

# **Bath and North East Somerset** Draft Core Strategy (December 2010)

## **Schedule of Proposed Changes: March 2011**

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**Bath & North East  
Somerset Council**

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Bath and North East Somerset  
Local Development Framework

## Introduction

The schedule below outlines proposed non-material changes to the draft Core Strategy. These changes result from the Council's response to issues that were raised in representations on the draft Core Strategy (publication version) or re-consideration of the draft Core Strategy by Council Members and officers. The changes have been approved via the delegated arrangements agreed by Council at its meeting on 2<sup>nd</sup> December 2010. Where revisions to wording are set out it should be noted that deletions of existing text are shown as strike through and additional text is shown as underlined.

| Proposed Change Ref | Page No Draft Core Strategy | Plan Reference       | Proposed Change   |
|---------------------|-----------------------------|----------------------|---|
| PC1                 | 10                          | Paragraph 1.07       | Amend paragraph to read:<br>The district forms part of the West of England sub-region which has a population of just over 1.1 million. With a working population of 510,000, the West of England has the second highest economic productivity outside of London. It enjoys a strategic location, <u>reasonably</u> well-served by the M4 and M5 motorways and rail links to London and the rest of the country. Bristol International Airport is one of the fastest growing regional airports in the UK.  |
| PC2                 | 10                          | New paragraphs 1.07a | Add new paragraph to explain the linkages of B&NES with adjoining areas in Mendip and Wiltshire, to read:<br><u>In addition to being part of the West of England sub-region the District has close functional and physical links with places within Wiltshire and Mendip. For example Bath acts as an employment and services and facilities centre for surrounding populations evidenced by journey to work patterns and public transport provision, the Somer Valley area transcends the administrative boundary between B&amp;NES and Mendip and important Green Infrastructure corridors link B&amp;NES and the neighbouring areas.</u> |
| PC3                 | 12                          | Diagram 3            | Amend diagram 3 by removing built up area of South Stoke and replacing with a dot to be   |

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|                     |                             |                | consistent with other villages.  |
| PC4                 | 14                          | Paragraph 1.13 | Add new sentence to end of paragraph 1.13 to read:<br><u>Sustainable Development is the core principle underpinning the Core Strategy, expressed through the Spatial Vision and Strategic Objectives.</u>  |
| PC5                 | 15                          | Objective 2    | Amend fifth bullet point to read:<br>Helping to conserve, enhance and restore the diversity and resilience of the District's wildlife sites  |
| PC6                 | 16                          | Objective 3    | Amend first paragraph of objective 3 to read:<br>The Council's Economic Development Strategy seeks to stimulate a more productive, competitive and diversified economy across the District <u>and promotes a higher value added economy (smart growth)</u> where indigenous companies are retained and able to grow, other knowledge based sectors are attracted to the area and the industrial sector continues to contribute to the local economy. |
| PC7                 | 16                          | Objective 4    | Amend third bullet point of objective 4 to read:<br>introducing more commercial space, <u>suitable for a range of enterprises,</u> as part of new mixed use developments on underperforming sites in and close to Bath city centre   |
| PC8                 | 20                          | Policy         | Change clause numbering - 1(e) to 1(d)   |

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|                     |                             | DW1                   |   |
| PC9                 | 20                          | Policy DW1            | Amend point 6 to read:<br>6. protecting <u>and enhancing</u> the district's biodiversity resource including sites, habitats and species of European importance  |
| PC10                | 21                          | Key Diagram           | Amend base layers to show that South Stoke, Freshford and Limpley Stoke are washed over by the Green Belt and lie within the Cotswolds AONB.<br>Amend the key to read 'Area of <u>search for</u> location of Flood Storage facility'  |
| PC11                | 22                          | Table 2 (DW1.8)       | Change 'Ofgwat' to 'Ofwat'  |
| PC12                | 29                          | Bath Strategic Issues | <u>New 11: In order to enable development in the Central Area and Western Corridor significant works will be needed to mitigate flood risk together with essential land remediation.</u>  |
| PC13                | 29                          | Strategic Issues 3    | The Council's Economic Strategy <u>and research by Business West</u> sets out the current health of the city and <u>considers</u> its future prospects. Bath's prosperity depends on enabling the growth of existing business, attracting high value added employers and moving towards a low carbon economy. It will have to compete with other cities and large towns also wishing to attract growing sectors. This will require a new phase of investment in <del>modern</del> offices and other workspaces within and adjoining the city centre. It also means optimising the contribution of <del>the</del> <u>both</u> universities to the economy as sources of creativity, innovation and labour <u>and</u> |

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|                     |                             |                | <u>enabling the development of related employment and business premises.</u>  |
| PC14                | 30                          | Paragraph 2.07 | The Bath spatial strategy has been prepared with this regeneration agenda in mind so that it contributes to the realisation of a distinctive and authentic <del>21<sup>st</sup> century identity</del> <u>development programme</u> for the city.   |
| PC15                | 33                          | Diagram 5      | <ul style="list-style-type: none"> <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> <li>• Amend Bath's Neighbourhoods label to read: Redeveloped MoD land together with infilling to yield about <del>2500</del> <u>2,800</u> homes</li> </ul>   |
| PC16                | 34                          | Policy B1(1)   | <p><u>1. Natural and Built Environment</u></p> <p>Protect, conserve, and where possible, enhance:</p> <ol style="list-style-type: none"> <li>a. The <u>Outstanding Universal Value of the World Heritage Site</u> and its setting including that part which is designated as Cotswolds Area of Outstanding Natural Beauty.</li> <li>b. Listed buildings, the conservation area and their settings.</li> <li>c. Archaeology, scheduled ancient monuments, historic parks and gardens.</li> <li>d. <u>Non-designated heritage assets of local interest and value</u></li> <li>e. The network of green spaces and wildlife corridors including the River Avon and Kennet and Avon Canal, Local Nature Reserves, formal and informal parks and recreational areas,</li> </ol> |

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|                     |                             |                    | trees and woodlands.<br>f. The biodiversity resource including species and habitats of European importance.  |
| PC17                | 34                          | Policy B1 (2e)     | a. Plan for a contraction in the demand of industrial floor space from about 240,000m <sup>2</sup> in 2006 to about <del>200,000 m<sup>2</sup></del> <u>210,000m<sup>2</sup></u> in 2026 but sustain a mixed economy to support Bath's multi-skilled workforce and multi-faceted economic base by retaining industrial land in the Newbridge Riverside area.   |
| PC18                | 34                          | Policy B1 3 (a &b) | a: Enable the development of 6,000 new homes within the city, increasing the overall stock of housing from 40,000 to 46,000.<br><br>New <u>b</u> : Of these new homes about 3,500 will be delivered within the Central Area and Western Corridor, focused on 'Western Riverside'. About <del>2,500</del> <u>2,800</u> homes will come forward within Bath's <u>outer</u> neighbourhoods where surplus Ministry of Defence land will play a major role <u>alongside smaller scale suburban infilling and redevelopment</u> .<br><br><del>b: Enable housing associations to upgrade/intensify their stock and allow small scale infilling within existing neighbourhoods</del> |
| PC19                | 35                          | Policy B1(8)       | 8. Tourism, Culture and <del>Rugby</del> <u>Sport</u><br>a: <del>Manage</del> <u>Enable</u> the provision of 500-750 new hotel bedrooms to widen the accommodation offer <del>of for</del> the city, increase overnight stays and the competitiveness of <del>the city</del> <u>Bath</u> as a visitor <u>and business</u> destination.<br>b: Enable the development of a new sports stadium <del>for Bath RFC</del> <u>and associated uses</u> within the Central Area.<br>c: <u>Enable the provision of enhanced facilities for interpretation of the World Heritage Site in the</u>  |

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|                     |                             |                | <p><u>Central Area and for the City's Archives</u></p> <p>d: Enable the provision for improved and/or new cultural/ performance/arts venue within the Central Area.</p>   |
| PC20                | 35                          | Policy B1 (10) | <p><del>10. Transportation, Car Parking and Other Infrastructure and Delivery</del></p> <p><del>Support the development strategy for Bath with the implementation of necessary transport and other infrastructure to improve movement, accessibility to employment and community facilities throughout Bath (Transport and other infrastructure measures are set out in the Infrastructure and Delivery Section on page 56)</del></p> <p>To enable the delivery of the spatial strategy for Bath it will be necessary to implement the actions presented in Section 2G. In summary this means:</p> <p>a: Implementing improvements to walking, cycling and public transport infrastructure, including the 'Bath Package', to improve connectivity to and from areas of housing, employment and neighbourhood centres.</p> <p>b: Implementing a new Parking Strategy for the city centre</p> <p>c: Implementing the Air Quality Management Plan .</p> <p><u>d: Implementing an upstream flood storage facility to enable development in vulnerable areas of the Central Area and Western Corridor</u></p> <p><u>e: Addressing land remediation within the Central Area and Western Corridor in relation to industrial and utilities uses. The decommissioning and removal of the Windsor Gas Holder Station must be addressed as part of the redevelopment of Bath Western Riverside and its environs.</u></p> |

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| PC21                | 36                          | Paragraph 2.11 | The valley floor is the headline development location for Bath; a complex area, where <u>both</u> significant change and conservation is needed. This means realising its economic usefulness and property value whilst protecting heritage assets, responding to character, enhancing recreational potential, managing flood risk, <u>addressing land remediation, improving connectivity</u> and sustaining wildlife habitat.  |
| PC22                | 36                          | Paragraph 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 of change to be achieved and <u>guiding</u> placemaking principles to shape change. The policy areas are:   |
| PC23                | 36                          | Paragraph 2.15 | The Placemaking Plan will: <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 <u>and economic potential</u></li> <li>• Act as a focus and a catalyst for getting key agencies and landowners to work together</li> </ul> |
| PC24                | 38                          | Diagram 7      | Clarification of the boundary of the central area (areas neighbouring the city centre) to the east of the city centre.   |
| PC25                | 39                          | Policy B2 (2b) | b: The urban landscape of streets, blocks and plots within the core of the city is of a fine and <u>characteristic grain</u> and <u>contains a high proportion of listed buildings</u> .   |



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|                     |                             |                | i: The compactness and continuity of the primary shopping area, high representation of independent, specialist retailers <del>and</del> <u>amongst</u> national multiples and high incidence of historic shop fronts are key strengths.   |
| PC26                | 40                          | Policy B2 (3)  | e: Kingsmead ( <del>Reswell Court, Kingsmead House, Plymouth House, Telephone Exchange</del> and land in the vicinity of Kingsmead Square)<br><i>Neighbouring the City Centre</i><br>f: <u>The</u> Recreation Ground and Leisure Centre<br>g: Bath Quays South (Stothert and Pitt to Travis Perkins)<br>h: <u>The Green Park Station area</u> <del>and Sainsburys</del><br>i: <u>The Homebase area</u> including the Pinesway industrial estate and gyratory.   |
| PC27                | 40                          | Policy B2(4)   | <u>d: Manage the delivery of 500-750 hotel bedrooms</u> to widen the accommodation offer the city, increase overnight stays and the competitiveness of the city as a popular visitor destination  |
| PC28                | 40                          | Policy B2 (4)  | h: A new sports stadium <u>with associated uses including conferencing and banqueting facilities and active riverside frontage</u>  |
| PC29                | 44-45                       | BWR Text       | Amend text to read:<br>The area formerly occupied by the Stothert and Pitt engineering company and adjoining land has been earmarked for a major programme of residential led regeneration for a number of years. Western Riverside is allocated for residential led development in Policy GDS.1/B1 of the Bath and North East Somerset Local Plan (October, 2007). This policy is supported by a Master Plan Supplementary Planning Document (March, 2008). This is a complex site but significant planning progress has been made <u>with the delivery of phase I commencing in</u> |

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|                     |                             |                | <p><u>December 2010.</u></p> <p><u>In order to wholly deliver Bath Western Riverside, land remediation works to decommission and remove the Windsor Gas Holder Station will be needed.</u></p> <p><i>Extent of Western Riverside</i></p> <p>The Core Strategy Western Riverside policy area is a smaller area than that to which Local Plan Policy GDS.1/B1 and its accompanying SPD applies. It does not include the majority of the area referred to as Western Riverside East aside from the area covered by the approved outline planning <del>application</del> <u>permission</u>. Western Riverside East is now conceptualised as forming part of the Central Area because of the commercially led mixed use emphasis <u>being sought for this area</u>.</p> <p><i>Western Riverside Policy Approach</i></p> <p>The spatial strategy retains the planning principles that have been established for this area. Local Plan Policy GDS.1/B1 for Western Riverside continues to apply to the area shown in Diagram 6 and is saved as part of the Development Plan. For Riverside East see, <u>beyond the extent of the approved outline planning permission</u>, Policy B2 <u>applies</u>.</p> <p>Paragraphs need numbering. Addition of a map as per the Central Area and Twerton and Newbridge Riversides</p> |
| PC30                | 46                          | Diagram 9      | Minor amendments to be consistent with diagram 6.  |
| PC31                | 46                          | Policy B3 (1)  | <b>POLICY B3</b>   |

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|                     |                             |                | <p data-bbox="705 347 1727 384"><u>Strategic Policy for Twerton and Newbridge Riversides</u> <b>Strategic Policy</b></p> <p data-bbox="705 437 1350 474">1. Role of Newbridge and Twerton Riversides</p> <p data-bbox="705 526 2018 638">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 <u>but not compete with</u> the Central Area as <u>the City's</u> focus for business <u>and</u> enterprise. <del>and employment</del></p> <p data-bbox="705 691 1142 727">Specifically this will mean that:</p> <p data-bbox="705 780 2024 892">a <u>There is a presumption in favour of</u> Newbridge Riverside retaining its <del>principal</del> function as a place for industrial activity. <del>Proposals seeking other uses will be subject to</del> <u>subject the considerations set out in parts 2-4 of Policy B3.</u></p> <p data-bbox="705 944 2031 1091">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 <u>subject to the criterion at Part 4 (a)iii) of this policy.</u> <del>Proposals seeking other uses will be subject to</del> <u>subject the considerations set out in parts 2-4 of Policy B3.</u></p> <p data-bbox="705 1144 1982 1219">Proposals for development at either location will be subject to the considerations set out in parts 2-4 of Policy B3.</p> |
| PC32                | 46                          | Policy B3 (2)  | 2. Placemaking Principles   |

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|                     |                             |                | <p>Assets of Newbridge and Twerton Riverside Development proposals must be informed and shaped by the following characteristics</p> <p>a. Newbridge Riverside functions as Bath's primary location for industrial enterprise, providing about 12 hectares of land <u>at Locksbrook Road, Brassmill Lane and the Maltings</u> for a range of activities including advanced manufacturing.</p> <p>c. The eastern part of Twerton Riverside <del>is closely related to</del> <u>lies in close proximity</u> to the Western Riverside Policy Area. <u>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.</u></p> <p>d. There are a number of heritage assets in the area pertaining to its industrial past, <u>including Brunel's Great Western Railway.</u></p> <p>g. There is good, yet not fully realised connectivity with the city centre via the <u>shared</u> riverside walking and cycling route, <u>which is narrow in places.</u></p> |
| PC33                | 46                          | Policy B3 (4)  | <p><u>4. Scope and Scale of Change</u></p> <p><b><i>Industrial land and premises</i></b></p> <p><del>Proposals for the loss of industrial land and floorspace at Newbridge Riverside will be assessed against evidence of current and future demand and/or the availability of on-site or off-site replacement provision within Newbridge Riverside for displaced occupiers.</del></p> <p><u>(a i) There is a presumption in favour of retaining land at Newbridge Riverside for industrial use. Refurbishment, redevelopment or intensification will be welcomed.</u></p>   |

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|                     |                             |                | <p><u>(a ii) Refurbishment, redevelopment or intensification for industrial use will be welcomed at Twerton Riverside.</u></p> <p><u>(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.</u></p> <p><b><i>Offices, other workspaces and other economic development uses</i></b></p> <p><del>Proposals for offices, other workspaces and other economic development uses must have regard to the sequential and impacts tests of PPS4. Proposals for the loss of office space will be rejected.</del></p> <p><u>(b) Proposals for offices, other workspaces and other economic development uses (including retailing) must have regard to the sequential and impacts tests of PPS4.</u></p> <p><b><i>Non-economic development uses</i></b></p> <p><del>Residential and other non economic development uses will be welcomed as part of mixed-use employment led proposals, or where economic development proposals fail the sequential and impact tests of PPS4.</del></p> <p><u>(c i) Proposals for residential and other non economic development uses will be acceptable as part of mixed-use employment led proposals.</u></p> <p><u>(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.</u></p> |

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| PC34                | 48                          | Paragraph 2.21 | It is beyond the remit of this chapter of the Core Strategy to consider local aspects of change within outer Bath and <u>to present a bespoke neighbourhood plan for each area. A number of general matters, such as the network of open spaces and other infrastructure are covered in the Core Policies section. The spatial strategy focuses on key areas or issues requiring strategic guidance. Core Strategy Policy in relation to a number of generic matters /topics is covered in the Core Policies section.</u> The spatial strategy focuses on key areas or issues requiring strategic guidance. Crucially, suburban Bath is expected to yield about 2,500 new homes, making a significant contribution to the overall target of 6,000 and contains <u>a district centre</u> and local centres that need to be identified as part of the retail hierarchy.  |
| PC35                | 48                          | Paragraph 2.22 | Within Bath's outer neighbourhoods the Ministry of Defence occupy three sites, at Foxhill, Enleigh, and Warminster Road. It is anticipated that Warminster Road and Foxhill will become surplus to requirements within the next few <del>five</del> years as the MoD consolidates its operations at <del>Enleigh Abbey Wood, Bristol.</del> <u>The Strategic Housing Land Availability Assessment suggests that Foxhill and Warminster Road could be redeveloped for about 850 homes. It is also likely that the majority, if not all, of Enleigh will be vacated. Drawing on the Strategic Housing Land Availabilty Assessment,</u> the Placemaking Plan will <del>consider</del> <u>refine</u> the <u>housing capacity and consider the prospects</u> for these sites in more detail, <u>including the scope for business space and</u> measures to enable sustainable travel to the city centre and local centres. For the purposes of the Core Strategy it is sufficient to highlight the suitability and availability of this land for redevelopment and to observe that delivery by 2026 is an <u>achievable</u> <del>realistic</del> proposition. |
| PC36                | 49                          | Paragraph 2.25 | Moorland Road and the local centres are shown on Diagram 10 and are listed in Policy CP12. This policy sets out <del>an</del> the <u>strategic</u> approach for managing change within and likely to affect, district and local centres. Local Plan policies protect the centres from changes of use or out-of-centre threats that would harm their vitality and viability. Some centres have potential for  |

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|--|---|-----------------------|---|-----------------------------------|--|---------------|---------------|----------------------|--|---------------------|---|--|---|-----------------------|--|-----------------------------|---|--|--|
|  |   |                       | significant enhancement; others are more constrained or are already trading successfully. <u>The Placemaking Plan will consider the extent to which local centres can further support sustainable neighbourhoods in more detail.</u>  |                                   |  |               |               |                      |  |                     |   |  |   |                       |  |                             |   |  |  |
| PC37   | 49  | Table 4 & Policy CP12 | <p>Amend list of local centres within Bath so that it is consistent in table 4 and policy CP12:</p> <p>Table 4:</p> <table border="1" data-bbox="707 608 1937 1390"> <thead> <tr> <th colspan="2" data-bbox="707 608 1937 647"><b>District and Local Centres</b></th> </tr> <tr> <th data-bbox="707 647 1317 687">Neighbourhood</th> <th data-bbox="1317 647 1937 687">Local Centres</th> </tr> </thead> <tbody> <tr> <td data-bbox="707 687 1317 759">Weston and Newbridge</td> <td data-bbox="1317 687 1937 759">1. Chelsea road<br/>2. Weston High Street</td> </tr> <tr> <td data-bbox="707 759 1317 911">Lansdown and Camden</td> <td data-bbox="1317 759 1937 911">3. Julian Road<br/>4. St James' Square<br/>5. Margaret's Buildings<br/>6. <del>Camden</del> <u>Lansdown Road</u></td> </tr> <tr> <td data-bbox="707 911 1317 1094">Larkhall, Fairfield Park, Grosvenor and Walcot</td> <td data-bbox="1317 911 1937 1094">7. <u>Camden Road &amp; Fairfield Road</u><br/><del>7.</del> <u>8. Larkhall High Street</u><br/><del>8.</del> <u>9. London Road</u><br/>10. <u>Nelson Place East &amp; Cleveland Place</u><br/>11. <u>Walcot Street</u></td> </tr> <tr> <td data-bbox="707 1094 1317 1206">Widcombe and Bathwick</td> <td data-bbox="1317 1094 1937 1206"><del>9.</del> <u>12. Widcombe Parade</u><br/><del>10.</del> <u>13. Bathwick Street</u><br/><del>11.</del> <u>14. Bathwick Hill</u></td> </tr> <tr> <td data-bbox="707 1206 1317 1286">Oldfield Park and Bear Flat</td> <td data-bbox="1317 1206 1937 1286"><del>12.</del> <u>15. Moorland Road (District Centre)</u><br/><del>13.</del> <u>16. Bear Flat (Wellsway)</u></td> </tr> <tr> <td data-bbox="707 1286 1317 1390">Odd Down, Foxhill and Combe Down and Moorlands</td> <td data-bbox="1317 1286 1937 1390"><del>14.</del> <u>17. The Avenue Combe Down</u><br/><del>15.</del> <u>18. Bradford Road</u><br/><del>16.</del> <u>19. Frome Road</u></td> </tr> </tbody> </table> | <b>District and Local Centres</b> |  | Neighbourhood | Local Centres | Weston and Newbridge | 1. Chelsea road<br>2. Weston High Street | Lansdown and Camden | 3. Julian Road<br>4. St James' Square<br>5. Margaret's Buildings<br>6. <del>Camden</del> <u>Lansdown Road</u> | Larkhall, Fairfield Park, Grosvenor and Walcot | 7. <u>Camden Road &amp; Fairfield Road</u><br><del>7.</del> <u>8. Larkhall High Street</u><br><del>8.</del> <u>9. London Road</u><br>10. <u>Nelson Place East &amp; Cleveland Place</u><br>11. <u>Walcot Street</u> | Widcombe and Bathwick | <del>9.</del> <u>12. Widcombe Parade</u><br><del>10.</del> <u>13. Bathwick Street</u><br><del>11.</del> <u>14. Bathwick Hill</u> | Oldfield Park and Bear Flat | <del>12.</del> <u>15. Moorland Road (District Centre)</u><br><del>13.</del> <u>16. Bear Flat (Wellsway)</u> | Odd Down, Foxhill and Combe Down and Moorlands | <del>14.</del> <u>17. The Avenue Combe Down</u><br><del>15.</del> <u>18. Bradford Road</u><br><del>16.</del> <u>19. Frome Road</u> |
| <b>District and Local Centres</b>              |   |                       |   |                                   |  |               |               |                      |  |                     |   |  |   |                       |  |                             |   |  |  |
| Neighbourhood                                  | Local Centres   |                       |   |                                   |  |               |               |                      |  |                     |   |  |   |                       |  |                             |   |  |  |
| Weston and Newbridge                           | 1. Chelsea road<br>2. Weston High Street  |                       |   |                                   |  |               |               |                      |  |                     |   |  |   |                       |  |                             |   |  |  |
| Lansdown and Camden                            | 3. Julian Road<br>4. St James' Square<br>5. Margaret's Buildings<br>6. <del>Camden</del> <u>Lansdown Road</u>   |                       |   |                                   |  |               |               |                      |  |                     |   |  |   |                       |  |                             |   |  |  |
| Larkhall, Fairfield Park, Grosvenor and Walcot | 7. <u>Camden Road &amp; Fairfield Road</u><br><del>7.</del> <u>8. Larkhall High Street</u><br><del>8.</del> <u>9. London Road</u><br>10. <u>Nelson Place East &amp; Cleveland Place</u><br>11. <u>Walcot Street</u> |                       |   |                                   |  |               |               |                      |  |                     |   |  |   |                       |  |                             |   |  |  |
| Widcombe and Bathwick                          | <del>9.</del> <u>12. Widcombe Parade</u><br><del>10.</del> <u>13. Bathwick Street</u><br><del>11.</del> <u>14. Bathwick Hill</u>  |                       |   |                                   |  |               |               |                      |  |                     |   |  |   |                       |  |                             |   |  |  |
| Oldfield Park and Bear Flat                    | <del>12.</del> <u>15. Moorland Road (District Centre)</u><br><del>13.</del> <u>16. Bear Flat (Wellsway)</u>   |                       |   |                                   |  |               |               |                      |  |                     |   |  |   |                       |  |                             |   |  |  |
| Odd Down, Foxhill and Combe Down and Moorlands | <del>14.</del> <u>17. The Avenue Combe Down</u><br><del>15.</del> <u>18. Bradford Road</u><br><del>16.</del> <u>19. Frome Road</u>  |                       |   |                                   |  |               |               |                      |  |                     |   |  |   |                       |  |                             |   |  |  |

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|--|---|----------------------------|--|--|---|--|---|
|  |   |                            | <table border="1" data-bbox="707 344 1939 459"> <tr> <td data-bbox="707 344 1323 384"></td> <td data-bbox="1323 344 1939 384">17. <del>20.</del> <u>Upper</u> Bloomfield Road</td> </tr> <tr> <td data-bbox="707 384 1323 459">Twerton, Whiteway, Southdown and Moorlands</td> <td data-bbox="1323 384 1939 459">18. <del>21.</del> Twerton High Street<br/>19. <del>22.</del> Mount Road</td> </tr> </table> <p data-bbox="707 539 2051 1142">           Policy CP12:<br/>           Local Centres (urban) Bath section to read:<br/> <b>Local Centres (urban)</b><br/>           In Bath: <del>Walcot Street, Margaret's Buildings, St. James' Street (Julian Road), River Street Place (Julian Road), Lansdown Road, Nelson Place East and Cleveland Terrace/Place, London Road, Fairfield Park, Larkhall, Chelsea Road (Lower Weston), Weston High Street, Twerton, Southdown, 65-86 Lower Bristol Road, Wellsway (Bear Flat), Widcombe, Combe Down, Bradford Road (Combe Down), Frome Road/Bloomfield Road (Odd Down), Upper Bloomfield Road (Odd Down), Bathwick Hill and Bathwick Street-</del> (1) Chelsea Road, (2) Weston High Street, (3) Julian Road, (4) St Jame's Square (5) Margaret's Buildings, (6) Lansdown Road, (7) Camden Road &amp; Fairfield Road, (8) Larkhall High Street (9) London Road, (10) Nelson Place East &amp; Cleveland Place, (11) Walcot Street, (12) Widcombe Parade, (13) Bathwick Street, (14) Bathwick Hill, (16) Bear Flat, (17) The Avenue, Combe Down, (18) Bradford Road), (19) Frome Road, (20) Upper Bloomfield Road, (21) Twerton High Street, (22) Mount Road.         </p> |  | 17. <del>20.</del> <u>Upper</u> Bloomfield Road | Twerton, Whiteway, Southdown and Moorlands | 18. <del>21.</del> Twerton High Street<br>19. <del>22.</del> Mount Road |
|  | 17. <del>20.</del> <u>Upper</u> Bloomfield Road                         |                            |  |  |   |  |   |
| Twerton, Whiteway, Southdown and Moorlands | 18. <del>21.</del> Twerton High Street<br>19. <del>22.</del> Mount Road |                            |  |  |   |  |   |
| PC38                                       | 49  | Paragraph 2.26 & new 2.26A | Located in Weston the Royal United Hospital is a major sub-regional healthcare facility serving 500,000 people within the district and beyond. <del>The aim behind the future development of the RUH is to provide more efficient and more accessible services. The Trust is in the process of developing a plan for future investment in the site and, as part of this process, it is considering</del>   |  |   |  |   |



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|                     |                             |                | <p><del>how it will best be able to able to meet the changing healthcare needs of a growing population. The Council will support investment in healthcare facilities as part of an agreed masterplan for the hospital campus. The Trust has prepared an Estate Strategy that sets out its proposals for future investment in the site. The Strategy seeks to secure first class facilities for the delivery of healthcare at the site.</del></p> <p><u>The Council will support investment in the development of the hospital to meet the needs of health care infrastructure. The Council also acknowledges that part of the site may become surplus to the Trust's requirements and be available for other development during the Core Strategy period.</u></p>   |
| PC39                | 51                          | Paragraph 2.30 | <p>Amend paragraph 2.30 to read:<br/> Improvements to transport infrastructure will be made to enhance links between the neighbourhoods of Bath, <u>Oldfield Park Station</u>, and the city centre <u>and western corridor</u>. These improvements will have an emphasis on pedestrian, cycling and public transport facilities.</p>  |
| PC40                | 52                          | Paragraph 2.31 | <p>2e The World Heritage Site and it's setting</p> <p>The World Heritage Site status of the city is a key material consideration when making planning decisions (<del>PPS5 Circular 07/2009</del>). <u>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.</u> The significance of the World Heritage Site is set out in the Statement of Outstanding Universal Value and can be summarised as: 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 has a key role in the implementation of the Management Plan.</u></p> |

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| PC41                | 52                          | Paragraph 2.32 | <p>The setting of the World Heritage Site, beyond its designated boundary, is also important as inappropriate development here can impact upon the qualities <u>Outstanding Universal Value</u> 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 and has no fixed defined boundary. <del>Proposals will be assessed against Policy B4 which seeks to ensure that the impact of development on the World Heritage Site and its setting is properly considered. The World Heritage Site Setting Study provides the background information needed to assess any potential impacts and provides an impact assessment framework to form the basis for assessing the potential impact of a development on its Outstanding Universal Value. The Setting Study will be used to guide decision making affecting the WHS setting and will form the basis of a future Supplementary Planning Document (SPD). In relation to the protection of the setting, The World Heritage Site Setting Study provides the information needed to assess whether a proposed development falls within the setting, and whether it will have a harmful impact. 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.</del></p> |
| PC42                | 53                          | Policy B4      | <p><b>Policy B4 Conservation of the City of Bath World Heritage Site and its setting</b></p> <p><b>The World Heritage Site and its setting</b></p> <p><del>Proposals which would harm the Outstanding Universal Values of the City of Bath World Heritage Site, including its authenticity and integrity, or which would harm the setting of the World Heritage Site will be refused. However, where proposals that are promoted for their contribution to mitigating climate' change have a potentially negative effect on the World Heritage Site and its setting, the approach set out in Policy HE1 of PPS5 will be applied.</del></p>   |

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|                     |                             |                    | <p><u>There is a strong presumption against development that would result in harm to the Outstanding Universal Value of the World Heritage Site, including its authenticity or integrity, or to the setting of the World Heritage Site.</u></p> <p><u>Where development has a demonstrable public benefit, including mitigating and adapting to climate change, this benefit will be weighed against any harm to the Outstanding Universal Value of the World Heritage Site.</u></p>   |
| PC43                | 53                          | New Paragraph 2.33 | <p>Add new paragraph to read:<br/> <u>Section 6C [Environmental Quality] highlights the Council's wish to enable the appropriate modification of heritage assets, including the World Heritage Site, for development that reduces carbon emissions. It also sets out how a forthcoming Supplementary Planning Document will provide detailed guidance on this matter.</u></p>  |
| PC44                | 53                          | Paragraph 2.33a    | <p>Renumber existing paragraph 2.33 to become 2.33a and amend to read:<br/> <del>New development, whilst responding to its context, should add a 21st Century layer to the accumulation of Medieval, Georgian, Victorian and 20th Century buildings that comprise today's city. This will also ensure that the city's Georgian architecture is the authentic product of its time and is not confused with modern reproductions. In exceptional circumstances, new buildings may appropriately be designed in the Georgian style. This would principally be to reinstate a 18th Century Georgian set piece where part of the formal architectural ensemble has been destroyed. This approach is in accordance with UNESCO's Vienna Memorandum on 'World Heritage and Contemporary Architecture – Managing the Historic Urban Landscape' (May, 2005).</del><br/> <u>The Core Strategy seeks to promote and reinforce local distinctiveness through high quality design that improves the environmental quality and character of the city and the way that it functions. In addition to normal processes of contextualisation in relation to neighbouring</u></p> |

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|                     |                             |                       | <p><u>buildings and the wider area more generally, development must be demonstrably informed by an understanding of the Outstanding Universal Value of the World Heritage Site, its authenticity and integrity. Design that fails to conserve or take the opportunity to enhance the Outstanding Universal Value World Heritage Site will be rejected. The preparation other local development documents, including the Placemaking Plan will ensure the achievement of high quality design.</u></p>  |
| PC45                | 53                          | Paragraph 2.34 & 2.35 | <p><del>To contribute to this process, a Building Heights Strategy for the area of Bath covered by the World Heritage Site designation has been prepared. The strategy is based on heritage asset analysis and.</del> <u>The strategy provides area-based guidance on the appropriate height of new development to ensure the protection of the Outstanding Universal Value of the Site.</u></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. 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> |
| PC46                | 54                          | Paragraph 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. <u>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> Information Paper 3 considers the issues in more detail, provides a full assessment of the evidence that has led to the following policy approach and its likely impact.</p>     |

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| PC47                | 54                          | Policy B5      | <p>Strategic Policy for Bath's Universities</p> <p><del>The strategy seeks the development of about 2,000 study bedrooms at the Claverton Down campus alongside about 45,000 sq.m of academic floorspace. Policy GDS.1/B11 of the B&amp;NES Local Plan has been saved as part of the LDF</del></p> <p><u>To support the development and expansion of the University of Bath the strategy seeks, in accordance with saved Local Pan Policy GDS.1/B12, the development of about 2,000 study bedrooms and 45,000 sq.m of academic space at the Claverton Campus.</u></p> <p>Bath Spa University - Newton Park Campus</p> <p>Within the context of a strategic framework for all twelve sites that the University occupies the strategy seeks the redevelopment and intensification of the Newton Park Campus to provide additional study bedrooms and academic space. Proposals should seek to optimise opportunities within the Major Existing Developed Site in the Green Belt Designation (MEDS) in accordance with Policy GB.3 of the B&amp;NES Local Plan before seeking to justify very special circumstances for development beyond it.</p> <p>Off-Campus Student Accommodation</p> <p>Proposals for off-campus student accommodation will be refused <u>within the Central Area, Western Corridor and on MoD land</u> where this would adversely affect the realisation of other aspects of the vision and spatial strategy for the city <u>in relation to housing and economic development.</u></p> |
| PC48                | 55                          | Paragraph      | <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</p>   |

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|                     |                             | 2.38            | 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. <u>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> |
| PC49                | 55                          | Paragraph 2.41  | Growth beyond 2020 will require additional on <u>and off</u> campus capacity to be identified. No alterations to the Green Belt boundary beyond that previously made in the Local Plan are envisaged during the Core Strategy period   |
| PC50                | 56                          | Paragraph 2.43  | In order to successfully realise the development potential of the Central Area and Western Corridor, parallel enabling investment will be needed. Transportation, flooding <u>and land remediation</u> are <del>two</del> <u>three</u> key areas requiring specific mention ( <del>see below</del> ).  |
| PC51                | 56                          | Paragraph 2.44  | Amend first sentence of paragraph to read:<br>The Council is working towards <del>has secured programme entry for a £54m major scheme of Transport Proposals for Bath and is currently full Government approval for a</del> <u>major scheme of Transport Proposals for Bath.</u>   |
| PC52                | 57                          | Paragraph 2.48a | <u>Land Remediation in the Central Area and Western Corridor</u><br><br><u>2.48a Addressing land remediation within the Central Area and Western Corridor in relation to industrial and utilities uses , including the decommissioning and removal of the Windsor Gas Holder Station is an essential prerequisite to the redevelopment of Bath Western Riverside and its environs.</u>   |
| PC53                | 57                          | Paragraph       | Delivery Contingency: <del>Newbridge</del> Twerton Riverside   |

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|                     |                             | 2.53           | 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 <del>that</del> 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 <del>'town centre' employment office generating uses</del> 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 <del>development fall behind schedule</del> <u>delivery require additional land</u> , this area <del>provides</del> presents an option close to Western Riverside. |
| PC54                | 57                          | Table 5        | Amend cost entry for Bl.1 (Transport Proposals for Bath) to read:<br><del>£54m</del> <u>£50.1m</u>   |
| PC55                | 61                          | Paragraph 3.08 | Amend paragraph by adding the wording below after the final bullet point:<br><u>The Town Plan is currently being refreshed and will inform the Placemaking Plan.</u>   |
| PC56                | 65                          | Diagrams 12    | Amend diagram 12 by adding the River Avon Green Infrastructure link  |
| PC57                | 71                          | Policy KE2     | Amend clause 2b to read:<br>A new high quality, exemplar, mixed –use quarter at Somerdale, providing significant employment floorspace, new homes, leisure, <u>open space, sport</u> and recreational uses.<br>Amend clause 3g to read:<br>Retain and enhance the leisure, <u>open space, sport</u> and recreation function of the town centre   |

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|                     |                             |                     | and Somerdale.   |
| PC58                | 72                          | Paragraph 3.20      | Amend third sentence to read:<br>These are in addition to <del>the commitments</del> <u>infrastructure provision</u> arising from committed proposals such as the Local Plan allocated 'K2' site at South West Keynsham.   |
| PC59                | 76                          | 4.07                | Add a sentence to the end of paragraph to read:<br><u>Radstock comprises distinctive communities of Coombend, Clandown, Writhlington and Radstock.</u>   |
| PC60                | 76                          | New paragraph 4.07a | Add new paragraph on Peasedown St. John and Paulton to read:<br><u>Paulton and Peasedown St. John are the two largest villages in the Somer Valley. Following the closure of the Somerset Coalfield, there have been periods of substantial housing development in Peasedown during the 1960s and 70s, and more recently in the late 1990s. A sizeable Business Park is also located on the south eastern edge of the village which is home to a number of major employers including the CircleBath Hospital. Paulton was originally an agricultural village which grew significantly as a result of coal mining. Following closure of the mines its economic base became industrial, including printing. In the last twenty years a number of the larger local employers including Polestar have closed resulting in reduced local employment opportunities, increased out-commuting, but also a number of redevelopment opportunities.</u> |
| PC61                | 77                          | Diagram 14          | Amend diagram 14 by removing built up area of South Stoke and replacing with a dot to be consistent with other villages.   |



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| PC62                | 80                          | New paragraph 4.15a                    | Add new paragraph after paragraph 4.15 to read:<br><u>Local designations such as Housing Development Boundaries and Core Business Areas shown on the Proposals Map (saved from the existing Bath &amp; North East Somerset Local Plan) will be reviewed as part of the Placemaking Plan.</u>                   |
| PC63                | 81                          | Paragraph 4.17                         | Add sentence to end of paragraph 4.17 to read:<br><u>The Joint Local Transport Plan which was adopted in March 2011 includes reference to further rail enhancements by 2026, for example re-opening the Radstock to Frome line as part of 'Plans and Aspirations for other Significant Transport Schemes'.</u> |
| PC64                | 80<br>83<br>85              | Diagram 15<br>Diagram 16<br>Diagram 17 | Insert green infrastructure links.<br>Remove dotted line showing 'The Policy Area' on diagram 16.<br>Replace dotted line showing 'The Policy Area' with shading.   |
| PC65                | 84                          | Policy SV2 1b                          | Amend point to read:<br>Enhancement of leisure provision including the Town Park.  |
| PC66                | 84                          | Policy SV2                             | Scope and Scale of Change<br>a Make provision for;<br>b <u>a</u> About 200 homes (including existing commitments).   |

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|                     |                             |                | <p>e <u>b</u> Some larger retail units in the core areas of the High Street.</p> <p>e <u>c</u> Modern office space to offset the loss of manufacturing jobs.</p> <p>e <u>d</u> A district heating network.</p>   |
| PC67                | 89                          | Paragraph 4.27 | Open bracket at end of second reference to ‘Somerset Valley area’  |
| PC68                | 89                          | Paragraph 4.28 | <p>Amend fourth bullet point to read:<br/> ‘Midsomer Norton Town Centre <u>Economic</u> Regeneration Delivery Plan which will <u>form</u> a basis for bids to national and sub regional funds ...’</p> <p>Amend fifth bullet point to read:<br/> <del>Radstock Regeneration Delivery Plan</del> <u>and Westfield Economic Plan</u></p> |
| PC69                | 89                          | Paragraph 4.29 | <p>Amend paragraph to read:<br/> The Council will work in partnership with <u>adjoining authorities</u> and the different landowners to ensure that the regeneration of the town centre is comprehensive and conforms to the future Masterplan to avoid further piecemeal development.</p>   |
| PC70                | 92                          | Paragraph 5.01 | <p>Amend final sentence to read:<br/> The high quality landscape contributes to the quality of life of <u>the</u> district’s residents...</p>  |
| PC71                | 92                          | Paragraph 5.02 | <p>Amend by adding the following text after the first sentence:<br/> <u>The Management Plans for these AONBs also set out policies relating to the management of</u></p>   |

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|                     |                             |                | <u>land within them.</u>   |
| PC72                | 95                          | Diagram 18     | Amend key on diagram 18 to read:<br><u>'Indicative Policy RA1 Villages'</u>  |
| PC73                | 96                          | Paragraph 5.17 | Amend final sentence of paragraph 5.17 to read:<br>Community support is demonstrated by the views of the Parish Council as the locally elected representative of those communities <u>or through alternative mechanisms introduced in the Localism Bill.</u>   |
| PC74                | 96                          | Paragraph 5.18 | Amend second sentence to read:<br>These villages are shown on <del>the</del> diagram 18.<br>Amend the final sentence to read:<br>This is indicative list of villages will be included in the review of the Core Strategy <u>and consideration will be given to any demonstrated change of circumstances against the criteria in the interim.</u> |
| PC75                | 98                          | Paragraph 5.27 | Amend by adding full stop at end of the paragraph:<br>...community leisure and cultural activities.  |
| PC76                | 99                          | Paragraph 5.29 | <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.</del> <u>If there are rural buildings which are no longer required for local food production.</u>   |

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| PC77                | 100                         | Paragraph 5.40 | Amend first sentence by adding missing word in first sentence so it reads:<br>'In considering the conversion or re-use <u>of</u> redundant agricultural buildings ...'  |
| PC78                | 105                         | Paragraph 6.05 | Amend by adding sentence to the end of the paragraph to read:<br><u>Policy CP1 sets out the approach to retrofitting for all existing buildings, including historic buildings. Historic buildings include those of solid wall or traditional construction.</u>  |
| PC79                | 105                         | Paragraph 6.08 | Amend first sentence to read:<br>Given the quality of the historic environment in the district and the high number of listed buildings, Conservation Areas and the World Heritage designation for Bath <del>there is scope for detailed guidance in relation</del> <u>a SPD on sustainable construction and retrofitting is being prepared to provide guidance on sensitively retrofitting our historic building stock.</u>   |
| PC80                | 106                         | Policy CP1     | Amend the final paragraph of policy to read:<br>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. Proposals will be considered against <del>Policy HE1 of PPS5</del> <u>national planning policy.</u> |
| PC81                | 107                         | Policy CP2     | Amend second bullet point to read:<br>'Minimisation of waste <u>and maximising of recycling of any waste generated</u> during construction  |

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|                     |                             |   | <p>and in operation’</p> <p>Add the following text at the end of the second paragraph:</p> <p><u>Major development as defined in the Town &amp; Country Planning (Development Management Procedure (England) Order 2010).</u></p>  |
| PC82                | 110                         | Policy CP4                                  | <p>Amend first sentence of paragraph 3 to read:</p> <p><u>Where a district heating scheme is proposed as part of a major development the Council will expect the scheme all major developments 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: ...</u></p>   |
| PC83                | 112                         | Paragraph 6.28 and new paragraphs 6.28a & b | <p>Add new text to paragraph 6.28 (labelled as paragraph 6.28a below) and split paragraph 6.28 into 3 paragraphs (6.28, 6.28a and 6.28 b):</p> <p>6.28 The Core Strategy sets out the broad locations for new housing, employment and other strategic development in Bath, Keynsham, Midsomer Norton and Radstock (Policies B1, B2, B3, B4, KM1, KM2, SV1, SV2 and SV3). In some instances, development in flood risk areas has been unavoidable.</p> <p><u>6.28a 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. 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</u></p> |

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|                     |                             |  | <p><u>water that would be displaced in a flood event by the defences on site.</u></p> <p><u>6.28b</u> 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 PPS25) 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.</p>  |
| PC84                | 116                         | <p>Paragraph 6.41</p> <p>Paragraph 6.41a</p> | <p>Amend paragraph to read:</p> <p>Proposals for the reuse of redundant and underused historic buildings and areas will be encouraged where the proposed use does not compromise or threaten the historic asset or the integrity of a European wildlife site and species. <del>Important too is the ability of historic built environments to absorb change particularly tackling fuel poverty and climate change.</del> Bath stone and other local traditional building materials should be used either on site or re-used elsewhere in favour of newly won mineral products.</p> <p>Add new paragraph to read:</p> <p><u>The Core Strategy seeks to enable the appropriate modification of heritage assets, including the World Heritage Site in order to reduce carbon emissions. A forthcoming Supplementary Planning Document will identify the opportunities for heritage assets to mitigate, and adapt to, the effects of climate change. These include enhancing energy efficiency and allowing greater use of renewable energy. This will give applicants clear guidance on the acceptability of a range of potential modifications, the SPD having weighed the benefit of a number of</u></p> |

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|                     |                             |                             | <u>modifications to mitigating the effects of climate change against any harm to the significance of heritage assets.</u>  |
| PC85                | 116                         | Paragraph 6.49              | <p>Amend paragraph through addition of words to read:</p> <p>The requirements and practice of site and species protection is now well established and is clearly defined by existing legislation and by both national and local policy (B&amp;NES Local Plan). <u>Development proposals will be required to assess potential impacts on protected sites and species and the adequacy of proposed mitigation measures, and where they potentially impact on European protected species especially rigorous examination is required.</u> However, there is increasing recognition of the need to move beyond individual site and species protection in order to adequately protect and sustain the natural environment and to achieve national and international biodiversity targets.</p> |
| PC86                | 117                         | Policy CP6                  | <p>The cultural and historic environment will be preserved or enhanced, and sites, buildings, areas and features of recognised national and local importance and their settings will be protected. <del>Proposals that contribute to the mitigation of climate change will be considered against Policy HE.1 of PPS5.</del></p> <p><u>Where development has a demonstrable public benefit, including mitigating and adapting to climate change, this benefit will be weighed against any harm to the significance of the heritage asset.</u></p>   |
| PC87                | 117                         | Policy CP6<br>Delivery text | <p>Amend delivery text through addition of words to read.:</p> <p>Landscape:</p> <p>Delivery will be <u>principally</u> through the Development Management process.</p> <p>Nature Conservation:</p>  |

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|                     |                             |                | Delivery will be <u>principally</u> through the Development Management process. <u>This will include working through partnership initiatives and in close liaison with bodies such as Natural England and ecology experts through which opportunities for enhancement and restoration of ecological and geological assets can be maximised. The Green Infrastructure Strategy will have an important role in the delivery of biodiversity restoration targets for the Strategic Nature Areas within the District.</u> |
| PC88                | 117                         | Policy CP6     | Amend second paragraph of Nature Conservation section of policy to read:<br><br>New Development will, <del>in particular, respect</del> <u>protect</u> and enhance <u>international, national and local sites and existing networks of priority habitat valued habitats</u> ; facilitate migration and dispersal though the natural and built environment; and seek to reduce fragmentation of existing habitats.   |
| PC89                | 118                         | Paragraph 6.57 | B&NES already has a wealth of existing green assets including open green spaces, street trees and woodland, other natural habitats, recreational routes, historic landscape, allotments and waterways <u>such as the Kennet and Avon canal</u> . However, the concept of GI looks beyond existing designations, seeking opportunities to enhance the physical and functional connectivity of assets, and extend the benefits for the community.   |
| PC90                | 119                         | Diagram 20     | Minor amendments to more accurately reflect strategic GI network.   |
| PC91                | 123                         | Policy CP9     | Amend first sentence of paragraph 10 to read:<br><br>All affordable housing <del>units</del> delivered through this policy should remain at an affordable price for future eligible households.   |



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| PC92                | 129                         | Paragraph 6.93             | At the end of paragraph 6.93 add sentence to read:<br><u>The Council will continue to work with neighbouring authorities to address these issues.</u>   |
| PC93                | 130                         | Delivery (first paragraph) | Amend first paragraph of 'Delivery' section by adding the following text at the end:<br><u>Transport Assessments will be a requirement for major planning applications.</u>   |
| PC94                | 132                         | Policy CP13                | Amend the policy to read:<br>New developments must be supported by the timely delivery of the required infrastructure to provide balanced and more self contained communities.<br><br>The Council will work in partnership with <u>adjoining authorities</u> , local communities and relevant agencies and providers to ensure that social, physical and green infrastructure is retained and improved for communities.<br><br>Developer contributions will be based on the Planning Obligations SPD and its successors.<br><br>Infrastructure proposals should not cause harm to the integrity of European wildlife sites which cannot be mitigated. |
| PC95                | 134                         | Paragraph 7.04             | Amend paragraph to read:<br><u>Progress against many objectives/policies can be measured quantitatively and this is set out in the framework below. Where appropriate quantification of the objective is set out in a way that will help to inform review of the Core Strategy in accordance with the programme set out in paragraph 7.05 below.</u> However, others <u>objectives/policies</u> do not lend themselves to this and  |

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|                     |                             |                | performance is measured in a different way. 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.   |
| PC96                | 135                         | Table 9        | <p>Amend the Indicator column in the table for strategic objective 2 and policy CP6 by adding the following text/indicators:</p> <ul style="list-style-type: none"> <li>• <u>Number of principal listed buildings recorded as ‘at risk’ on the Council’s Buildings at Risk Register</u></li> <li>• <u>Number of up to date Conservation Area Appraisals and Management Plans in place</u></li> <li>• <u>Adoption of Historic Environment related SPDs</u></li> </ul> <p><u>A range of indicators to monitor implementation of the actions identified in the World Heritage Site Management Plan are also identified in the Management Plan.</u></p> |
| PC97                | 135                         | Table 9        | <p>Amend ‘quantification of objective’ column for strategic objective 5 ‘Meet Housing Needs’ to read:</p> <p><b>Deliver</b><br/> 11,000 homes by 2026<br/> Calculation of housing land supply (expressed in years)<br/> <u>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.</u></p>  |

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|                     |                             |   | <p><b>Bath</b><br/>Deliver 6,000 homes between 2006 &amp; 2026</p> <p><b>Keynsham</b><br/>Deliver 1,500 homes between 2006 &amp; 2026</p> <p><b>Somer Valley</b><br/>Deliver 2,700 homes between 2006 &amp; 2026</p> <p><b>Rural Areas</b><br/>Deliver 800 homes between 2006 &amp; 2026</p>  |
| PC98                | 139                         | Appendix 1:<br>Replaced Local Plan Policies | <p>Amend headings for columns 1 and 3 to refer to '<u>B&amp;NES Local Plan Policy</u>' and 'Replaced by <u>Core Strategy</u> Policy' and amend the text above the schedule to read:<br/>'The following policies from the Bath &amp; North East Somerset Local Plan 2007 (<u>column 1</u>) will be replaced by policies in the Core Strategy' (<u>column 3</u>)</p>  |
| PC99                | 143                         | Appendix 2: Saved Local Plan Policies       | <p>Amend the text above the schedule to read:<br/>'The following saved policies from the Bath &amp; North East Somerset Local Plan 2007 will continue to be used <u>in conjunction with policies in the Core Strategy</u> until replaced through the Local Development Framework.'</p> <p>Amend Appendix 2 by re-inserting reference to two saved policies:<br/><u>NE.1 Landscape Character</u><br/><u>NE.2 Areas of Outstanding Natural Beauty</u></p> |
| PC100               | 143                         | Glossary                                    | Amend definition to read:   |

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|                     |                             |                | <p><b>Brownfield land or <u>site</u> development</b></p> <p>Brownfield land/site or previously developed land is that which is or was occupied by a permanent structure (<del>excluding agricultural or forestry buildings</del>), <u>including the curtilage of the developed land and any associated fixed surface infrastructure</u>. <del>The definition covers the curtilage of the development.</del></p> <p><u>The definition includes defence buildings, but excludes:</u></p> <ul style="list-style-type: none"> <li>- <u>Land that is or has been occupied by agricultural or forestry buildings.</u></li> <li>- <u>Land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures</u></li> <li>- <u>Land in built-up areas such as private residential gardens, parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed.</u></li> <li>- <u>Land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings).</u></li> </ul> <p><u>There is no presumption that land that is previously-developed is necessarily suitable for housing development nor that the whole of the curtilage should be developed.</u></p> <p>Previously-developed land may occur in both built-up and rural settings. <del>A precise definition is included in Planning Policy Guidance Note 3 'Housing'.</del> In the sequential approach this is preferable to greenfield land.</p> |
| PC101               | 144                         | Glossary       | <p>Amend definition to read:<br/>Green Infrastructure<br/>The network of protected sites, nature reserves, green spaces and greenway linkages. The</p>  |

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|                     |                             |                | linkages include river corridors, <u>waterways</u> and flood plains, migration routes and features of the landscape which are important as wildlife corridors. Green infrastructure should provide for multi-functional uses i.e. wildlife, recreational and cultural experience, as well as delivering ecological services such as flood protection and microclimate control. It should also operate at all scales from urban centres through to open countryside.   |
| PC102               | 144                         | Glossary       | <p>Add definition of Heritage Asset (as below).</p> <p><u>Heritage Asset</u></p> <p><u>A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing). (PPS5, Annex 2)</u></p> |
| PC103               | 146                         | Glossary       | <p>Add definition of the term 'valued habitats' (as below):</p> <p><u>Valued Habitats</u></p> <p><u>Valued habitats are defined as habitats of principle importance (defined by Section 74(2) of the Countryside and Rights of Way Act 2000), ancient woodland (woodland that has been in continuous existence since at least 1600 AD [DEFRA, 2005]) and aged or veteran trees (a tree that is of interest biologically, culturally or aesthetically because of its age, size or condition [Veteran Tree Initiative, 2000]).</u></p>                |