197	-	New para 6.81d	<u>Planning Policy for Traveller Sites states that Traveller sites should be guided towards making effective use of previously developed, untidy or derelict land. It also states that development in the open countryside away from existing settlements or outside areas allocated in the development plan should be strictly limited. It does recognise, however, that some rural areas may be suitable for traveller's sites providing the scale of these sites does not dominate the nearest settled community and avoid placing an undue pressure on local infrastructure.</u>	-	Changes to Policy CP11 and supporting text to address Inspector's concerns in ID/30 (paras 4.1 & 4.2).	Change is not significant and provides updated background information.
SPC198	124	New para 6.82  (includes part of previous para 6.81c)	<u>The NPPF establishes a presumption against inappropriate development in the Green Belt unless very special circumstances can be demonstrated and the harm caused can be outweighed by other considerations. Planning Policy for Traveller Sites reiterates that sites in the Green Belt are inappropriate development.</u> The criteria in Policy CP11 will be used to guide the identification of suitable sites for allocation in the relevant DPD and to identify sites to <del>meet</del> <u>respond to</u> future accommodation needs when assessed. These criteria will also <del>to</del> be used when considering planning applications that may happen before the DPDs are prepared or in addition to sites being allocated.	Amend s FPC21	Changes to Policy CP11 and supporting text to address Inspector's concerns in ID/30 (paras 4.1 & 4.2).	Change is not significant and provides updated background information.
SPC199	124	Policy	<b>POLICY CP11 Gypsies, Travellers &amp; Travelling Showpeople</b>	Amend s	Changes to Policy CP11 and	Changes are



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		CP11	<p>The following criteria will be used to guide the identification and allocation of suitable, available and deliverable or developable sites in a Development Plan Document to respond to the established accommodation needs of Gypsies, Travellers and Travelling Showpeople to 2011 and their accommodation needs beyond 2011 <del>once assessed for the Plan period</del>. Proposals for sites for Gypsies, Travellers and Travelling Showpeople accommodation will be <del>considered against the following criteria</del> <u>permitted provided</u>:</p> <ul style="list-style-type: none"> <li>a: <u>the site is suitably located to allow access to local community services and facilities, including shops, schools and health facilities, and employment opportunities should be accessible by foot, cycle and public transport by sustainable modes of transport</u></li> <li>b: satisfactory means of access can be provided and the existing highway network is adequate to service the site</li> <li>c: the site is large enough to allow for adequate space for on-site facilities and <del>amenity</del> <u>amenities including play provision, parking and manoeuvring, as well as any commercial activity live/work pitches if required to enable traditional lifestyles</u></li> <li>d: <u>the site is well-designed and well-landscaped does not harm and has no unacceptable adverse impact on the character and appearance of the surrounding area</u></li> <li>e: adequate services including utilities, foul and surface water and waste disposal can be provided as well as any necessary</li> </ul>	FPC22	supporting text to address Inspector's concerns in ID/30 (paras 4.1 & 4.2).	significant and the previous assessment of Policy CP11 has been reviewed.

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			<p>pollution control measures</p> <p>f: <u>use of the site must have there is no harmful unacceptable impact on the amenities, health and well-being of occupiers of the site or on neighbouring occupiers as a result of the development</u></p> <p>g: the site should avoid areas at high risk of flooding and have no adverse impact on protected habitats and species, <u>nationally recognised designations, landscape designations and heritage assets and their settings</u> and natural resources</p> <p>h: <u>the scale of the development does not dominate the nearest settled community nor place undue pressure on the local infrastructure</u></p> <p>i: <u>the site does not lie within the Green Belt unless there are very special circumstances.</u></p> <p><b>Delivery:</b> <i>Delivery will be through the Development Management process. Sites will be identified through the Gypsies and Travellers DPD to meet identified accommodation needs up to 2011 and beyond once assessed for the Plan period.</i></p>			
SPC200	126	Para 6.87	<p><i>Amend first sentence of para 6.87 as follows:</i></p> <p>By 2026 <u>2029</u>, the District will have a more environmentally sustainable economy with increased local employment, less overall</p>	-	Change to reflect shift in plan period.	Changes reflect shifted plan period. The

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			commuting, a reduction in the contribution made by commerce and industry to the carbon footprint of the area, and a strong low carbon business sector.			SA report now refers to the extended plan period. This change does not make a difference to the previous SA findings.
<b>SPC201</b>	126	Delivery	Sites will be identified and allocated in the Placemaking Plan to meet the identified employment space requirements. Delivery of economic development will also be facilitated by the B&NES Economic Strategy, the Regeneration Delivery Plans and the Development Management process. Working alongside local communities and partners will be essential to deliver the ambitions of the Economic Strategy <u>and developers may be asked to support the objectives of the Strategy through a Targeted Recruitment, Training and Supply-chain Protocol.</u>	-	In response to the Public Services (Social Value) Act 2012	Not significant – no changes to the SA needed.
<b>SPC202</b>	128	CP12 Delivery	<i>The place-based sections for Bath, Keynsham, Midsomer Norton and Radstock will set out more detail on the approach to the centres</i>	Amend s	Original amended to bring	Minor textual

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		section	<p><i>contained in those settlements.</i></p> <p><i>The boundaries for all of the centres listed within the hierarchy are defined on the Proposals Map. Other than the Bath city centre boundary these boundaries reflect those established in the Bath &amp; North East Somerset Local Plan. The Placemaking Plan will review these boundaries and identify sites for development. It will also review and define, where appropriate, the primary shopping areas and retail frontages in the larger centres. These designations will be supported by development management policies in the Placemaking Plan to guide decisions on individual planning applications.</i></p> <p><i>An updated retail study will be undertaken during 2010/11 to support future planning decisions and guide the Placemaking Plan.</i></p> <p><i><del>PPS4 'Planning for Sustainable Economic Development' contains national planning policies towards development in town centres and for economic development in general which are a material consideration and will inform decisions on specific proposals. Main town centre uses will be subject to the sequential and impact tests set out in the NPPF.</del></i></p>	NPPF4	terminology used in the Delivery section into line with NPPF, para 24.	change to reflect new national planning policy terminology . Not significant.
<b>SPC203</b>	129	Para 6.101	The reduction of the adverse effects of transport on climate change and air quality, particularly in Air Quality Management Areas (AQMA) in Bath and Keynsham and in future AQMAs, will be managed in accordance with PPS1 and PPS23 <u>the NPPF</u> .	-	Change to update the reference to national planning policy guidance.	Minor textual change to reflect new national

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						planning policy. Not significant.
-	134	Para 7.04	<u>Progress against</u> many objectives/policies can be measured quantitatively and this is <u>reflected in the targets</u> set out in the framework below. <u>Where appropriate the target is set out in a way that will help to inform review of the Core Strategy in accordance with the programme set out in Para 7.05 below.</u> However, others <u>objectives/policies</u> do not lend themselves to <u>this quantification and where appropriate a qualitative target is included in order to enable performance is to be measured in a different way.</u> Monitoring performance against the indicators set out is principally undertaken through the Annual Monitoring Report (AMR). The AMR is published in December each year and in addition to setting out monitoring information includes analysis of whether and how the policies are being delivered. In so doing it will inform the process of Core Strategy policy review and provides evidence to inform formulation of policies in other Local Development Documents.	FPC23	<b><i>Included for information and not part of the current consultation.</i></b>  Change made in response to the Inspector's queries.	N/A
<b>SPC204</b>	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.  New Para 7.05a:	Amend s RC53	Initial change in response to Inspector's question 2.16 in ID/7 (see BNES/5	Policy DW1 has been reviewed as necessary.

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			<p><u>Delivery</u>  <u>If, after the first 5 years following adoption, monitoring demonstrates that the planned housing provision, including affordable housing, is not being delivered at the levels expected and there would be no reasonable prospect of the delivery of 12,700 homes to 2029, 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 and delivery of housing.</u> This may include changes to the spatial strategy if required.</p> <p>New Para 7.05b:  <u>Review of growth targets</u>  <u>The Council will also monitor economic growth rates, to assess whether targets being planned continue to be appropriate. If required the Council will agree revised targets and make any necessary changes to the spatial strategy to meet the new targets</u></p> <p>New Para 7.05c (to include some text formerly in Para 7.05):  <u>Duty to Co-operate</u>  <u>These reviews will be undertaken in co-operation with neighbouring authorities, particularly in the West of England in accordance with the Duty to Co-operate to ensure that cross-boundary issues are addressed. This will include a review of the plan period. The timetable for preparing other Local Development Documents is set out in the Council’s Local Development Scheme.</u></p>		<p>and further changes to this wording set out in BNES/24).</p>	

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-	135	Table 9	Amend heading of column 4 from 'Quantification of objective' to ' <u>Target</u> '	FPC24	<b><i>Included for information and not part of the current consultation.</i></b> Change made in response to the Inspector's queries.	N/A
<b>SPC205</b>	135	Table 9 Monitoring of Strategic Objectives	Amend Indicator relating to Policy CP1 by adding the following text: <ul style="list-style-type: none"> <li><u>Number of Listed Building Consents issued annually for installation of insulation, secondary glazing, double glazing, solar photovoltaic cells, new boilers, wood burners and heat pumps</u></li> </ul>	RC54	Change arising from the Hearings	Changes to indicators and targets has been picked up in review of SA monitoring strategy when SA report is finalised.
-	135	Table 9	Amend the 'Target' column for the respective indicators for strategic objective 1 and Policy CP1 to read:	FPC25	<b><i>Included for information and</i></b>	N/A

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			<u>Increase in the number of residential and non-residential properties that have installed photovoltaic cells</u>		<b>not part of the current consultation.</b> Change made in response to the Inspector's queries.	
<b>SPC206</b>	136	Table 9	Amend the 'Target' column for the respective indicators for strategic objective 2 and Policy CP6 to read: Maintain or increase the area of priority habitats by <del>2026</del> <u>2029</u> Annual increase in the proportion of assessed housing schemes that meet the Building for Life (BfL) good standard Reduce the number of principal listed buildings recorded as 'at risk' on the Council's Buildings at Risk Register Increase the number of up to date Conservation Area Appraisals and Management Plans in place	Updates FPC26	Change made in response to the Inspector's queries and updated to reflect in shift in Plan period.	N/A
<b>SPC207</b>	136	Table 9 Monitoring of Strategic Objectives	Amend Indicator and Target for Strategic Objective 3 (policies DW1, B1, KE1, SV1 and RA1 &2) as follows: <b>Indicator</b> <ul style="list-style-type: none"> <li>Amount of floor space developed type (office/ industrial) in</li> </ul>	Amend s RC55	Changes arising from BNES/24 and consequential changes to reflect amended office	Changes to indicators and targets has been picked up in review of



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			<p>sq.m. by place annually and total since <del>2006</del> <u>2011</u>. Gains, losses and net.</p> <ul style="list-style-type: none"> <li>• Amount of floor space on previously developed land by type (office/industrial) in sq.m. by place annually and total since <del>2006</del> <u>2011</u>. Gains, losses and net.</li> <li>• Employment land available by type</li> <li>• <u>Change in work place jobs by sub-area</u></li> <li>• Number of planning consents for business premises in rural areas</li> <li>• <u>Economic growth forecasts from the Office of Budget Responsibility (OBR) as well as from bodies such as Oxford Economics, Cambridge Econometrics, NIESR</u></li> </ul> <p><b>Target</b></p> <p>Deliver space to provide <del>8,700</del> <u>10,170</u> net additional jobs between <del>2006</del> <u>2011</u> &amp; <del>2026</del> <u>2029</u> as set out in the places below</p> <p>Bath: <del>2006</del> <u>2011-2026</u> <u>2029</u></p> <ul style="list-style-type: none"> <li>• Office floor space – net gain of about <del>70,000</del> <u>to 100,000m<sup>2</sup></u></li> <li>• Industrial floor space – net loss of about <del>30,000 m<sup>2</sup></del> <u>40,000m<sup>2</sup></u></li> <li>• <u>Net increase in <del>5,700</del> of 7,000 jobs</u></li> </ul> <p>Keynsham: <del>2006</del> <u>2011</u> – <del>2026</del> <u>2029</u></p>		<p>requirements and shift in Plan period</p>	<p>SA monitoring strategy when SA report is finalised.</p>

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			<ul style="list-style-type: none"> <li>• Office floor space – net gain of about <del>40,000</del> <u>7,200</u> m<sup>2</sup></li> <li>• Industrial floor space – <del>no net change</del> <u>net gain of about 8,300m<sup>2</sup></u></li> <li>• <u>Net increase in <del>1,500</del> of about 1,600 jobs</u> Somerset Valley: <del>2006</del> <u>2011-2026</u> <u>2029</u></li> <li>• Office floor space – net gain of about <del>40,00</del> <u>2,700</u>m<sup>2</sup></li> <li>• Industrial floor space – net loss of about <del>40,000</del> <u>14,400</u>m<sup>2</sup></li> </ul> <p><u>Net increase in <del>1,000</del> of about 900 jobs</u></p>			
-	136	Table 9	<p>Amend the ‘Indicator’ column for strategic objective 4 and Policy CP12 to read: <u>Health of the centres as indicated by</u> retail floorspace losses, vacancy rates and land use mix changes in each of the centres listed in the hierarchy (city/town centres – annually and district/local centres – periodically)</p> <p>Amend the ‘Target’ column for the indicator above for strategic objective 4 and Policy CP12 to read: <u>Health of each centre as measured by the indicators specified is maintained or enhanced</u></p> <p>Amend the ‘Indicator’ column by adding the following indicator for strategic objective 4 and Policy CP12: <u>Market share of comparison goods spending in Bath city centre and the town centres</u></p>	FPC27	<p><b><i>Included for information and not part of the current consultation.</i></b></p> <p>Change made in response to the Inspector’s queries.</p>	N/A

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			Amend the 'Target' column for the indicator above to read: <u>The market share of comparison goods spending as measured by household surveys undertaken about every 5 years is maintained or enhanced</u>			
<b>SPC208</b>	136	Table 9 Monitoring of Strategic Objectives	Amend Target for Strategic Objective 5 (policy DW1) as follows: Deliver <del>41,000</del> <u>12,700</u> homes by <del>2026</del> <u>2029</u> Calculation of housing land supply (expressed in years) The five year housing land supply position after 2015/2016 will be used as a strong indication of the achievability of housing delivery to the end of the plan period in accordance with the Core Strategy	Amends RC56 Updates PC97	Change arising from BNES/26	Changes to indicators and targets has been picked up in review of SA monitoring strategy when SA report is finalised.
<b>SPC209</b>	137	Table 9 Monitoring of Strategic Objectives	Amend Target for Strategic Objective 5 (policy B1) as follows: <b>Bath</b> Deliver <del>6,000</del> <u>7,000</u> homes between <del>2006</del> <u>2011</u> & <del>2026</del> <u>2029</u> <b>Keynsham</b> Deliver <del>4,500</del> <u>2,100</u> homes between <del>2006</del> <u>2011</u> & <del>2026</del> <u>2029</u> <b>Somer Valley</b>	Amends A RC57	Change arising from BNES/26 and housing figures and consequential changes to reflect revised housing	Changes reflect shifted plan period. The SA report now refers to the

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			<p>Deliver <del>2,700</del> <u>2,400</u> homes between <del>2006</del> <u>2011</u> &amp; <del>2026</del> <u>2029</u></p> <p><b>Rural Areas</b> Deliver <del>800-1,000</del> homes between <del>2006</del> <u>2011</u> &amp; <del>2026</del> <u>2029</u></p> <p><b>Edge of Bristol</b> <u>Deliver 200 homes between 2011 &amp; 2029</u></p>		requirement and shift in Plan period.	extended plan period. This change does not make a difference to the previous SA findings.
<b>SPC210</b>	136	Table 9	<p>Amend the 'Target' column for the respective indicator for strategic objective 5 and Policy DW1 to read: Around 80% of new housing provided between <del>2006</del> <u>2011</u> and <del>2026</del> <u>2029</u> should be on previously developed land</p>	Updates FPC28	Change made in response to the Inspector's queries and updated to reflect in shift in Plan period.	Changes to indicators and targets has been picked up in review of SA monitoring strategy when SA report is finalised.
<b>SPC211</b>	136	Table 9	Amend the 'Target' column for the respective indicator for strategic	Updates	Change arising from the Hearings	Changes to indicators

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			<p>objective 5 and Policy CP9 to read:  <del>3,400</del> <u>3.110 affordable homes completed by 2026 2029</u>  <del>Average of 35% of all homes provided on large sites across the District should be affordable homes</del>  <u>Large sites:</u>  40% in Area 1 and 30% in Area 2  <u>Small sites:</u>  20% in Area 1 and 15% in Area 2</p>	FPC29	(see ID/30, paras 3.1-3.7) and to reflect the recommendations of the updated Affordable Housing Viability Study (2012).	and targets has been picked up in review of SA monitoring strategy when SA report is finalised.
-	136	Table 9	<p>Amend the 'Target' column for the Air Quality indicator for strategic objective 6 and Policy CP13 to read:  By 2016 within the Bath AQMA and Keynsham AQMA annual average concentrations of Nitrogen Dioxide (NO<sub>2</sub>) not to exceed <u>40µg/m<sup>3</sup></u></p>	FPC31	<p><b><i>Included for information and not part of the current consultation.</i></b></p> <p>Change made in response to the Inspector's queries.</p>	N/A
-	136	Table 9	<p>Amend the 'Indicator' column for strategic objective 7 to read:  <del>17</del> <u>11 transport related targets indicators</u> are monitored as part of JLTP3.  <a href="http://www.travelplus.org.uk/media/187017/12%20targets%20and%2">http://www.travelplus.org.uk/media/187017/12%20targets%20and%2</a></p>	FPC32	<p><b><i>Included for information and not part of the current</i></b></p>	N/A

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			0monitoring.pdf(page2)		<b>consultation.</b> Change made in response to the Inspector's queries.							
SPC21 2	139	Appendix 1	Amend Appendix 1 (Replaced Local Plan policies) by adding policy HG.1 as follows: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>B&amp;NES Local Plan Policy</th> <th>Topic</th> <th>Replaced by Core Strategy Policy</th> </tr> </thead> <tbody> <tr> <td><u>ET.1</u></td> <td><u>Employment Plan Overview</u></td> <td><u>DW1 District Wide Spatial Strategy</u> <u>B1 Bath Spatial Strategy</u> <u>KE1 Keynsham Spatial Strategy</u> <u>SV1 Somer Valley Spatial Strategy</u></td> </tr> </tbody> </table>	B&NES Local Plan Policy	Topic	Replaced by Core Strategy Policy	<u>ET.1</u>	<u>Employment Plan Overview</u>	<u>DW1 District Wide Spatial Strategy</u> <u>B1 Bath Spatial Strategy</u> <u>KE1 Keynsham Spatial Strategy</u> <u>SV1 Somer Valley Spatial Strategy</u>	-	Change made to clarify that Local Plan Policy ET.1 is replaced by Core Strategy policies DW1, B1, KE1 and SV1 which set a new framework for the expansion and managed reduction of employment floorspace.	Changes provide clarity regarding planning policy. Not significant.
B&NES Local Plan Policy	Topic	Replaced by Core Strategy Policy										
<u>ET.1</u>	<u>Employment Plan Overview</u>	<u>DW1 District Wide Spatial Strategy</u> <u>B1 Bath Spatial Strategy</u> <u>KE1 Keynsham Spatial Strategy</u> <u>SV1 Somer Valley Spatial Strategy</u>										
SPC21 3	139/140	Appendix 1 and 2	Amend Appendix 1 (Replaced Local Plan policies) by adding policy HG.1 as follows:	-	Change made to clarify that Local	Not significant.						

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			B&NES Local Plan Policy		Replaced by Core Strategy Policy		Plan Policy ET.1 is replaced by Core Strategy policies DW1, B1, KE1 and SV1 which set a new framework for the expansion and managed reduction of employment floorspace.	
			<u>ES.1</u>	<u>energy proposals</u>	<u>CP3 Renewable Energy</u>			
			Delete policy ES.1 from Appendix 2 (Saved Local Plan Policies): <del>ES.1 Renewable energy proposals</del>					
<b>SPC214</b>	139/140	Appendix 1 and 2	Amend Appendix 1 (Replaced Local Plan policies) by adding policy HG.1 as follows:			FM11	Non-material change for the purposes of updating the draft Core Strategy.	Not significant.
			B&NES Local Plan Policy	Topic	Replaced by Core Strategy Policy			
			<u>HG.1</u>	<u>Overall housing requirement and mix</u>	<u>DW1 District Wide Spatial Strategy</u> <u>CP10 Housing</u>			

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			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"></td> <td style="width: 30%;"></td> <td style="width: 40%; text-align: center;"><u>Mix</u></td> </tr> </table> <p>Delete policy HG.1 from Appendix 2 (Saved Local Plan Policies): <del>HG.1 Meeting the District housing requirement</del></p>			<u>Mix</u>			
		<u>Mix</u>							
SPC215	140	Appendix 2	Delete policy ET.1 from Appendix 2 (Saved Local Plan Policies): <del>ET.1 Employment Land Overview</del>	-	Change made to clarify that Local Plan Policy ET.1 is replaced by Core Strategy policies DW1, B1, KE1 and SV1 which set a new framework for the expansion and managed reduction of employment floorspace	Changes provide clarity regarding planning policy. Not significant.			
SPC216	140-142	Appendix 2	Delete following policies from Appendix 2 (Saved Local Plan Policies) and list as superseded by the adopted Joint Waste Core Strategy in March 2011 at the end of Appendix 2: <u>WM.1 (Development of waste management facilities)</u>	FM13	Non-material change for the purposes of updating the draft	Not significant.			



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			<u>WM.3 (Waste reduction and the reuse in development proposals)</u> <u>WM.5 (Waste transfer stations and material recovery facilities)</u> <u>WM.6 (Recovery of materials from waste brought to landfill)</u> <u>WM.7 (Household waste recycling centres)</u> <u>WM.8 (Composting facilities)</u> <u>WM.10 (Thermal treatment with energy recovery)</u> <u>WM.12 (Landfill)</u> <u>WM.13 (Landraising)</u> <u>WM.14 (Agricultural land improvement schemes)</u> <u>WM.15 (Time extensions for landfill, landscaping or agricultural land improvement schemes)</u>		Core Strategy.	
SPC217	144	Glossary	<b><u>National Planning Policy Framework (NPPF)</u></b> <u>Document which set out the government's planning policies for England and how they are expected to be applied.</u>	-	Changes to reflect change in national planning policy guidance.	Not significant.
SPC218	144	Glossary	<b><u>Planning Policy Guidance (PPG)</u></b> <del>Guidance documents which set out national planning policy. These are gradually being replaced by Planning Policy Statements.</del>	-	Changes to reflect change in national planning policy guidance.	Not significant.

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SPC219	144	Glossary	<b>Planning Policy Statements (PPS)</b> <del>Documents which set out national planning policy. These are gradually replacing Planning Policy Guidance.</del>	-	Changes to reflect change in national planning policy guidance.	Not significant.
SPC220	145	Glossary	<b>Sequential Test (PPS25 'Development and Flood Risk')</b> <del>PPS25 'Development and Flood Risk' The NPPF advocates that planners use a sequential test when considering land allocations for development to avoid flood risk where possible. The risk of flooding to the site should be assessed and the land should be classified into the appropriate flood zone (Table D.1 of PPS25-1 Flood zones and 2 Flood Risk Vulnerability Classification of the Technical Guidance to the NPPF).</del>	-	Changes to reflect change in national planning policy guidance.	Not significant.
SPC221	146	Glossary	<b>Sequential Test (PPS25 'Development and Flood Risk')</b> <del>PPS25 'Development and Flood Risk' The NPPF advocates that planners use a sequential test when considering land allocations for development to avoid flood risk where possible. The risk of flooding to the site should be assessed and the land should be classified into the appropriate flood zone (Table D.1 of PPS25-1 Flood zones and 2 Flood Risk Vulnerability Classification of the Technical Guidance to the NPPF).</del>	-	Changes to reflect change in national planning policy guidance.	Not significant.