

Bath and North East Somerset

**Schedule of Potential Changes arising from the Draft National
Planning Policy Framework (NPPF)
for comment**

September 2011

**Bath & North East
Somerset Council**



Bath and North East Somerset
Local Development Framework

SCHEDULE OF POTENTIAL CHANGES ARISING FROM THE DRAFT NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Introduction

Comments are invited on the potential implications of the Government's recently published [draft National Planning Policy Framework](#) (NPPF) on the soundness of the Core Strategy. At its meeting on 15th September 2011 the Council agreed potential further changes which would be required to the Core Strategy should the National Planning Policy Framework be finalised by Government before the examination ends. These are set out in this schedule. You can also comment on any elements of the National Planning Policy Framework that *you* have identified that affect the soundness of the Core Strategy that have not been reflected by the Council's potential changes.

You are strongly encouraged to make comments by submitting completed representation forms by email to planning_policy@bathnes.gov.uk. All comments received between **19th September and 21st October 2011** will be forwarded to the Inspector and considered alongside representations previously submitted on the Draft Core Strategy.

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

Ref	NPPF Policy Change	Page No Draft Core Strategy	Plan Ref.	Proposed Change	Significant or Minor
NPPF1	All plans should be based upon and contain the presumption in favour of sustainable development as their starting point	20	Policy DW1	<p>District-wide spatial Strategy</p> <p>The overarching strategy for B&NES is to promote sustainable development by <u>There is a presumption in favour of sustainable development in B&NES.</u></p> <p><u>Sustainable development is promoted by:</u></p> <p>1: focussing new housing, jobs and community facilities in Bath, Keynsham, Midsomer Norton and Radstock particularly ensuring:</p> <p>a: there is the necessary modern office space in Bath within or adjoining the city centre to enable diversification of the economy whilst maintaining the</p>	Significant

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				<p>unique heritage of the City</p> <p>b: sufficient space is available in Keynsham to reposition the town as a more significant business location whilst retaining its separate identity</p> <p>c: there is deliverable space to enable job growth in the towns and principal villages in the Somer Valley to create a thriving and vibrant area which is more self-reliant socially and economically</p> <p>de: development in rural areas is located at settlements with a good range of local facilities and with good access to public transport</p> <p>2: making provision for a net increase of 8,700 jobs and 11,000 homes between 2006 and 2026, of which around 3,400 affordable homes will be delivered through the planning system</p> <p>3: prioritising the use of brownfield opportunities for new development in order to limit the need for development on greenfield sites</p> <p>4: retaining the general extent of Bristol - Bath Green Belt with no strategic change to the boundaries</p> <p>5: requiring development to be designed in a way that is resilient to the impacts of climate change</p> <p>6: protecting and enhancing the district's biodiversity</p>	

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				<p>resource including sites, habitats and species of European importance</p> <p>7: ensuring infrastructure is aligned with new development</p> <p>In order to respond to changing circumstances, flexibility in the 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.</p> <p>In order to respond to changing circumstances, flexibility in the 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</p>	
NPPF2	<p>Para 75. Avoid long term protection of employment land or floorspace etc</p> <p>Para 77. Sequential test applicable to retail and leisure development but not office development</p>	46	Policy B3	<p><i>Note re Para 75: Evidence based reason for protection of employment land in Newbridge Riverside. Policy framework is more flexible at Twerton Riverside and amended to reflect NPPF</i></p> <p>Changes from PC33</p> <p>4. Scope and Scale of Change</p> <p><i>Industrial land and premises</i></p> <p>(a i) There is a presumption in favour of retaining land at Newbridge Riverside for industrial use. Refurbishment, redevelopment or intensification will</p>	Significant

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				<p>be welcomed.</p> <p>(a ii) Refurbishment, redevelopment or intensification for industrial use will be welcomed at Twerton Riverside.</p> <p>(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 <u>relative need</u> benefits of <u>for</u> non industrial uses.</p> <p><u>Offices, other workspaces, retailing and leisure uses and other economic development uses</u></p> <p>(bj) Proposals for offices <u>and</u>, other workspaces and other economic development uses (including retailing) must have regard to the sequential and impact tests of PPS4. <u>should have regard to (aiii).</u></p> <p>(bii) <u>In addition, proposals for retailing and leisure uses should also have regard to 4ai-iii and the sequential and impact considerations of the NPPF</u></p> <p><u>Non-economic development uses</u></p> <p>(c i) Proposals for residential and other non economic development uses will be acceptable as part of mixed-use employment economic</p>	

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				<p><u>development</u>-led proposals.</p> <p>(c ii) Residential-led or non-economic development led proposals will be acceptable only where economically-led development would not be commercially viable or where retailing and leisure uses would fail the sequential and impact considerations tests of <u>the NPPF PPS4</u> or is not commercially viable.</p>	
NPPF3	National policy in relation to sequential approach on flood risk remains the same. However, change to policy would be needed to remove reference to PPS25.	113	Policy CP5	<p>Flood Risk Management</p> <p>Development in the district will follow a sequential approach to flood risk management, avoiding inappropriate development in areas at risk of flooding and directing development away from areas at highest risk in line with Government policy (PPS25). Any development in areas at risk of flooding will be expected to be safe throughout its lifetime, by incorporating mitigation measures, which may take the form of on-site flood defence works and / or a contribution towards or a commitment to undertake such off-site measures as may be necessary. All development will be expected to incorporate sustainable drainage systems to reduce surface water run-off and minimise its contribution to flood risks elsewhere. All development should be informed by the information and recommendations of the B&NES Strategic Flood Risk Assessments and Flood Risk Management Strategy.</p>	Minor

<p>NPPF4</p>		<p>128</p>	<p>Policy CP12, Delivery section</p>	<p><i>The place-based sections for Bath, Keynsham, Midsomer Norton and Radstock will set out more detail on the approach to the centres 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 & 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>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. Retail and leisure uses will be subject to the sequential and impact tests set out in the NPPF.</i></p>	<p>Significant</p>
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