

Bath and North East Somerset Consultation Report: Core Strategy

Issues and Options Stages

Regulation 30 1(d)

May 2011

**Bath & North East
Somerset Council**



Bath and North East Somerset
Local Development Framework

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1 Introduction

- 1.1 This statement describes how Bath and North East Somerset Council has undertaken community participation and stakeholder involvement to produce the Core Strategy Development Plan Document (DPD). It demonstrates that this process has been undertaken in accordance with the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008, Regulation 25 'Public Participation in the preparation of a Development Plan Document'. It also highlights how the Council has met the requirements of the adopted Statement of Community Involvement (SCI) (2007).
- 1.2 This statement explains the consultation undertaken at the 'issues and options' stages and details of who has been consulted; details of how they were consulted; and a summary of the issues raised in accordance with the requirements of Regulation 30 1 (d) of the 2008 Regulations.

2. Consultation overview

- 2.1 The stages of consultation set out below have been undertaken in the preparation of the Core Strategy. The issues and options stages of the consultation are covered in this consultation statement, whilst the publication stage is dealt with in the separate Regulation 30 1 (e) statement. In addition to these stages of consultation the Core Strategy preparation process has involved significant ongoing engagement with stakeholders.

Launch Consultation (25th September 2007- 17th December 2007)

The Council published its launch document for a period of 12 weeks of public consultation to initiate discussion about the issues facing the District.

Spatial Options Consultation (19th October 2009 – 11th December 2009)

Building on the launch consultation and the issues raised, the Council developed its Spatial Options document which was published for public consultation on the 19th October for an initial period of 8 weeks. The period for receipt of comments was extended for an additional 5 weeks due to the high level of interest in the consultation.

Issues and Options
stage

Draft Core Strategy (Publication) Consultation (16th December 2010 – 3rd February 2011)

Further to the issues and options stages, this was a formal statutory stage of the consultation process. The Draft Core Strategy was published for public consultation for a period of 7 weeks from 16th December 2010

Publication stage

– 3rd February 2011. More information on this consultation is set out in the Regulation 30 1 (e) statement.

3. Issues and Options Consultation Part 1 - Launch consultation

Key Consultation Materials

- 3.1 In order to stimulate discussion on the Core Strategy the Council prepared a Core Strategy Launch document (**Appendix 1**). The Core Strategy Launch document was agreed for consultation by Cabinet on 5th September 2007. The consultation took place between the 25th September 2007 and 17th December 2007.
- 3.2 The main purpose of the launch document was to facilitate public consideration and debate about how the district should develop over the next 20 years. The document painted a picture of the district and identified the major issues that the Council thought that different parts of the district faced. A series of questions were raised throughout the document which aimed to aid discussion. The document took an area based approach to make the document more accessible and approachable, and a district wide chapter was also included.
- 3.3 Additional publicity material was also produced along side this document to help explain the role of the Core Strategy, highlighting the main issues and provide details of the consultation. This included:
 - A series of four area based leaflets distributed throughout the district (**Appendix 2**): (1) Bath; (2) Keynsham; (3) Midsomer Norton, Radstock and environs and (4) Rural Areas.
 - A display panel (**Appendix 3**) summarising the launch document and highlighting the key issues for the different parts of the district. The display was held in various locations throughout the district during the consultation period.
 - Posters (**Appendix 4**) to advertise the consultation were displayed on local notice boards, libraries etc.
- 3.4 A Comment Form (**Appendix 5**) was produced to help record and categorise comments made. Hard copies were made available to pick up in libraries and Council offices, and it was also available to download from the website.
- 3.5 A webpage for the Core Strategy was set up and a special web address was also created (www.bathnes.gov.uk/corestrategy) (**Appendix 6**). This went live on 25th September 2007. Throughout the consultation period there was clear signposting from the Council Homepage to the Core Strategy consultation webpage – this included use of the central advertising banner and the consultation being the top feature in the “Of Interest” section of the Home Page. The webpage included links to a consultation calendar with all events listed and copies of all consultation material.
- 3.6 The Core Strategy Launch Document was made available as both html text and as an interactive document. This allowed comments to be made by clicking on the relevant part of the document.

- 3.7 A letter notifying all stakeholders on the LDF database of the start of the consultation (**Appendix 7**) was sent on 21st September 2007. A list of all those contacted in line with the Adopted SCI is included as **Appendix 8**.
- 3.8 Furthermore, on adoption of the B&NES Local Plan on 18th October 2007 a letter notifying all those who had been involved in the Local Plan process was issued, this included a box highlighting the upcoming Core Strategy consultation (**Appendix 9**).

General Publicity and Information

- 3.9 A Press Briefing was held on the Core Strategy on the 3rd September aimed at the Local Press. Radio interviews were also undertaken.
- 3.10 A number of press releases were issued (**available on request**). The first on 29th August 2007 to coincide with the release of the draft Core Strategy Launch document for agreement by Cabinet, the second on the 21st September to coincide with the launch of the Core Strategy and the third on 9th October to advertise Core Strategy consultation events.
- 3.11 All press releases were also featured on the Council's website and were sent out as part of the Council's weekly ebulletin *Inform* (which is emailed to all staff and has an additional general circulation of 1,750).
- 3.12 On 4th September 2007 radio coverage about the Core Strategy and the upcoming consultation, including an interview with the Manager of Planning Policy for B&NES Council was featured on:
- GWR,
 - BBC Radio Bristol
 - Bath FM.
- 3.13 The following items were featured in the local press:
- *Bath Chronicle* (p5) 04/09/07 'Public called on to shape council plans'
 - *Bristol Evening Post* (p13) 04/09/07 'Will green belt be swallowed up by houses?'
 - *Somerset Guardian* (p6) 04/10/07 'Views on district's future are invited'
 - *Western Daily Press* (Front page plus double page feature p4-5) 04/09/07 'Green Belt under threat: We need 15,000 new houses and they must go somewhere'
 - *Bath Chronicle* (p4) 27/09/07 'Unveiled a glimpse of our lives in 20 years'
 - *Somerset Guardian* (p8) 18/10/07 'Library offers opportunity to talk to planning officers'
 - *Bath Chronicle* (p17) 15/11/07 'Public Debate on plans to build 15,000 houses'

- *Bath Chronicle* Nov/2007 'City must grow and change'
- *Bath Chronicle* (p4) 22/11/07 '15,000 Homes spark big debate'
- *Bath Chronicle* 06/12/07 'Parish councillors pledge to fight development threat to green belt'
- *Somerset Guardian* 06/12/07 (p9) 'Group challenges proposal to build 7,000 new homes'
- *The Bath Magazine* Dec/07 (p10-11) *Campaign Against Urban Sprawl Advertisement flagging up the Core Strategy launch consultation*

3.14 The following items were featured in other local newsletters:

- *Keynsham Community News* (p2) November/December Edition 'Keynsham's Future: Some Tough Decisions need to be made'
- Article in CVS Newsletter *Context* (24/10/07). Circulation of 124 voluntary sector groups.

3.15 A four page pull out feature on the Core Strategy launch consultation was included in the November issue of Bath & North East Somerset's *Council News Issue 47 (Appendix 10)*. This newsletter is distributed to every household and business in the district.

3.16 An article on the Core Strategy launch consultation also appeared in the Autumn Edition of the B&NES Council Staff Magazine *Inside Out (available on request)*.

3.17 The Assistant Director of Planning and Transport was interviewed for ITV West on 25th September 2007 on the launch of the Core Strategy consultation and a feature appeared on that evenings regional ITV News.

3.18 Displays were held throughout the district both at meetings and events and dedicated displays. These displays featured the display panels and the area based leaflets. The following unmanned displays were also held:

- Northgate House, Upper Borough Walls, Bath: shop window display on busy shopping street (October – December 2007)
- Norton Radstock College (week commencing 15/10/07 for 1 week)
- Bath Planning Reception at Trimbridge House (September – December 2007)
- Bath Central Library (week commencing 22/10/07 for 2 weeks)
- Keynsham Library (week commencing 29/10/07 for 1 week)
- Midsomer Norton Library (week commencing 19/11/07 for 1 week)
- Weston Library, Bath (week commencing 12/11/07 for 10 days)
- Moorland Road Library, Bath, Radstock (refurbishment), Saltford and Paulton Library had posters and leaflets to display as there was limited space available.

- 3.19 A manned stall on the Core Strategy launch was also held as part of the Council Staff Week. The exhibition was displayed in Bath on 20th November and in Keynsham on 21st November 2007.
- 3.20 Copies of the leaflet and posters were sent to all libraries in the district, Parish Councils for display on local notice boards and the key Council offices in Bath, Keynsham and Midsomer Norton. In addition to this leaflets were distributed to interest groups, local members and were distributed at meetings and at events.
- 3.21 These leaflets were also provided for distribution at the following local Partners and Communities Together (PACT) meetings led by Avon & Somerset Constabulary:
- Youth PACT Midsomer Norton (27/11/07)
 - Oldfield PACT, Bath (28/11/07)
 - Peasedown St John PACT (29/11/07)
 - Farmborough PACT (04/12/07)
 - Radstock PACT (05/12/07)
 - Saltford PACT (05/12/07)
 - Keynsham East PACT (10/12/07)
 - Bath City Business PACT (11/12/07)
- 3.22 The Core Strategy Launch Document was also made available to view in the following deposit stations:
- Trimbridge House, Trim Street, Bath, BA1 2DP;
 - The Hollies, Midsomer Norton, Bath, BA3 2DP;
 - Riverside Office, Temple Street, Keynsham, Bristol, BS31 1 LA.
 - Bath Library, 19 The Podium, Northgate Street, Bath, BA1 5AN;
 - Radstock Library, The Street, Radstock, BA3 3PR;
 - Saltford Library, 478a Bath Road, Saltford, BS31 3DJ;
 - Midsomer Norton Library;
 - Moorland Road Library, Moorland Road, Bath, BA2 3PL;
 - Weston Library, Church Street, Weston, Bath, BA1 4BU;
 - Paulton Library, Central Methodist Church, Paulton, BS39 7QQ;
 - Mobile Libraries (2).

Consultation

- 3.23 The Core Strategy consultation was launched at the meeting of the *Local Strategic Partnership* on 25th September, with a presentation from the Assistant Director of Planning and Transport (**available on request**). The LSP is made up of a wide range of stakeholders from the public services, community sector, voluntary sector and business sector. The partnership has ownership of the *B&NES Community Strategy and the Local Area Agreement*. LSP meetings are open to the public to attend in an observational capacity.

Stakeholder consultation

- 3.24 Some of the targeted consultation was carried out jointly with the Policy & Partnerships team, and with the Economic Development and Regeneration team. The Policy and Partnerships team leads on work with the Local Strategic Partnership (LSP) and local partnership working, and is responsible for work on the Sustainable Community Strategy and the Local Area Agreement.
- 3.25 The following joint meetings/workshops were also held with Policy and Partnerships as part of a joint Core Strategy launch/Community Strategy refresh consultation:
- Workshop with LSP Communities sub group (01/11/07)
 - Workshop with LSP Voluntary sector sub group (01/11/07)
 - Manned display at the inaugural meeting of the LSP Sustainable Growth Alliance sub-group (12/12/07)
 - Presentation to the Bath South Community Development Partnership (22/11/07)
 - Presentation and Q&A to the Disability Equality Forum (05/12/07)
- 3.26 The following joint workshops were held with the Economic Development and Regeneration team:
- Workshop with sixth formers in Bath at Hayesfield School (26/11/07)
 - Workshop with sixth formers in Keynsham at Wellsway School (06/12/07)
- 3.27 A number of one to one meetings were held with key stakeholders, these included:
- Bristol City Council
 - West Wiltshire District Council
 - Mendip District Council
 - Strategic Level Meeting with Avon Fire and Rescue Service (11/12/07)
 - Strategic Meeting with Avon & Somerset Constabulary (18/21/07)
 - Strategic Level Meeting with B&NES Primary Care Trust
- 3.28 In addition to this a number of ebulletins were sent out to key stakeholders informing them about the Core Strategy launch consultation. The key ebulletins were as follows:
- Planning Policy invitation to join the Core Strategy consultation to 311 stakeholders from LDF database with known email addresses (08/11/07)
 - Internal Council Staff ebulletin (25/10/07)
 - Email notification to all Councillors (25/10/07)
 - Responsible Authorities e-notification (29/10/07)
 - Voluntary Sector Forum ebulletin (24/10/07)
 - Play Partnership ebulletin (03/10/07)
 - Business West/Chamber of Commerce (date unknown)

- 3.29 There were a number of opportunities in which the Parish and Town Councils were engaged with and consulted on the Core Strategy launch and informed about the new planning system. This included the use of the Parish Liaison and Parish Cluster meetings as well as a number of presentations.
- 3.30 A presentation on the launch of the Core Strategy was delivered by the Assistant Director of Planning and Transport on 24th October 2007 at the *Parish Liaison* meeting. This meeting is attended by representatives of all Parish Councils. This presentation was followed by a question and answer session and accompanied by a paper.
- 3.31 In the second half of 2007 all Parish Cluster meetings were run as three hour planning training workshops. As a core part of the workshops parish councillors and members of the public attending were informed about the role of local planning policy and were informed about the Core Strategy consultation. Furthermore, during the consultation period local issues were discussed as part of the training. Parish Liaison meetings were held on the following dates:
- Keynsham & Saltford (20/06/07)
 - Batheaston cluster (05/07/07)
 - Paulton, Timsbury, High Littleton, Farrington Guerney, Cameley, Camerton (12/10/07)
 - Norton Radstock & Peasedown cluster (22/10/07)
 - Combe Hay & Englishcombe etc cluster (23/10/07)
 - Whitchurch cluster (14/11/07)
- 3.32 Presentations were also made at the following meetings, these presentations were followed by Q&A sessions:
- Presentation to Keynsham Town Council (13/11/07)
 - Presentation to Norton Radstock Town Council (17/12/07)
- 3.33 Urban Extension meetings specifically aimed at the 'areas of search' for the urban extensions were also held. The Bath urban extension group (comprising ward councillors and parish councils representing areas adjoining Bath) met in Englishcombe on 3rd December 2007. The South East Bristol urban extension group (comprising ward councillors and parish councils representing areas within and adjoining the 'area of search') met in Whitchurch on 5th December 2007. Both meetings started with a presentation from planning officers and were followed by a Q&A session with officers from planning and transport as well as the executive members.

General consultation

- 3.34 A number of open *drop-in sessions* were held for the general public and interested stakeholders. These were advertised through the local press, Council News, the website and ebulletin/local networks. These

drop-in sessions were held in the three principle urban areas of Bath, Keynsham and Midsomer Norton. The following drop-in sessions were held:

Bath (Planning Services office, Trimbridge House, Trim Street, Bath, BA1 2DP):

- 03/01/07 2-4.30pm
- 04/10/07 10am -12.30pm
- 05/10/07 10am – 12.30pm
- 04/12/07 10am-12.30pm

Keynsham (Riverside office, Temple Street, Keynsham, BS31 1LA):

- 08/10/07 2-4.30pm
- 09/10/07 10am-12.30pm
- 10/10/07 10am-12.30pm
- 03/12/07 10am – 12.30pm

Midsomer Norton (Hollies, High Street, Midsomer Norton, BA3 2DP):

- 15/10/07 2-4.30pm
- 16/10/07 10-12.30pm
- 17/10/07 10-12.30pm
- 09/11/07 2-4.30pm
- 20/11/07 10-12.30pm
- 21/11/07 10-12.30pm
- 05/12/07 10am-12.30pm

3.35 In addition to the above a number of specific events were held including presentations and workshops. The key presentations/workshops undertaken were as follows:

- Presentation to the South Bath Community Development Group (16/06/07)
- BRLSI Lecture and public display: Accommodating Growth in Bath & North East Somerset over the next 20 years (9th October 2007 – attendance approx 100)
- Planning Officer attended Community Lunch run by B&NES CVS (New Oriel Hall, Bath) and talked to representatives from faith groups, community and voluntary organisations
- Workshop with the Somer Valley Partnership (31/10/07)
- Presentation to the Federation of Bath Residents Association (26/11/07)
- Workshop with DAFBY (Democratic Action for B&NES Youth) (05/10/07)
- Exhibition at Members Away Day (01/10/07)
- Workshop with Midsomer Norton Community Association (08/11/07)
- Presentation to Keynsham Development Advisory Group (26/11/07)
- Presentation to Bath Preservation Trust Architecture and Planning Committee (05/11/07)
- Briefing session for Business West (15/11/07)
- Consultation advertised at Keynsham Interagency Forum (04/12/07)

3.36 Consultation material and information was also provided at the following meetings/groups:

- Keynsham South Forum AGM (25/09/07)
- Planning Aid Seminar for Community Groups on Planning Obligations (09/10/07)
- Keynsham Town Centre Management Steering Group (16/10/07)
- Play Partnership meeting (16/10/07)
- Widcombe Association (publicity material provided at Economic Development and Regeneration Presentation) add date
- South Bath meeting at Culverhay School (20/11/07)

3.37 Key issues arising from comments on Core Strategy Launch

Summary of Main Issues Raised

The Council received a total of 3,029 comments from 327 respondents on the Core Strategy launch document. In addition to this a number of comments made at the various events, meetings, workshops, presentations and drop-in sessions were recorded and analysed.

Approximately 20% of the comments were made online through the new e-consultation system.

The Core Strategy Launch document was split up on an area basis and comments were analysed in this way. It was hoped that this approach would facilitate greater engagement in the consultation.

The main issues raised are outlined below:

District wide (856 comments)

Provide the effective protection of areas of landscape value including AONBs, as well as the Green Belt, Conservation Areas, listed buildings, World Heritage Site and its buffer zone, distinctiveness of each of the individual towns and villages.

New housing should be linked with demand and development focussed around existing social and economic infrastructure. Meeting the identified affordable housing needs is vital. Some consider 35% affordable housing should be raised to 65% and others that 35% is unrealistic for all new housing. Key-worker housing is essential and emphasis should be on shared equity provision to enable local people to contribute to the local economy

More intensive use of brown field sites and existing buildings should be made before allocating new land. Well integrated mixed use would actively assist in creating self contained sustainable communities. Provision of local facilities is key to creating cohesive communities. Conclusions of employment and retail studies should inform key employment locations and more reliance on partnerships with the private sector for delivery.

District/town centres should maintain their vitality and viability with a more diverse mix of retailers. Important that access to convenience goods is maintained across the district particularly in rural areas.

Public transport services should be improved and Park & Ride facilities increased. A36/A46 link road needed as is a by-pass to Saltford to relieve the ongoing problems of congestion. Also needed are an integrated public transport system, the South Bristol Ring Road linking the A4, A37, A38 and A370, a southern bypass to Bath and re-use of redundant railway routes.

Bath (710 comments)

Growth, Development and Environment Quality

Overall growth forecasts questioned i.e. population, household and economic growth projections underlying the RSS. Questions as to whether lower forecasts would negate the need for an urban extension.

Doubts expressed concerning the ability of the city to accommodate anticipated growth in housing, employment and retail in a manner that will compliment the look, feel and functioning of the place i.e. impacts on townscape, WHS, quality of life and transport infrastructure.

The question needs to be asked 'what harm will be done to the city if growth levels are suppressed'?

Ensure that existing landscape and wildlife designations are maintained

Economy

Mixed response to growth agenda ranging from 'ensure that the city can respond to market signals' to 'Bath should not be expected to grow at regional rates, this will accelerate its destruction'.

Established employment areas should be protected from other uses or if redeveloped ensure an appropriate level of employment space as part of a new mix of uses e.g. along the Lower Bristol Road.

Tourism and retailing will remain a key component of the economy so these sectors must be 'looked after', alongside any attempt to diversify the economic base. Such an attempt should look to accommodate companies 'spinning-out' of the universities.

Ensure small to medium sized enterprises have the space they need and provide a choice of options for them to expand if they so wish. New space should be accessible by a variety of means of transport.

Explore the option of encouraging more growth in Keynsham and Norton Radstock, if Bath cannot physically accommodate.

Council needs to grasp the Dyson opportunity - good for the image of the city and respond to market signals.

Housing

A desire to see the optimum use made of redevelopment opportunities within the city before an urban extension is countenanced.

Range of views on affordable housing provision - developers generally wish to retain the target of 35% on qualifying schemes, others promote a higher target.

Expectation that developments will bear the cost of the demand they generate for social infrastructure and transport improvements.

Sustainable construction methods and sustainable buildings must be implemented.

Shopping

An interest in seeing how the development of new retail space at Southgate will be taken up and how it will impact on the existing retail core. Caution against planning a Southgate II before the effect of Southgate I is understood.

Need expressed to ensure a diverse, as opposed to an expanded, shopping offer from boutique to budget and from independent to multiple.

The health and vitality of local suburban shopping needs should not be neglected. Population growth may require additional shops within existing residential areas. A view that south Bath needs better food shopping provision

Reject retailers who require large 'sheds' given the scarcity of land in the city and competing uses for that land.

Public Realm

Negative impact of on-street parking in city centre and on traffic in general.

Concern that high density development will be needed and that this is not compatible with a high quality public realm.

Multi use public space needed.

Street clutter - road signage everywhere should be rationalised or removed.

Pedestrian environment is very poor/dangerous in places e.g. Gay Street/ George Street Junction.

Council's emerging public realm and movement strategy is too narrowly focused on the city centre.

Support for any measures/proposal to make more of the riverside environment as an asset.

Any redevelopment of the Podium/ Hilton/ Cattlemarket, Manvers Street, Avon Street must make the most of the riverside location.

Universities and Student Housing

Recognition of contribution to the economy and image of the city.

University expansion and student housing issue raised by many. Preference expressed for a mixed approach to student accommodation, with some additional space on campus coupled with purpose built urban sites. Urban sites should pair new accommodation with teaching space and other basic facilities.

Tourism

A need to widen and increase the range of accommodation types on offer as part of a wider tourism strategy for Bath.

Associated conference facilities /concert hall/casino would benefit the city perhaps at BWR East.

Tourism info office needed at the train station/ public transport interchange

Basic visitor facilities such as public toilets are lacking or sub-standard.

Transport

Reduce town centre car parking.

Reduce bus fares and increase frequency and reliability.

More bus and cycle lanes needed.

Operate Park and Ride over longer hours.

Joined up thinking needed i.e. cost of return bus fare versus cost of short stay car parking.

Open up the river as a means of transport.

Subsidise secondary school bus travel.

Proposed Park and Ride at Lambridge is too close to the city and needs to be further to the east.

Bath Urban Extension (259 comments)

Clarification needed of the relationship between the WHS buffer zone project and the proposal for an urban extension.

A desire to protect existing historic rural settlements, their landscape settings and the quality of life of the communities that reside their.

Concerns about the traffic implications on roads.

Mixed views on development in the AONB around Southstoke ranging from 'because its AONB it shouldn't considered' to 'a closer examination of the land around Bath reveals that land outside the AONB may actually be of more landscape value than land in the AONB at Southstoke'

Expectation that design quality must be high, but a fear that volume house builders do not have the flair or imagination to devise a solution that reflects Bath's special circumstances.

Need for local services as part of the Urban Extension that are accessible to residents already living in wards such as Twerton, Southdown and Odd Down. Such services include supporting social infrastructure (e.g. schools, healthcare etc.), green infrastructure, recreational space and allotments

Keynsham (120 comments)

Ideas for revitalising Keynsham Town Centre included: pedestrianisation, parking schemes, retail offer which differentiates it from out of town competition (e.g. niche retail) and the regeneration of the Town Hall/Riverside area.

Various sites for employment use suggested (not by landowners).

Housing needs of older people should be considered.

Improvements to Keynsham station and services suggested.

Community facilities for leisure, young people and allotments requested.

South East Bristol Urban Extension (99 comments)

Various possible locations for development within the area of search were discussed.

The advantages and disadvantages of Hicks Gate and Whitchurch were outlined.

Broad agreement that Stockwood Vale should be protected.

Various sites around the edge of Keynsham put forward by landowners.

Infrastructure to support development needs to be provided - e.g. south Bristol link road.

Impact on traffic needs to be assessed.

Different views given about the extent to which the proposed urban extension to Bristol should relate to Keynsham.

To complement the regeneration of south Bristol the phasing, land use and connectivity with south Bristol will need to be considered through close working between B&NES Council and Bristol City Council.

Midsomer Norton and Radstock (324 comments)

Strong support for promoting the Somer Valley as a whole (including Midsomer Norton, Radstock, Paulton, Peasedown St John and other surrounding villages including those in Mendip District) but respecting separate identities and distinctive characters.

Focus development in Midsomer Norton and Radstock.

Mixed views on the extension of the Green Belt, but gaps between settlements should be protected.

New housing should only be allowed if matched with new jobs.

Retain small employment sites and provide new small units.

The need to encourage local businesses.

Strong support for reopening the railways.

Strong support for safeguarding disused railways as sustainable transport routes such as public transport, cycling and walking.

Mixed views on the further provision of housing.

The need for affordable housing and housing for local people was highlighted.

Midsomer Norton is a retail centre which should be enhanced and promoted.

Radstock is a more artisan and heritage town and should look for such 'niche shopping'.

Improve public transport links because commuting will not decrease.

Safeguard the Clutton/Temple Cloud bypass route.

Many local services and facilities are deficient (e.g. health, sport and recreation) and additional facilities such as a multi media learning centre and the proposed town park are needed.

Rural Areas (661 comments)

Ideas about hierarchy of villages and towns put forward.

Presumption against the removal of any settlement from the Green Belt.

Need to maintain housing development boundaries.

Separation between villages and use brownfield sites as a priority.

Need for a range of low cost housing types in rural settlements/support for a rural exceptions policy.

Home working and other ways of working which reduced the need to travel should be actively promoted including the re-use of redundant and underused buildings.

Mixed views on whether affordable housing should be near employment opportunities.

Support for retaining and enhancing existing facilities to help sustain rural communities including more farmers markets and community shops.

Support for the sale of local produce to reduce food miles.

Improving accessibility to rural areas should not include new road building, but a cheaper and more reliable bus service is needed and further use of Dial-a Ride and Fare Car schemes encouraged.

General support for the retention of land safeguarded for the proposed bypasses.

Strong support for former railway lines to be developed for sustainable transport use including a potential district wide light rail system.

Strong support for the protection and enhancement of Green Infrastructure and the biodiversity and open spaces.

Whilst, in principle, renewable energy should be actively encouraged there was strong opposition to wind turbines in areas of high landscape value and a mixed reaction to the benefits of bio-mass production.

4. Issues and Options Consultation Part 2 - Spatial Options document consultation

Key Consultation Materials

- 4.1 In order to present Spatial Options for the Core Strategy, the Council prepared a Core Strategy Spatial Options Document (**Appendix 11**). The Core Strategy Spatial Options document was agreed for consultation by the Council on 1st October 2009.
- 4.2 The main purpose of the Core Strategy Spatial Options document was to focus the discussion about how the district should develop up to 2026 by setting out options for the broad locations for new development across the district and outlining the Council's preferred approach to accommodating the new development, alongside the alternatives. An area based approach was taken to make the document more accessible and approachable. Chapters covering the proposed urban extensions, and a district wide chapter were also included.
- 4.3 Additional publicity material was also produced along side this document to help explain the role of the Core Strategy, to highlight the main issues and to provide details of the consultation.
- 8 summary leaflets summarised the chapters in the document (**Appendix 12**): **1** – Vision, Objectives and Core Policies. **2** – Locational Options for the District. **3a** – New Neighbourhood in an Urban Extension to Bath. **3** – Bath. **4** – Keynsham. **5** – New Neighbourhood in an Urban Extension to South East Bristol. **6** – Midsomer Norton Radstock. **7** – Rural Areas
 - 1 summary leaflet (**Appendix 13**) was produced to publicise the consultation period
 - Two Display Boards (**Appendix 14**) summarised the Spatial Options, and the headline objectives. The display was used at consultation events, and was in the Planning reception throughout the consultation period.
 - Posters (**Appendix 15**) advertised the consultation and these were displayed on local notice boards, libraries, doctor's surgeries etc.
- 4.4 A Core Strategy Spatial Options comment form (**Appendix 16**) was produced to record and categorise comments made. Hard copies were made available to pick up in libraries and council offices. A copy was also available to download on the website.
- 4.5 The webpage for the Core Strategy was updated with the Spatial Options documents and supporting information, including information papers and an events calendar (www.bathnes.gov.uk/corestrategy). Throughout the consultation period there was clear signposting from the Council Homepage to the Core Strategy consultation webpage – this included use of the central advertising banner and the consultation being a feature in the “Of Interest” section of the Home Page.

- 4.6 The Core Strategy Spatial Options Document was also made available as both html text and as an interactive document. This allowed comments to be made on the document by clicking on any part of the document.
- 4.7 A letter notifying all stakeholders on the LDF database of the start of the consultation on the Core Strategy (**Appendix 17**) was sent on 15/10/09. This included the consultation bodies identified in the Adopted SCI. A list of those consulted is included at **Appendix 18**.

General Publicity and Information

- 4.8 A Press Briefing was held on the Core Strategy Spatial Options on 24th September 2009.
- 4.9 A number of press releases were issued in relation to the Core Strategy launch consultation (**Appendix 19**). The first on 20th October 2009 detailing the release of the Core Strategy Spatial Options document for agreement by Council. A further four press releases were issued:
- 12th November 2009 – Events reminder, and list of extra consultation dates added
 - 17th November 2009 – Outlining how the Core Strategy proposes to address headline objective of Climate Change
 - 26th November 2009 – Extension to consultation period
 - 4th December 2009 – Outlining how the Core Strategy proposes to address affordable housing.
- 4.10 All press releases were also featured on the Council's website and were sent out as part of the Council's weekly ebulletin *Inform* (which is emailed to all staff and has an additional general circulation of 2,500).
- 4.11 The following items were featured in the local press:
- This is Bath 30/09/09 '*Villagers pledge to fight new mini-new town*'
 - The Bath Chronicle (p10) 01/10/09 Full page spread '*Blueprint rejects controversial house building targets*'. Column introducing the document by the council leader. Cllr Francine Haerberling.
 - This is Bath 02/10/09 '*Row over homes blueprint*'
 - The Guardian 18/10/09 '*Duchy plan to concrete over green fields leads to outcry*'
 - This is Bath 21/10/09 '*Have your say at future roadshows*'
 - The Bath Chronicle 22/10/09 (p8) '*Have your say on the future at roadshows*'
 - Western Daily Press 28/10/09 (pg2) '*Shock at £450m development plan for the green belt*'
 - The Bath Chronicle 29/10/09 '*Development plan sparks meeting*'

- The Bath Chronicle 05/11/09 *'Have your say over homes, villagers are urged'*
- Somerset Press 05/11/09 (p23) *'Strategy must be less Bath-centric'*
- Bath Chronicle 12/11/09 (p48) *'We need more time to study this Newton Plan'*
- Western Daily Press 16/11/09 (p2) *'Labour's shocking betrayal is utterly unsustainable'*
- The Bath Chronicle 19/11/09 (p26) *'New opportunities to give feedback'*
- Somerset Guardian Journal 26/11/09 *'Planning Tomorrow Today: Extension to deadline'*
- This is Bath 08/12/09 *'Somerset urges new house-building'*
- This is Bath 09/12/09 *'Look elsewhere to build new homes, urge councillors.'*
- Bath Chronicle 03/12/09 (p20) *'£1.5m boost for housing'*
- Bath Chronicle 23/12/09 (p3) *'We don't want to be swamped by this flood of new housing'* and also letters page
- Bath Chronicle online 04/01/2010 *'Petition handed over in battle against new homes'*
- Bath Chronicle *'We must unite to fight Core Plan'* 07/01/10 Letters page
- Bath Chronicle *'There is a housing need, Bath cannot it'* 14.01.10

4.12 The following items were featured in other local newsletters:

- Keynsham, *The Week In* Issue 86 8/10/09 *'B&NES Core Strategy Spatial Options part one'*
- Keynsham, *The Week In* Issue 93 26/11/09 *'Have your say on low carbon future'*
- *The Midsomer Norton, Radstock & District Journal* No. 1507 20/11/09 *'An important choice for Midsomer Norton'*

4.13 A four page pull out feature on the Core Strategy Spatial Options was included in the Winter issue of Bath & North East Somerset's Council News *Connect* (**Appendix 20**). This newsletter is distributed to every household in the district.

4.14 Copies of the publicity leaflet and posters were sent to all libraries in the district, Parish Councils for display on local notice boards and the key Council offices in Bath, Keynsham and Midsomer Norton. In addition to this leaflets were distributed to interest groups, local members and were distributed at meetings and at events.

4.15 The publicity leaflets were also provided for distribution at the following local Partners and Communities Together (PACT) meetings led by Avon & Somerset Constabulary:

- Lambridge PACT - 4 November 2009

- Lansdown PACT - 18 November 2009
- Bathwick PACT - 8 December 2009
- Combe Down PACT - 3 November 2009
- Twerton PACT - 12 November 2009
- Bath Avon PACT - 9 December 2009
- Keynsham PACT (East) - 8 December 2009
- Keynsham PACT (North) - 2 November 2009
- Keynsham PACT (South) 2 November 2009
- Pensford PACT - 9 November 2009
- Bathavon PACT (South) - 23 November 2009
- Bathavon PACT (West) - 23 November 2009
- Mendip PACT - 29 October 2009
- Midsomer Norton PACT (North) - 19 November 2009
- Midsomer Norton PACT (Redfield) - 19 November 2009
- Paulton PACT - 24 November 2009
- Peasedown PACT - 3 December 2009
- Radstock PACT - 3 December 2009
- Westfield North PACT - 3 December 2009

4.16 The Core Strategy Spatial Options document was also made available to view in the following deposit stations:

- Trimbridge House, Trim Street, Bath, BA1 2DP;
- The Hollies, Midsomer Norton, Bath, BA3 2DP;
- Riverside Office, Temple Street, Keynsham, Bristol, BS31 1 LA.
- Bath Library, 19 The Podium, Northgate Street, Bath, BA1 5AN;
- Radstock Library, The Street, Radstock, BA3 3PR;
- Saltford Library, 478a Bath Road, Saltford, BS31 3DJ;
- Midsomer Norton Library;
- Moorland Road Library, Moorland Road, Bath, BA2 3PL;
- Weston Library, Church Street, Weston, Bath, BA1 4BU;
- Paulton Library, Central Methodist Church, Paulton, BS39 7QQ;
- Mobile Libraries (2).

4.17 LDF newsletter no. 3 (**Appendix 21**) with updates and information was emailed to stakeholders on the LDF database on 10th December 2009.

Stakeholder Consultation

4.18 Bath and North East Somerset's SCI sets out a list of target groups to be involved in the preparation of the LDF:

Young People	<p>The Centre for Sustainable Energy (CSE) supported the Council in the consultation process as part of the PlanLoCaL project. CSE held two workshops for young people:</p> <ul style="list-style-type: none"> • Workshop with DAFBY (Democratic Action for Bath and North East Somerset Youth)
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	<p>Initiative), (03/12/09)</p> <ul style="list-style-type: none"> • One full day workshop with five Primary schools and two secondary schools from around the district (10/12/09)
Faith, Ethnic and Language Groups	The policy team worked hard to establish contacts with groups within this target group. This target group proved difficult to establish contact with. One meeting was arranged with the Racial Equality Council (24/11/09). Information was also sent along to a Bath City Churches meeting.
Disabled people	Equality B&NES - A Voice for Disabled People, is a project that aims to deliver a stronger voice for disabled people who live, work and travel in Bath and North East Somerset (B&NES). An officer attended one of the Forum's regular meetings (28/10/09). A special meeting was also arranged with Your Say, a learning disability group (02/12/09).
Gypsies and Travellers	Stakeholder groups informed through the LDF database. No targeted events arranged at this stage
People living in rural areas	The Divisional director gave a short presentation on the Spatial Options at a Parish Liaison meeting (14/10/09). A Special Parish / Town Council event (04/11/09) was also arranged to cover the Spatial Options in more detail. A number of presentations were arranged with speakers including the Policy and Environment Manager as well as some of the parish councillors. The event was chaired by the district's Avon Local Council's Association (ALCA) representative.
Small business owners	A presentation and Q&A session with the Divisional director was held with the B&NES Initiative (06/11/09), The Initiative is an organisation which exists to enable the business community to play a full part in local democratic processes.

4.19 A number of Strategic Housing Land Assessment (SHLAA) workshops were held in the three principle urban areas of Bath, Keynsham and Midsomer Norton for Councillors:

- Bath (**26/10/09**)
- Midsomer Norton (**27/10/09**)
- Keynsham (**29/10/09**)

4.20 There were a number of engagement/consultation opportunities for the Parish and Town Council's.

- 4.21 A presentation on the Core Strategy Spatial Options was delivered by the Divisional Director of Planning and Transport on the **14th October 2009** at a *Parish Liaison* Meeting. This meeting is attended by representatives of all Parish Councils. This presentation was followed by a Q&A session.
- 4.22 A special Parish / Town Council event was held to discuss the Spatial Options on **4th November 2009**.
- 4.23 Presentations were also made at the following meetings, these presentations were followed by Q&A sessions:
- Midsomer Norton & Radstock Town Council (**2/11/09**)
 - Keynsham Town Council (**17/11/09**)
 - Chew Valley Parish Cluster Meeting (**7/12/09**)

Urban Extensions

- 4.24 A special meeting was arranged for Whitchurch Parish Council on 23rd November 2009. A presentation was followed with a Q&A session.
- 4.25 Meetings with presentations, followed by Q&A sessions were also arranged for the following Parish Councils:
- Newton St Loe Parish Council (**3/11/09**)
 - South Stoke Parish Council (also drop-in session) (**16/11/09**)
- 4.26 Urban extension information was displayed at manned drop-in sessions in South Bath:
- St Gregory's Catholic School, Odd Down (**28/10/09**)
 - Culverhay School, Rush Hill (**4/11/09**)
 - Combe Down, Combe Down Primary School. 5-7.30pm – (**2/12/09**)
 - Twerton, St Michael's Primary School. 3.30-7pm (**24/11/09**)

And in Whitchurch / South East Bristol:

- Whitchurch Community Centre (**2/11/09**)
 - Whitchurch Community Centre (**6/11/09**)
- 4.27 Stakeholder workshops were held by Bath & North East Somerset Council and the Commission for Architecture and the Built Environment (CABE) as part of the Core Strategy options consultation in relation to the options for an urban extension to South East Bristol and South Bath. The workshop was facilitated by CABE and held for the South Bath area on **30th November & 1st December**, and for the South East Bristol area on the **7th & 8th of December**.

Headline Objective: Tackling the Causes and Effects of Climate Change

- 4.28 CSE are running the PlanLoCaL (which derives from 'Planning for Low Carbon Living') project. PlanLoCaL seeks to help communities in England "contribute positively to a low carbon future and have the

confidence, knowledge and ambition to influence local plans to achieve this". CSE worked with Bath and North East Somerset Council as consultation was undertaken on the LDF. CSE delivered a number of events which focussed on the headline objective of the Core Strategy Spatial Options:

- Invite only event – Bath **(3/11/09)**
- Open event – Midsomer Norton **(19/11/09)**
- Open event – Bath **(27/11/09)**
- Democratic Action for Bath and North East Somerset Youth Initiative Open event **(3/12/09)**
- Open event – Keynsham **(4/12/09)**
- Schools event **(10/12/09)**

General Consultation

4.29 A number of open *drop-in sessions* were held for the general public and interested stakeholders. These were advertised through the local press, the website, ebulletin/local networks and posters displayed locally. These drops in sessions were held in the three principle urban areas of Bath, Keynsham and Midsomer Norton. The following drop-in sessions were held:

- Keynsham, Town Council Office. 3-6pm (Pre Town Council meeting) - **(17/11/09)**
- Bath, Green Park Station 12-5pm – **(12/11/09)**
- Lark Hall, North Bath, New Oriel Hall. 3.30 – 7pm **(20/11/09)**
- Radstock, Working Man's Club 5-8.30pm – **(26/11/09)**

4.30 Information and display stalls were also held at local farmer's markets:

- Midsomer Norton Farmer's Market. 9 – 12pm – **(7/11/09)**
- Keynsham Farmer's Market. 9-12pm - **(14/11/09)**

4.31 In addition to open drop-in sessions, a number of specific events were held in the form of presentations and Q&A sessions:

Bath Liaison Forum – presentation / Q&A at regular meeting **(5/10/09)**

Bath Preservation Trust – presentation / Q&A **(3/11/09)**

Better Bath Forum – Presentation at meeting arranged by the group **(3/12/09)**

BRLSI Annual John Wood Lecture – Delivered by the director of Planning and Transport. Managing Development in a World Heritage City - lecture incorporated messages about the Core Strategy **(13/10/09)**

Environs of Bath Committee – presentation / Q&A **(11/11/09)**

Somer Valley Partnership - presentation and discussion **(25/11/09)**

Southdown PACT – Presentation at the PACT meeting **(14/10/09)**

Keynsham Interagency Forum – Informal Presentation and signposting at meeting **(1/12/09)**

Keynsham Business Association - presentation / Q&A **(2/11/09)**

Midsomer Norton Forum - presentation / Q&A **(3/12/09)**

- 4.32 Consultation material and information was also provided at the following meetings/ groups.
- Parish Plan Event – Poster advertising Special Parish / Town Council event for Core Strategy Spatial Options. **(03/10/09)**
 - Regen SW event manned display stall - **(10&11/11/09)**
 - LSP Annual stakeholder event, information and manned display stall - **(13/11/09)**
 - Transition Bath event – information and posters **(14/11/09)**
 - Chew Valley Are Partnership – information **(16/12/09)**
 - Keynsham Interagency Forum – Information **(15/09/09)**
 - Keynsham Development Agency **(12/10/09 and 25/01/10)**
 - South West Arts Development Strategy event - posters – **(1/12/09)**
 - FOBRA’s Core Strategy Sub Committee **(18/11/09)**

4.33 Key issues arising from spatial options consultation

Summary of main issues raised

We received a total of 3,270 comments on the Spatial Options document from a total of 204 respondents. The main issues raised, along with the Council response, are outlined below.

District wide (1,599 comments)

Key issue	Response (how informed draft Core Strategy)
<p>Vision</p> <p>Vision is rather vague (uses stock terms such as vibrant) and needs to be more locally specific and distinctive.</p> <p>Greater clarity needed regarding future role and function of places within the District.</p> <p>Importance of quality of environment/ heritage needs greater reference.</p> <p>Vision needs to clearly articulate importance of mitigating and adapting to the effects of climate change and moving towards a low carbon economy.</p>	<p>The vision has been reviewed and now sets out a clearer direction for the district. This seeks to realise the area’s economic potential whilst ensuring that its environmental attractiveness is maintained and enhanced. Crucially new jobs and housing must be supported by the necessary infrastructure and be delivered spatially in ways that mitigate the causes and effects of climate change. Within the context of this overall district-wide vision succinct visions for sub-areas/places are then outlined reflecting the relevant elements of the Futures work. As a result the district-wide vision is more locally distinctive and gives greater clarity on the function and roles of different places within the district.</p>
<p>Strategic Objectives</p> <p>The objectives are very clear, with a strong delivery path set out, which links them well to the rest of the document – seem to be</p>	<p>The objectives cover broadly the same areas as those set out in the options document. Given that they also now form the framework for the place based delivery strategies additional place specific detail is</p>

<p>covering all the locally significant issues. Broad support for many of the objectives – including that related to climate change, although some concern that replicates national policy.</p> <p>Use of brownfield sites and ensuring supporting infrastructure is provided must be reflected in objectives.</p> <p>Comments querying prioritising of objectives e.g. meeting housing need is seen as high a priority as climate change.</p> <p>The majority of the comments relate to the more detailed wording of the ‘sub-objectives’ with suggested wording changes.</p>	<p>included where necessary. As with the options document the objectives are expressed as a clear and succinct statement, supported by bullet points outlining the actions the LDF will pursue to ensure they are delivered. This approach is supported by key stakeholders.</p>
<p>District-wide Strategy</p> <p><u>Comments from statutory consultees:</u></p> <ul style="list-style-type: none"> – <i>SW Councils</i> – Options conform generally with Draft RSS – <i>Government Office for the South West</i> – should test higher figures in light of housing need – <i>English Heritage</i> – Urban Extension to Bath damaging to WHS although may be some scope for some development at South Stoke/Odd Down – <i>Highways Agency</i> – no significant problems arising – <i>Environment Agency</i> – Avoid increasing flood risk to river corridor in Bath – <i>Natural England</i> - landscape/AONB impact of urban extension options – <i>Wiltshire, Mendip, Somerset Councils</i> - B&NES should provide for its housing need to avoid pressure on neighbouring localities – <i>Strategic Growth Alliance</i> – Capitalise on strengths so focus on Bath – <i>B&NES Initiative</i> - Prefer a Bath focus i.e. capitalise on District’s strengths. <p>90% of all respondents objected to urban extensions.</p> <p><u>Key issues raised:</u></p> <p>Concern that the Council sets out a strategy based on draft RSS figures of 15,500 dwellings contrary to</p>	<p>The announcement of proposals to abolish the South West Regional Spatial Strategy (RSS) has enabled the Council to move away from the central growth targets and instead establish a clear spatial plan for the district based on up-to-date evidence.</p> <p>The approach adopted by Bath & North East Somerset has included:</p> <ul style="list-style-type: none"> – a review of the land needed for development in light of revised prospects for economic and household growth taking account of the impact of the recent economic recession, changes in the local economy and revised population projections – consideration of the comments that were received in response to previous consultations and close working with local groups and communities – a re-assessment of the development land supply, taking particular account of the deliverability, environmental constraints and infrastructure provision – formulation of options to meet the objectives, engaging with local communities, testing these through the sustainability appraisal and assessing deliverability – ensuring consistency with the strategies and programmes of neighbouring authorities – Account has also been taken of the District’s functional relationship with

<p>recommendations of the EiP Panel and SoS Proposed Changes which brings into question the soundness of the Core Strategy.</p> <p>Government Office advice is that the Proposed Changes should be given considerable weight in consideration of any application for development and to proceed with Core Strategies with the clear implication that they should be based on the Proposed Changes.</p> <p>Core Strategy fails to address housing numbers from a local perspective.</p> <p>Suggestion that the number of new houses produced will be well short of what is required to support the Council's job growth figures.</p> <p>Support for prioritising the redevelopment of urban brownfield sites before releasing Greenfield sites.</p> <p>75% of those who commented on the District-wide Locational Strategic Options, are broadly supportive of the Council's preferred approach (Option 2) which gives more flexibility, provides development less focussed on Cities with a greater role for and focuses on the regeneration of Midsomer Norton, Radstock and Keynsham and the rural areas - has advantages for delivery, sustainability, providing housing where the needs occurs and a more realistic and achievable strategy.</p> <p>Alternative approaches suggested include planning for 21,300 homes to conform to RSS Proposed Changes, accommodating growth with the existing urban areas to avoid creating Greenfield urban extensions and varying the housing/employment distribution based on Options 1 and 2 but with a strong focus on the urban areas.</p>	<p>neighbouring authorities.</p> <p>This provides a more realistic basis for preparing a spatial strategy which deliver the community's aspirations, secure private and public funding and resist harmful planning proposals.</p> <p>The strategy for Bath & North East Somerset will provide for around 11,000 new homes and around 8,700 new jobs and locate new development in the most sustainable locations with the priority on steering growth to brownfield land in urban areas of Bath, Keynsham and the settlements in the Somer Valley. It will allow for the future likely need for development whilst providing scope for pursuing high levels of economic expansion without impacting on the need for space.</p>
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Bath (441 comments)

Due to the complexity of the issues for Bath, the key issues and responses relating to the Bath chapter are set out at **Appendix 22**.

Keynsham (77 comments)

Key issue	Response (how informed draft Core Strategy)
General support for vision and objectives.	Noted. Vision and objectives now subsumed into District wide vision.
Almost unanimous support for Keynsham being designated a Market Town (RSS Policy B Settlement)	This was based on meeting the criteria of Policy B of the draft RSS which the Coalition Government have committed to abolishing in the Localism Bill. However, the fundamental idea that Keynsham meets the criteria as a suitable settlement for provision of locally significant development remains. The principle remains that the scale and mix of development should increase self-containment, develop as a service centre and secure targeted development which can address regeneration needs.
GOSW and PINS believe strategic site designation is not an appropriate mechanism for Keynsham, and could restrict flexibility and deliverability of this part of the core strategy	Agreed. The Somerdale/town centre area which made up the strategic site now has place-making principles and policy which can be taken up in more detail in the Place Making DPD. The 'red line' surrounding the site has been removed, and a more flexible, broad area which the policy relates to introduced.
Option 2 (for the higher amount of development) was the most popular option	Noted. The strategy for Keynsham has evolved from option 2, albeit with a slightly lower overall level of development
Agreement on many of the key issues; issues that were particularly flagged up include: decline in the amount of jobs in Keynsham; need for redevelopment of parts of the town centre; affordable housing shortage; ageing population; traffic congestion and unreliable public transport; not enough allotments; not enough emphasis given to protecting Keynsham's heritage; lots of out-commuting; sewage capacity issues; threat to loss of green belt	Noted. These issues are included and addressed in the Core Strategy
Regional Spatial Strategy housing requirement not being planned for	Coalition Government have committed to abolishing the RSS in the Localism Bill.
Developers would like to see some green belt land released to meet the housing need	Disagree. The strategy meets Keynsham's housing requirements without the need to alter the Green Belt boundary.
Part of Somerdale is in Flood Zone 2 and should therefore be subject to a sequential test	Agreed. This is included as part of the evidence base accompanying the Core Strategy.
Waste site should not include	This is current Council policy.

incineration	
Sporting and community facilities at Somerdale should be maintained	Policy KE2 provides for a new, high quality, exemplar, mixed-use quarter at Somerdale, providing significant employment floor space, new homes, leisure and recreational uses. Policy KM2 also requires retention and enhancement of the leisure and recreation function of the town centre and Somerdale as a Place Making principle.
Existing employment land should be redeveloped for more intensive use, and more employers should be attracted to the area	Policy KE1 states: 'Retain 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'.
Transport should be improved	Policy KE1 provides for improvements to public transport and enhanced connectivity between cycling, public transport and walking routes. The possibility of providing a central bus interchange will be investigated. Improvements to Keynsham Train Station and Enhanced Service Frequency to Bath and Bristol are included as a key infrastructure item.
Demand for allotments should be addressed	Agree. Existing allotments are protected in the Local Plan. Core Strategy Policy CP6 acknowledges the importance of allotments as part of the green infrastructure networks, and the issue in Keynsham is acknowledged in the Keynsham chapter. The issue will be resolved in more detail in the Place Making DPD.
Existing schools should be kept open	Council has resolved to keep both secondary schools in Keynsham open.

Urban extensions (3064 responses)

Key issue	Response (how informed draft Core Strategy)
<p>Options for an urban extension to Bath – summary of consultation responses</p> <p>Total of 2011 responses. Significantly larger number of objections to Odd Down/South Stoke Plateau location (1886) and a lesser amount relating to West of Twerton (75). Included 2 petitions led by South Stoke Parish</p>	<p>Urban extensions are no longer being considered as part of the spatial strategy contained within the B&NES Draft Core Strategy. As such none of the specific points raised are responded to directly. This change in policy approach reflects the following:</p>

(1457 people) and Sulis Meadows Neighbourhood watch (230 people). 40 general responses with no specific location preference.

Landowners: Landowner supports preferred option West of Twerton. Landowners at Odd Down/South Stoke promoting as an alternative with amended site boundary and reduced capacity.

English Heritage: Strongly object to the urban extension to Bath being a fixed element of the spatial strategy. Object to the suggested locations for an urban extension to Bath and would robustly challenge soundness of Core Strategy on this basis. B&NES should critically explore all alternative possible options/sustainable locations across the district to avoid urban extensions. Council have clearly demonstrated that a site cannot be found within this area without breaching national level planning policy.

B&NES should consider approaching the SW Councils to explain that following an extensive period of community/stakeholder/statutory agency involvement a suitable site could not be found that would be in general conformity with the draft SW RSS.

Natural England: Concern about high adverse impact on the landscape of the Council's preferred Bath urban extension option, which has been acknowledged, would have a high adverse impact on the landscape, including both the setting of the Cotswolds AONB and the city of Bath WHS, with few, if any, opportunities for mitigation.

Key issues raised by location:

West of Twerton:

- In principal objections to urban extension development and housing numbers
- World Heritage Site setting – high negative impact of development at West of Twerton.
- High visual impact of location
- Topography – a challenge to developing and integrating with Bath
- Loss of farmland and green belt
- Concerns about transport impact
- Difficult to see how Twerton and Whiteway would benefit in terms of regeneration

- **New Local Evidence:** Local Authorities have to provide a five-year housing land supply, and are now responsible for establishing the right level of local housing provision in their area and identifying a long term supply of housing land in line with nation planning policy (PPS3). The Council has derived its own housing targets and revise these based on more recent local evidence. This evidence will be tested during the examination process. In response to this since July 2010, B&NES Council has developed new local evidence, namely the *B&NES Future Housing Growth to 2026 (Keith Woodhead, September 2010)* and the *Business Growth & Employment Land Update (Roger Tym & Partners, June 2010)*. This evidence outlines the rationale for a reduced level of growth to be required during the plan period and justifies a brownfield focus and negates the need to pursue urban extensions as part of the overall spatial strategy for the district.

- **Core Strategy Options**

Consultation: Significant level of responses and public opposition to urban extensions in principle and also other site specific concerns expressed as part of the consultation. In addition, specific issues have been raised by statutory consultees for example historic and visual/environmental impacts of Bath urban extension options expressed English Heritage and Natural England. Delivery, infrastructure and phasing issues in relation to SE Bristol urban extension options.

Odd Down/South Stoke:

- Development within the Cotswolds Area of Outstanding Natural Beauty not justified in planning terms
- Detrimental impact on high recreational amenity of the area
- Capacity of site should be reduced – certain parts of the site should remain undeveloped to mitigate unacceptable impacts (CABE stakeholder workshop)
- Transport infrastructure cannot cope with additional demands
- Unacceptable impact on the integrity of the Wansdyke
- Further work needed to explore effectiveness of ecological mitigation proposed (Natural England)
- Impact on Sulis Meadows estate especially through traffic
- Undermining – may render site undevelopable or unviable (B&NES Geotechnical/Geological Study undertaken – March, 2010)
- Part of site should be reserved for St Gregory’s School expansion

Options for an urban extension to South East Bristol – summary of consultation responses

A total of 1,053 respondents on this issue. Responses from a large number of residents in both Whitchurch village (B&NES) and adjoining areas in Bristol in opposition.

Key issues raised:

- Need for an urban extension is unproven
- Green belt land should remain undeveloped
- Concern about loss of farmland and environmental impact
- Growth should be accommodated within Bristol City Council area
- Congestion on the A37 is a major issue – congestion relief would be welcomed
- Lack of clarity about “SE Bristol urban extension transport package” current infrastructure is inadequate
- Not convinced that adequate employment could be provided as part of an urban extension to Whitchurch

- Other options should be re-investigated as options very limited e.g. edge of Stockwood, Hicks Gate/Brislington
- Concern about building in the flight path of Bristol Airport

Parish Councils: Publow w/Pensford, Whitchurch – oppose identification of Whitchurch as a location for urban extension development. Hicks Gate should be re-considered as an option should this need to be pursued.

Landowners:

Taylor Wimpey UK, a major landowner at Whitchurch who promoted the wider area through the RSS process. Greater level of development at Whitchurch should be promoted – up to 8,000 (beyond 2026). Continue to disagree with Environmental Capacity Assessment which underpinned lower capacity. Objected to principle of brownfield first. Their transport modelling shows that 800 dwellings could proceed within limits of existing transport infrastructure. Request greater clarity on the “SE Bristol urban extension transport package”.

Horseworld, a charity for the rescue, rehabilitation and re-homing of horses major landowners at Whitchurch. The existing facility and ongoing viability of the charity must be protected and enhanced if development is to be pursued at Whitchurch. Horseworld willing to work with B&NES to this effect, although not actively promoting development of their land they would want to be a key stakeholder in the Masterplanning if this is taken forward.

Crest & Key Properties, landowners at Brislington/Hicks Gate present this location as a viable development location in addition to Whitchurch. Range of detailed studies undertaken (NB transport modelling not completed) and an indicative Masterplan for a mixed use urban extension including 1,500 dwellings in B&NES which they assert is deliverable 2014-2022.

Somer Valley (139 comments)

Summary	Response (how informed draft Core Strategy)
General agreement on key issues identified.	Noted. These are reflected in the 'challenges' for the Somer Valley.
Vision	
General support on vision	The vision is now reflected in the District Wide chapter and also presented in the Somer Valley section. The key messages in the vision for the Somer Valley remain the same as those set out in the Options document.
Strong support for reinstating Midsomer Norton and Radstock as principal service centres as this will reduce out-commuting from the area.	Midsomer Norton is identified as the principal centre serving the wider Somer Valley area and Radstock as a local centre and a visitor destination. .
The emphasis has to be on economic regeneration and there is no value in offsetting any benefits accrued through that process by increasing the number of households in the area.	Strategy focuses on economic-led regeneration, although this must be seen in the context of existing commitments for housing development.
More economy driven development in rural communities should be encouraged to keep them viable.	The strategy for the Somer Valley and the rural areas encourages new economic development.
Support an emphasis of high quality managed change enhancing the public realm/streetscape, and recognising and responding to cultural heritage. The detail of the Delivery Plan SPDs will need to ensure these principles; generic urban design and historic environment policies are fully reflected.	The Core Policy on Environmental Quality commits to principles of urban design. Place Making principles that new development should respond to are also set out in the policies for Midsomer Norton town centre (SV2) and Radstock town centre (SV3).
Make low carbon economy and sustainability the key to Radstock's future prosperity, requiring a clearer commitment, with specific policies and milestones.	The vision for the Somer Valley includes local energy generation as a factor in the increased self-reliance of the Somer Valley. Policy SV1 (Somer Valley spatial strategy) also seeks to encourage renewable/low carbon energy generation schemes, particularly those led by the local community. The Core Policies include detailed targets and policy for renewable energy and sustainable construction.
Welcome the references to the distinctive heritage and natural environmental assets. Midsomer Norton and Radstock have distinctive valuable characteristics which	This remains in the 'strengths' part of the Somer Valley section and is also followed through in to policy SV1 (Somer Valley spatial strategy)

should be nurtured.	
Strong support for development of sustainable transport connections with Bath/Bristol, particularly through the GBBN scheme.	This is a key infrastructure item listed in the Somer Valley section.
Better parking arrangements needed	This is too detailed for the Core Strategy to address.
Flood risk should be considered in outlining the spatial vision and objectives.	Flood risk management is considered in Core Policy CP5. See also Sequential and Exceptions Test Information paper for more information on how flood risk has been taken into account in preparing the spatial strategy.
Policy B Towns	
General agreement on policy B towns	This was based on meeting the criteria of Policy B of the draft RSS which the Coalition Government has committed to abolishing in the Localism Bill. However, the fundamental idea that Midsomer Norton and Radstock meet the criteria as a suitable settlement for provision of locally significant development remains. The principle remains that the scale and mix of development should increase self-containment, develop the towns as service centres and secure targeted development which can address regeneration needs.
Spatial Options	
<p>In general, Midsomer Norton communities identify that Option 2 with the Strategic Site allocation would help them achieve their aspirations, but still subject to social and transport infrastructure improvement</p> <p>In general, Radstock Communities identify Option 1 with Strategic Site as their preferred option, largely based on transport and environment constraints.</p> <p>A greater dispersal of growth across the district, as an alternative to a Bath Urban Extension, may provide these settlements with an opportunity to increase the amount of development currently being considered.</p> <p>GOSW: Option 2 allocates more development to relatively unsustainable locations. Non conformity with the Draft RSS.</p>	<p>The draft Core Strategy proposes a level of growth for the Somer Valley that differs to that set out in the spatial options document. Transport is addressed including through the Greater Bristol Bus network which is listed as a key infrastructure item for the delivery of the strategy for the Somer Valley. New housing development (other than that which is currently committed) will only be acceptable if it has direct economic or community benefits in Midsomer Norton, Radstock and Westfield.</p> <p>In addition Strategic Sites are not being pursued in the draft Core Strategy (see below).</p>

Housing	
<p>Overall housing provision Planning for 15,500 new homes will make the CS unsound, unless the Council adopts a higher strategic requirement in line with the RSS Modifications. Urban extension housing requirements should not be met in the Midsomer Norton/Radstock area.</p> <p>Unsustainable to locate more housing development in Midsomer Norton and Radstock in term of ecological footprints, climate change, the environment and natural resources, and sustainable communities.</p>	<p>As a result of the Government's proposal to abolish the Regional Spatial Strategy, the Council commissioned a study to inform locally derived housing figures. Based on this the housing figure for the draft Core Strategy is 11,000.</p> <p>There are already a high number of existing housing commitments in Midsomer Norton, Radstock, Paulton and Peasedown St John (which all contribute to the Somer Valley housing figure). New housing in addition to these commitments will only be acceptable if it has direct economic or community benefits in Midsomer Norton, Radstock and Westfield.</p>
<p>A far more robust approach to affordable housing required.</p>	<p>This will be addressed through the Affordable Housing Core Policy.</p>
<p>A mix of housing needs to be achieved to meet local needs, but not as an 'affordable housing' dumping ground for Bath.</p>	<p>A Core Policy on housing mix has been introduced to ensure that new residential development provides for a range of housing types and needs.</p>
Economic development	
<p>The assumption that housing should be provided in line with economic development means that there will be no significant benefits in terms of increasing their level of self containment. Simply providing more homes ahead of any economic regeneration will mean that out commuting will increase, on roads that have not been significantly improved nor have any better public transport provision related to them.</p> <p>Both options completely fail the test of seeking to provide the greater self containment at Norton Radstock, not enough jobs are planned for.</p> <p>Little done to create work opportunities to replace those lost by the closure of several large employers. Neglect of the physical infrastructure.</p>	<p>The strategy for the Somer Valley states that new housing (estimated 500 homes in addition to existing commitments) will only be acceptable if it has direct economic or community benefit.</p> <p>The draft Core Strategy seeks to encourage the retention of local companies and the growth of new business by increasing the office and industrial floor space supply. Whilst the physical capacity of land available for new employment uses could accommodate an estimated 2,000 additional jobs it is considered realistic that up to around 1,000 new jobs will be delivered during the Core Strategy period i.e. to 2026.</p>

<p>No evidence that economic growth can be achieved (or even desired), likely to end up with more housing increasing out-commuting.</p>	<p>Delivery of new jobs in the Somer Valley is promoted and facilitated by the Council's Economic Development Strategy and associated actions.</p>
<p>Environment</p>	
<p>Examine the environmental impact of the allocation for homes in the Midsomer Norton and Radstock area, taking into account the need to preserve its unique industrial heritage and the wildlife value of the area; audit and re-assess the natural green spaces of Radstock ward and use proximity of populations to green spaces as a guide rather than number of green spaces in a ward where appropriate.</p> <p>The lack of a strategic approach to wildlife and biodiversity.</p>	<p>The strategy and place making principles recognise the importance of the unique industrial heritage and environment of the area. This will need to be taken forward through the Place Making DPD. The estimated capacity of the area to accommodate new homes (in addition to those already committed) has taken account of these place making principles.</p> <p>The Green Infrastructure Core Policy and subsequent Green Infrastructure Strategy will address issues of access to green space. A strategic approach to biodiversity/wildlife is set out in the Environment Core Policy (CP6).</p>
<p>Strategic Site allocation</p>	
<p>Welcome the identification of strategic sites, but drawing a line on a map would critically restrict the flexibility and deliverability of this part of the Core Strategy.</p> <p>Should be reference to Public Transport.</p> <p>Some Greenfield (SNCl) sites are included in the SS boundary which conflicts with Brownfield development priority.</p> <p>Midsomer Norton Strategic Site Strong support.</p> <p>Radstock Strategic Site</p> <p>Mixed responses: some support since Radstock needs a strategic planning framework, some objections due to the lack of existing facilities</p>	<p>The spatial options document tested the approach of allocating strategic sites covering the town centres. However, following advice from PINS strategic sites are no longer pursued. Strategic sites in a Core Strategy should identify the precise scale and mix of development and any infrastructure pre-requisites. Town centres are usually considered to be areas where change occurs more gradually and such precision is not appropriate, however if a town centre is to experience widespread or comprehensive change then PPS12 directs that an Area Action Plan DPD is appropriate. It is therefore more appropriate for the Midsomer Norton and Radstock town centres to be identified as broad policy areas and for the Core Strategy policy to set out the broad scale and scope of change and establish place making principles for this area which can be developed through the Place Making (Site Allocations) DPD. This approach reflects government policy.</p>
<p>General points</p>	

Strong support for consideration of reopening the railway between Radstock and Frome	The draft Core Strategy recognises some local desire for the reopening the railway, however there is currently no clear evidence for the delivery mechanism available, therefore it is not possible to include it in the draft Core Strategy. However Policy SV1 safeguards sustainable transports routes which include the route between Radstock and Frome.
A widespread perception: the communities of Radstock and Midsomer Norton have been neglected by the Council, 'Bath-focused'.	The draft Core Strategy takes a place based approach and includes a clear and focussed strategy for the Somer Valley.
Development should be directed to help create sustainable communities where young people can flourish, receiving the best education, working and living locally and where the elderly people have access to appropriate dwellings and facilities.	Schools and active local communities are a recognised 'strength' of the Somer Valley. The strategy also aims for the area to become more self-reliant socially and economically. Housing Mix Core Policy aims to address meeting housing needs of all, including elderly people.
Specialised shops and businesses need to be protected and encouraged to make Radstock as a vibrant 21 st century community'.	Place making principles for Radstock town centre seek to improve the shopping offer in the High Street. SV1 aims to 'Enable Radstock centre to continue to provide local needs and support specialist shops'.

Rural areas (278 comments)

Key issue	Response (how informed draft Core Strategy)
General support for vision and objectives.	Noted. Vision and objectives now subsumed into District wide vision.
General support for Option 2 -an extensive list of villages	The context has changed as options were based on meeting the criteria of policy C of the draft RSS which is proposed to be abolished. The principle of identifying villages appropriate for some small scale development based on community facilities and access to transport has been taken forward and a criterion for the principle of community support for development has also been incorporated.
Temple Cloud should be included in the extensive list, omissions have been made in the community facilities audit and Temple Cloud does meet the	Errors in data now corrected, Temple Cloud is now identified as a village meeting the criteria of policy RA1.

criteria.	
Inclusion of Green Belt villages as 'C' villages was not supported by the affected parishes. There was otherwise divided opinion on this, with some support suggesting that the opportunity of having these villages as hubs should not be lost.	Green Belt villages not identified under policy RA1. It was considered that there was no significant change in circumstances since the recent Local Plan to warrant removal of these villages from the Green Belt.
Support for rural exceptions policy. Many respondents did not think that the rural exceptions policy should apply only to those villages with a HDB. Support for local connections for affordable housing (including rural exception sites) Some feeling that affordable housing sites which allocate some market housing should be promoted in order to increase viability.	Rural exceptions policy has been retained. Rural exceptions policy sites are acceptable throughout the District provided that the development is well related to community services and facilities. They are not confined only to villages with a HDB. Local connections retained in the rural exception policy. Policy approach now allows for more flexibility to allow some market housing in rural exceptions sites only where it is essential; to cross-subsidise the affordable housing.
General support for principles of rural diversification policy Policy wording on broadband should address the issue and strive for better coverage rather than accepting that it as a limitation Some against or wary of employment development on appropriate green field land.	Principles retained through the section on Rural Economy. Wording in section recognises that improvements to broadband provision are key to helping small businesses and the self employed flourish. Infrastructure section of the rural areas strategy recognises that broadband is a knowledge gap and refers to work underway in the Council to assess broadband network capacity. The strategy does not propose any new sites on Greenfield land. The policies allow for limited employment development to come forward in appropriate places (which could be on green field land) but only when criteria have been met.
Need to reflect impact of the urban extensions on the rural areas	No longer relevant.
Support safeguarding local facilities, but some question how it will be achieved.	The importance of partnership working in access to facilities and services is outlined in the delivery section of the rural areas strategy.

Policy RA3 also allows proposals for new community facilities and shops to come forward.

Core Policies (502 comments)

Key Issue	Response (how informed draft Core Strategy)
<p>Core Policy Framework Overall, broad support from most respondents for the core policy framework as proposed in the Options document with a number of more specific observations.</p>	<p>Support welcomed. As part of the on-going work on the emerging draft Core Strategy the scope and content of the Core Policy section has been reviewed to ensure there is no duplication of national planning policy and 'saved' policies in the B&NES Local Plan, to take account of the key issues raised through the consultation and on-going dialogue with key stakeholders and generally to streamline the section. The general thrust of the core policy framework remains broadly the same as that proposed in the Options document. More specific key points arising from the Options consultation are discussed below.</p>
<p><u>Energy hierarchy</u> should be promoted and further guidance should be produced. Priority should be given to reducing energy use and aiming for the highest possible standards for renewable energy generation targets.</p>	<p>The energy hierarchy is being promoted through the Core Strategy and a supplementary planning document could be prepared to deal with energy issues. The Core Strategy sets a minimum level to be achieved in terms of renewal energy generation. This will be monitored, with the potential for levels to be raised as technologies improve.</p>
<p>General support for setting higher standards than the national <u>Code for Sustainable Homes</u> standards.</p>	<p>Given the lack of local evidence to support setting higher standards, the Sustainable Construction policy reflects the national levels.</p>
<p>For on-site <u>renewable energy</u> requirements for new development, many support having no threshold or lower threshold (3-5) than 10 dwellings.</p>	<p>The Core Strategy no longer specifies on-site renewable energy requirements as the Sustainable Construction policy includes a range of measures aimed at achieving a more holistic approach to sustainability in new development.</p>
<p><u>Flood Risk Management</u> – most agree that national policy is sufficient in general, but need local specific policy for dealing with surface water issues with reference to the Flood Risk Management Strategy.</p>	<p>A Flood Risk Management policy has been drafted and includes specific reference to measures for reducing surface water run-off, the Strategic Flood Risk Assessment and Flood Risk Management Strategy.</p>
<p>Overwhelming support for the preparation and implementation of the <u>Infrastructure Delivery Plan</u> and <u>Green Infrastructure</u></p>	<p>Noted. Many of the points raised through the consultation relate specifically Infrastructure Delivery Plan and Green Infrastructure</p>

<p><u>Strategy</u> which will support the Infrastructure Provision and Green Infrastructure core policies respectively.</p>	<p>Strategy which will inform their preparation.</p>
<p>Need to provide and maintain a wide range of <u>community facilities</u> across the district and safeguard against loss of community facilities.</p>	<p>The redrafted Infrastructure core policy now incorporates elements of the Community Facilities and Services policy framework and should help ensure these facilities are retained and improved.</p>
<p>Ensure the <u>Safeguarding Minerals</u> policy is not too inflexible. Acknowledge the presence of surface coal resources and commit to defining of Mineral Safeguarding Areas in the LDF. Much support for re-use of recycling of existing materials.</p>	<p>National minerals planning policy and the saved Local Plan policies will provide the context for considering proposals to avoid repetition. Mineral Safeguarding Areas will be identified in the Placemaking Plan. The presence of surface coal resources is now acknowledged in the text and the recycling of existing materials is specifically referred to within the context of the historic environment.</p>
<p>Support for flexible <u>affordable housing</u> policies with final policy setting out all the options and should not be restricted by a particular Policy approach.</p>	<p>Maximum flexibility included in policy to reflect viability issues whilst still offering certainty to the development industry.</p>
<p>Policy framework for <u>Gypsies, Travellers & Travelling Showpeople</u> needs to be simplified in line with Circular 1/2006 'Planning for Gypsy and Traveller Caravan Sites'.</p>	<p>The proposed policy wording has been drafted to more fully reflect guidance in Circular 1/2006.</p>
<p>Generally considered inappropriate to set out <u>specific space standards</u> for private housing based solely on CABE research - seen as a matter for building regulations not planning.</p>	<p>In view of the lack of evidence minimum space standards for private housing will not be set out on the draft Core Strategy.</p>
<p>Concern that the <u>High Quality Urban Design</u> policy repeats other policies. Support application of Building for Life standards for major development. Locally specific design and access policies should be developed emphasising the importance of local distinctiveness. Need to ensure all new buildings are built to the highest standards of energy efficiency. References to partnership working and to seeking to contribute to meeting the objectives of relevant plans and strategies in the <u>Nature Conservation</u> policy framework is supported by Natural England, as is avoiding development that acts as a barrier to fragmentation and</p>	<p>In reviewing the core policy framework the High Quality Design, Historic Environment, Landscape and Nature Conservation core policies have been brought together into a single core policy entitled 'Environmental Quality'. The Design element of the Environmental Quality core policy sets out a high level/overarching approach to securing high quality design throughout the district whilst ensuring that all major housing schemes meet CABE's Building for Life (BfL) good standard, as a minimum. The policy will allow the development of more detailed policies in the Placemaking Plan.</p>

<p>reference to South West Nature Map.</p> <p><u>Landscape</u> core policy more closely reflect government guidance and policy objectives as set out in PPS7.</p> <p>In terms of the <u>historic environment</u>, need to develop clear policies and guidance on the adaptation of existing buildings with particular regard to historic buildings.</p>	<p>Support noted. These references are followed through into the Delivery section of the Environmental Quality core policy and the policy itself respectively.</p> <p>Whilst the landscape element of this policy is drafted in the context of PPS7 it cannot replicate any national planning guidance.</p> <p>The Retro-fitting core policy seeks to ensure that historic buildings are not compromised by the retrofitting of energy efficient measures.</p>
<p>A large body of support for the preferred policy approach for protection of the <u>World Heritage Site setting</u> heralding it as a far more pragmatic and workable policy and more in line with the emerging national policy approach.</p>	<p>Noted. The World Heritage Setting Study provides the necessary information and framework to assess the potential impact of a proposal on the Outstanding Universal Values. As such the Study can be used to guide decision making affecting the WHS setting.</p>
<p>Agree with identifying the <u>hierarchy of shopping centres</u> to provide a framework for future development.</p>	<p>Noted. The hierarchy of centres is included in the final Centres and Retailing core policy which will replace Local Plan Policy S.1.</p>
<p><u>Accessibility and Transport</u>: Highways Agency is concerned by reference to the aim to improve the connection of all communities to the Strategic Road Network (SRN) as this could encourage additional local trips and impact upon the safe and efficient operation of the SRN.</p> <p>Although much support for improved public transport, mixed views on the benefits of Park & Ride.</p> <p>Support for rapid transit system through the district to link surrounding areas from transport interest bodies. Provision of cycling routes is seen as a priority.</p>	<p>Noted. The transport section has been redrafted to better reflect national objectives and the goals of Joint Local Transport Plan 3 (JLTP3). It still recognises that improvements are needed to the highway system to enable the necessary housing and job growth to take place whilst supporting the shift to more sustainable modes of transport and improved levels of accessibility.</p> <p>However the Core Strategy no longer proposes to include a dedicated transport and movement core policy to avoid repetition with national and Local Plan policy. A Delivery section sets out how transport and movement initiatives might be achieved and improvements delivered.</p>

5. Statement of Compliance with the Statement of Community Involvement (SCI)

The information set out in this consultation report demonstrates compliance with the SCI process of community involvement in the preparation of a Development Plan Document (Stages 1 and 2). This report outlines the consultation activities undertaken and outlined who was consulted, how they were consulted and a summary of the main comments received and how these have been addressed.

Work with target groups: A range of consultation techniques were used as outlined in this report to engage the target groups.

Bath and North East Somerset Consultation Report: Issues and Options Stages

Regulation 30 1(d)

Appendices

May 2011

**Bath & North East
Somerset Council**



Bath and North East Somerset
Local Development Framework

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Appendix 1

[Core Strategy Launch Document](#)

Available on Council website (click on link above to open)

Appendix 2

4 area based leaflets

[Core Strategy Launch – Bath leaflet](#)

[Core Strategy Launch – Keynsham leaflet](#)

[Core Strategy Launch – Midsomer Norton, Radstock and Environs leaflet](#)

[Core Strategy Launch – Rural Areas leaflet](#)

Available on Council website (click on links above to open)

Appendix 3

[Core Strategy Launch - Display Panel](#)

Available on Council website (click on link above to open)

Appendix 4

[Poster advertising the Core Strategy Launch Consultation](#)

Available on Council website (click on link above to open)

Appendix 5

[Core Strategy launch - Comment form](#)

Available on Council website (click on link above to open)

Appendix 6

Website screen shots

Screen shot of Core Strategy page on Council website

The screenshot shows a Microsoft Internet Explorer browser window displaying the Bath & North East Somerset Council website. The address bar shows the URL: <http://www.bathnes.gov.uk/BathNES/environmentandplanning/planning/localdevelopmentscheme/corestrategy.htm>. The website header features a search bar and the text "Have your say on planning applications near you". The main content area is titled "Core Strategy" and includes a "What's happening?" section with a sub-heading "The Council is reviewing its planning policies...". A sidebar on the left contains a navigation menu with items like "Home", "Environment & Planning", "Local Development Framework", and "Core Strategy". A right sidebar contains an "A to Z Index" and "Related Documents" section listing "Core Strategy Launch Document (PDF - 1,125kb)", "Executive Summary - Core Strategy launch document (PDF - 85kb)", and "Comment Form (PDF - 77kb)".

Homepage - Bath & North East Somerset Council - Microsoft Internet Explorer

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Search

Imagine Bath & North East Somerset in 2026

Accessibility Contact Us Help Site Map

Bath & North East Somerset Council


Internal

- Login
- Intranet

Main Areas

- Advice & Benefits
- Business
- Community & Living
- Council and Democracy
- Education & Learning
- Environment & Planning
- Health & Social Care
- Housing
- Jobs & Careers
- Leisure & Culture
- Tourism and Travel
- Transport & Streets

Recommendations for strategic development in Bath and North East Somerset



A report about the draft Regional Spatial Strategy which includes recommendations for the amount and location of new housing in Bath and North East Somerset has been published.

Following the Examination in Public into the draft Regional Spatial Strategy (RSS) held last year, the Examination in Public Panel published its report on 10 January. The draft RSS was produced by the South West Regional Assembly, the Examination in Public Panel is independent. [See the full story...](#) | [Media Centre](#)

A to Z Index

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- Councillors - Information and Advice
- Diary of Council Meetings
- Do it Online
- Emergencies
- Libraries
- Minutes, Agendas and Reports
- Parking
- Planning
- Recycling, Rubbish and Waste

My Area...

Find information about:
Your Councillor and ward, nearest schools, civic amenity sites, health and fitness centres, roadworks, and more...

Post Code Search

Of Interest...

[Imagine Bath & North East Somerset in 2026. Have your say on the Core Strategy...](#)

[Give us your views on our regeneration visions for Bath & North East Somerset](#)

[Subscribe to Inform, our free e-newsletter, and hear it straight](#)

About Us

Bath & North East Somerset Council is responsible for providing all the local authority services in the area.

[Discover more](#) about the Bath and North East Somerset area and Council...

Done

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12:36 Wednesday

Appendix 7

Notification of Core Strategy consultation

Dear Sir/Madam

Core Strategy Launch – Get involved now!

The planning policies for Bath & North East Somerset are being reviewed. Work has begun on a new generation of planning policies which will replace the existing Local Plan. These new policies will be set out in a document called the **Core Strategy**.

The Core Strategy will set out the long-term spatial vision and strategy for the district. It will set out the broad locations for new housing, jobs and community facilities. This will be the key document used by Bath & North East Somerset Council to make decisions on a wide range of planning issues - from planning applications, to negotiations around regeneration and the location of new housing. The Strategy will come into force from 2010 to 2026.

The Core Strategy will also be a key document in articulating and delivering some elements of other strategies, in particular the Sustainable Community Strategy and emerging Council 'Visions'.

The Core Strategy will allocate strategic development sites. More detailed site allocations will be brought forward in the 'Site Allocation Development Plan Document' – scheduled for public consultation next year.

To start the Core Strategy process, the Council has published a "Launch document". The purpose of this document is to stimulate discussion about how the district should develop over the next 20 years. The Council wants to hear your views on this.

Between **25th September** and **17th December 2007** the Council will be providing a number of opportunities for you to have your say on the spatial issues facing the district and the best options for tackling these issues. Details of how to get involved are outlined overleaf.

If you have any queries about the above, please do not hesitate to contact me.

Yours sincerely

Simon de Beer

Simon de Beer
Planning Policy Team Leader

Appendix 8

[Statement of Community Involvement](#)

Appendix 9 – Letter notifying of the Adoption of the Local Plan

Dear Sir/Madam

Bath & North East Somerset Local Plan including minerals and waste policies ADOPTION OF THE LOCAL PLAN

Further to my letter of 18 September 2007 I am now writing to inform you that the Bath & North East Somerset Local Plan was adopted on 18 October 2007. The Local Plan covers the whole of the District and will guide new development and will provide the basis for decisions on planning applications and over the next few years.

Overleaf the Council's Notice of Adoption sets out where and when and the Local Plan can be seen.

In addition to the deposit locations, the Local Plan can also be viewed at all the public libraries in the District including the mobile library and on the Council's website at www.bathnes.gov.uk. Due to the size of the documents distribution is being encouraged primarily through electronic means.

However if you wish to purchase a copy, black and white photocopies of the Written Statement are available for sale pending printing of the full colour version. Please contact Planning Policy for the price list.

If you have any queries about the Local Plan, please contact the Planning Policy Team planning_policy@bathnes.gov.uk or telephone 01225 477548. Further information on the Local Plan can be found on the Council's website.

Please do not hesitate to get in contact should you have queries.

Yours faithfully

Simon de Beer

Simon de Beer
Team Leader Planning Policy

What's next in planning for the future of the District?

To stimulate discussion about how the District should develop over the next 20 years, Bath & North East Somerset Council has published a document which identifies the major issues which it thinks the District is facing. The Council wants to hear your views on this. For copies of the Core Strategy Launch document and more information on how get involved visit our website

www.bathnes.gov.uk/corestrategy or contact us. The consultation is taking place between 25 September and 17 December 2007.

Town and Country Planning Act 1990 Notice of Adoption of a Local Plan Bath & North East Somerset Local Plan including minerals and waste policies

On 18 October 2007, Bath & North East Somerset Council adopted this plan. The plan will form part of the development plan for the area of Bath & North East Somerset. The development plan forms the basis for decisions on land use planning affecting that area.

Copies of the adopted plan are available for inspection on Mondays to Thursdays 9.00 am to 5.00 pm and Fridays 9.00 am to 4.30 pm at the following offices:

- Trimbridge House, Trim Street, Bath, BA1 2DP;
- The Hollies, Midsomer Norton, Bath, BA3 2DP;
- Riverside, Temple Street, Keynsham, Bristol, BS31 1LA

The document may also be viewed on the Council's website www.bathnes.gov.uk

Copies of the plan can be obtained on request and on payment of a reasonable charge.

The plan came into operation on its adoption. A person aggrieved by the plan who desires to question its validity on the grounds that it is not within the powers conferred by Part II of the Town and Country Planning Act 1990 or that any requirement of that Act or any regulation made under it has not been complied with in relation to the adoption of the plan, may, within 6 weeks from 18 October 2007, make an application to the High Court under section 287 of the 1990 Act.

David Trigwell
Assistant Director of Planning & Transport

Let us know your views by 17 December 2007...

Imagine Bath and North East Somerset in 2026?

You are invited to get involved in preparing a major new planning document for Bath & North East Somerset. This document is called the 'Core Strategy'.

The Council wants residents, businesses, public bodies and other groups to help us find imaginative solutions on how to meet demand for new housing, workplaces, transport and other infrastructure across the district as well as to protect the environment.

Instead of producing a detailed list of proposed policies and then asking people to challenge them if they disagree, the Council wants to work in partnership with the community to draw up the new 'Core Strategy'.

The new planning system puts a lot of emphasis on 'local distinctiveness'. For example, the character of Radstock derived from its proud mining heritage is very different from the character of Georgian Bath, and Keynsham is distinct from both.

We have to reflect those distinctions and others besides in our plan. However, the Council does not have a blank canvas – we must work within national and regional policies (in particular the Regional Spatial Strategy) and meet several challenging targets.

On the following pages you can find out:

- What the 'Core Strategy' is
- What is happening in your area
- How to get involved

What's the Core Strategy?

The Core Strategy will be the key document for making decisions on a wide range of planning issues. It will define the broad locations for new developments as well as setting out policies to protect the environment, distinctive features and heritage in our area. It will replace existing planning policies.

What's happening now?

The Council wants to hear your views. It has prepared a launch document to stimulate discussion about the future of the district. The district will need to deliver unprecedented levels of growth in housing and other areas over the next 20 years while also addressing the challenge of climate change. The Regional Spatial Strategy requires that we find land for at least 15,500 new homes by:

- Urban extension south east of Bristol 6,000 homes
- Within Bath 6,000 homes
- Urban extension south of Bath 1,500 homes
- Rest of the district (including Keynsham, Midsomer Norton and Radstock) 2,000 homes

The Core Strategy will also take on board the findings of studies, other Council strategies and consultations, including the Sustainable Community Strategy and the Future for Bath and North East Somerset Visions.

Why do we have planning policies?

The reason we have planning policies is simple. We need to have a basis for the decisions we make about planning applications. Otherwise, decisions would be inconsistent or arbitrary. The policies that the Council makes about planning are, in fact, hugely important for all of us because they mean that everyone knows – or can find out easily – how their area might change over a certain period of time and what might or might not be granted planning permission.



What's happening

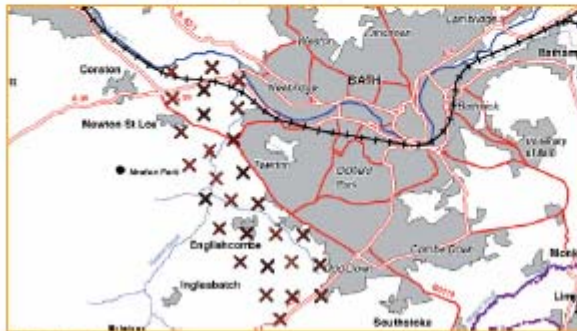
Bath

The Council thinks that achieving the delivery of growth while protecting and enhancing Bath's environment is the key strategic issue for the City. Maximum use of development opportunities within the City will help reduce the amount land in the green belt that needs to be developed. At the same time we want to avoid 'town cramming'. The Regional Spatial Strategy proposes that housing that cannot be accommodated within Bath should be met by an 'urban extension' to the City. This will entail change to the boundary of the green belt. The Regional Spatial Strategy identifies the south and west of Bath as the most suitable area for an urban extension - this 'area of search' is illustrated in the map below - not all of this area will be developed, but this is the area where the Council will focus its attention.

We suggest other major challenges for Bath include:

- Protecting and enhancing Bath's unique character
- Accommodating economic growth and creating more jobs
- Providing affordable housing including social housing and homes with shared ownership
- Meeting shopping needs (in the city centre and neighbourhood centres for day to day shopping)
- Maintaining Bath as an important visitor destination
- Impact of the expansion of the Universities and student accommodation

Illustration of the 'area of search' for Bath urban extension from draft Regional Spatial Strategy



Midsomer Norton, Radstock and Environs

We think the main issue for this area is the vulnerable local economy and the need to improve employment opportunities. The local economy in this area is largely dependent on a few big employers and is vulnerable to loss of jobs. When a business closes there is usually pressure to release the land for housing but existing policies seek to retain business land or insist on a mixed-use scheme keeping some employment element. The Council thinks it is important to attract a range of new and different types of jobs to this area.

We suggest other major challenges for Midsomer Norton, Radstock and the surrounding area include:

- The different roles of Midsomer Norton and Radstock
- Should we consider an extension to one of the towns or villages?
- More homes - how many and where?
- Transport infrastructure, poor public transport and commuting elsewhere to work
- Bringing forward improvements to local facilities: shopping, social and health
- Local facilities and recreation e.g. Should we keep the Midsomer Norton Town Park Proposal?



Miners' Memorial Garden, Radstock



in my area?

Keynsham

Whilst the recent announcement about the Cadbury factory is also clearly a major issue for the town, we think a key challenge for Keynsham is the proposed urban extension south east of Bristol put forward in the Regional Spatial Strategy. Although this is an urban extension to Bristol the development will be on land in Bath and North East Somerset. The precise location will need to be decided locally. This development on the edge of Bristol will undoubtedly have a significant impact on Keynsham, but will also have a major impact on other areas including Whitchurch, Queen Charlton, Stockwood Vale and Hicks Gate.

We suggest other major challenges for Keynsham include:

- future of Keynsham town centre
- local employment
- affordable housing
- Improving accessibility and reducing unsustainable travel
- catering for changing community needs

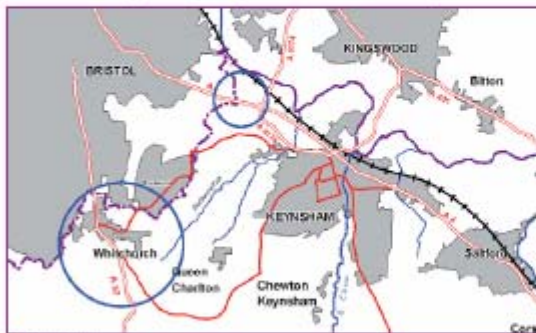
Rural areas

We realise that the rural areas in Bath and North East Somerset are varied and different. However we think that they do face some common challenges. We think the main issue for our rural areas is making sure that social and economic change benefits rural communities. Many rural areas are experiencing change, shops and post offices closing or under threat and traditional industries are declining. Increasing migration to rural areas and increasing commuting are raising property prices. This is making affordable housing for some people – particularly first-time buyers in rural areas – difficult to find.

We suggest other major challenges for rural areas include:

- level of development allowed in rural villages
- affordable housing
- local facilities and services
- rural isolation and dependency on private car use
- rural economy
- protecting and enhancing the natural environment
- renewable energy

Land Identified by the Council within the draft Regional Spatial Strategy 'area of search' as potentially being the most suitable for development.



Willow Conservation Area

Let us know your views by 17 December 2007...

Have your say!

Why we want you to get involved now

A couple of years ago the Government changed the way that planning policies are developed. The Government brought in a new approach to involve the public in how plans are made – it's called 'front-loading'.

What it means is that the Government wants people to be more involved at the start of the process, rather than leaving it to the end. The old system was often slow and cumbersome precisely for that reason.

To give emphasis to this new approach, the Government has made it more difficult for people to introduce new issues later in the process. So the basic message is: you need to get involved right now. There won't be a review of the Core Strategy for at least another five years after we've finished this one.

How you can make a difference

You can help us to get the Core Strategy right. We've identified what we think are the big issues facing the district over the next 20 years. We've also split the district up into four areas so that the Core Strategy can better reflect the different characteristics of the places that make up Bath and North East Somerset.

You can tell us whether we've got the issues right or whether you think we've missed something. Also tell us what you think is the best way to tackle these issues. Together, we have to make some tough decisions.

Put your local knowledge and passion for your area to good use and have your say on what you would like the district to be like in 2026.



How to find out more and get involved

We are looking for your ideas and creative solutions to shape the Council's plans.

Come and talk to Planning Officers at a drop-in session at the following Council offices:

Riverside Offices, Temple Street, Keynsham

3 December 10:00 – 12:30

Trimbridge House, Trim Street, Bath

4 December 10:00 – 12:30

The Hollies, High Street, Midsomer Norton

5 December 10:00 – 12:30

Comment online:

Download the launch document and other publicity material and comment online at:

www.bathnes.gov.uk/corestrategy

Look at the Core Strategy launch document at:

■ All public libraries in the District

Council offices including:

■ Trimbridge House, Trim Street, Bath, BA1 2DP

■ The Hollies, High Street, Midsomer Norton, BA3 2DP

■ Riverside Offices, Temple Street, Keynsham, BS31 1LA

Send us your comments:

The launch document is area based – you can go straight to the chapter you are interested in and only answer relevant questions.

Send your comments online or fill out a comment form and return to us by email or post:

planning_policy@bathnes.gov.uk

Planning Policy

Bath and North East Somerset Council

Trimbridge House, Trim Street, Bath, BA1 2DP

Speak to us:

Call us on 01225 477548

Appendix 11

[Core Strategy Spatial Options document](#)

Available on Council website (click on link above to open)

Appendix 12 - 8 Area Based Leaflets

Available on Council website (click on link to open)

[Core Strategy Spatial Options – District Wide Vision leaflet](#)

[Core Strategy Spatial Options – District Wide Options leaflet](#)

[Core Strategy Spatial Options – Bath leaflet](#)

[Core Strategy Spatial Options – Bath urban extension leaflet](#)

[Core Strategy Spatial Options – Keynsham leaflet](#)

[Core Strategy Spatial Options – New neighbourhood in an urban extension to South East Bristol leaflet](#)

[Core Strategy Spatial Options – Midsomer Norton and Radstock](#)

[Core Strategy Spatial Options – Rural Areas leaflet](#)

Appendix 13 - Core Strategy Spatial Options – Publicity leaflet

What are the options?

Tackling Climate Change

Planning tomorrow today

Join in the discussion

How can we provide more affordable homes?

How can we reach targets to reduce our carbon footprint by 2026?

In 2026 I'll be 80, what about me?

By 2026 I'd like to buy all my food from local suppliers

Read the options online at your local library
www.bathnes.gov.uk/corestrategy

It is now broadly agreed that the climate is changing adversely as a result of human activities, principally through carbon dioxide emissions from our use of fossil fuels. We need to be committed to tackling the causes and effects of climate change.

We want to achieve this by working towards a minimal output of carbon dioxide and other greenhouse gases to the environment in Bath and North East Somerset.

We need to think about more sustainable ways to produce and use energy within our communities through the adoption of sustainable buildings, green infrastructure and renewable energy.



Comments by 11 December 2009

Via the web:
www.bathnes.gov.uk/corestrategy

By email:
planning_policy@bathnes.gov.uk

By post:
Planning Policy Team, Trimbridge House, Trim Street, Bath, BA1 2DP

By telephone:
01225 477548





We want your views

Where will we get our energy from in the future? Wind turbines?

What about new housing? Where should it go?

In 2026 I'll be 25, where will I work?



It's up to you to join in the debate!

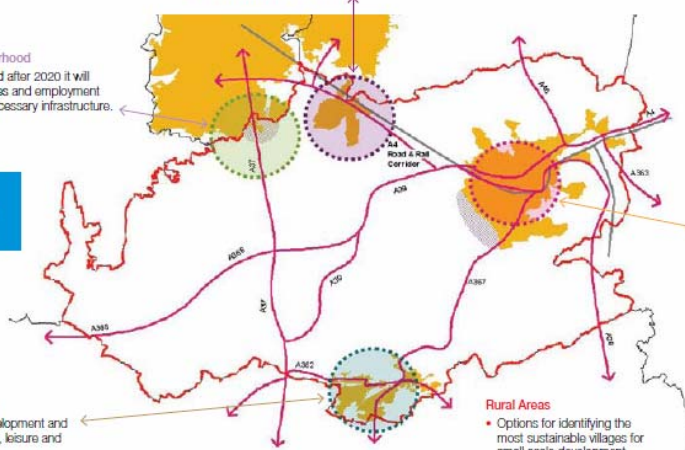
We need your views on how Bath and North East Somerset will change over the next 20 years

How should the different areas evolve?

Keynsham

- Options include improving the train station, redeveloping Somerdale and regenerating the town centre
- Options around the concentration of development within the town
- Promoting Keynsham as an ethical town, supporting local food production, access to green spaces and water ways
- Improving in cultural activities

What is the best option for your neighbourhood?



South East Bristol new neighbourhood

- If a new neighbourhood is needed after 2020 it will provide homes, other local facilities and employment opportunities supported by all necessary infrastructure.

Bath

- Options around the concentration of office and employment use in the City centre
- Riverside regeneration focus
- Options on accommodating new homes within Bath
- Options for extending the City after 2016 at either west of Twerton or Odd Down/South Stoke for the provision of new homes, and other local facilities. This would be a zero carbon development using renewable energy


Rural Areas

- Options for identifying the most sustainable villages for small scale development
- Emphasis on supporting rural businesses

How can we reduce our carbon footprint?

Midsomer Norton and Radstock

- Options for supporting the redevelopment and improvement of the town centres, leisure and commercial facilities
- Options around the scale of change
- Promoting the towns as tourist designations
- Opportunity for a renewable energy action area



Find out about events and read about the options on-line! www.bathnes.gov.uk/corestrategy

Appendix 14 Core Strategy Spatial Options - Display posters

We need your views on how Bath and North East Somerset will change over the next 20 years

How should the different areas evolve?

Keynsham

- Options include improving the train station, redeveloping Somerdale and regenerating the town centre
- Options around the concentration of development within the town
- Promoting Keynsham as an ethical town, supporting local food production, access to green space and waterways
- Improving in cultural activities

What is the best option for your neighbourhood?

Planning tomorrow today

We want your views

What do you think about...
 • How do you think about...
 • How do you think about...
 • How do you think about...

It's up to you to join in the debate!

Bath & North East Somerset Council

South East Bristol new neighbourhood

- If a new neighbourhood is needed after 2020 it will provide homes, other local facilities and employment opportunities supported by all necessary infrastructure.

How can we reduce our carbon footprint?

Midsomer Norton and Radstock

- Options for supporting the redevelopment and improvement of the town centres, leisure and commercial facilities
- Options around the scale of change
- Promoting the towns as tourist designations
- Opportunity for a renewable energy action area

Rural Areas

- Options for identifying the most sustainable villages for small scale development
- Emphasis on supporting rural businesses

Bath

- Options around the concentration of office and employment use in the City centre
- Riverside regeneration focus
- Options on accommodating new homes within Bath
- Options for extending the City after 2016 at either west of Twerton or Odd Down/South Stoke for the provision of new homes, and other local facilities. This would be a zero carbon development using renewable energy

What about housing? Where will it go?

Find out about events and read about the options on-line! www.bathnes.gov.uk/corestrategy

Return your comments by 11 December 2009

Via the web: www.bathnes.gov.uk/corestrategy

By email: planning_policy@bathnes.gov.uk


By post: Planning Policy Team, Trimbridge House, Trim Street, Bath BA1 2DP

By telephone: 01225 477546

Tackling the causes and effects of Climate Change in Bath and North East Somerset


In our area, we have a responsibility and a duty to play our part – we must reduce our reliance on fossil fuels:

by changing our travel behaviour




by altering our purchasing behaviour


Keep It Local, Keep It Keynsham



by making our buildings more energy efficient



by generating significantly more energy from renewables









What community benefits can be gained from renewable energy generation?

How could our heritage buildings be more energy efficient?

Where do you think are suitable areas for wind turbines?

How can I tackle the causes of climate change in my home?

What we need to do to secure 11% of our energy for heat and power from renewable sources by 2020:

<ul style="list-style-type: none">  Up to 9 or 10 large scale and up to 10 smaller scale wind turbines  Biomass (e.g. woodfuel) – need to double existing resources  Waste – need to process food and agricultural waste in digester plants for biogas energy 	<ul style="list-style-type: none">  Solar panels for electricity – New buildings and 1 in 10 uptake on existing buildings  Solar panels for hot water – New buildings and 1 in 5 uptake on existing buildings  Ground source heat pumps – 1 in 20 uptake on existing buildings
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Read about the options at your local library or on-line www.bathnes.gov.uk/corestrategy

Core Strategy

Bath & North East Somerset Council

It's up to you to join in the debate!

Bath & North East Somerset Council

Appendix 15 - Posters advertising events

This is an example of the poster that was used in several locations

**Planning
tomorrow
today**



Drop-in event

Your chance to discuss options
for a new neighbourhood at S.E
Bristol and find out about its
impact on your area.

**Whitchurch Community Hall
November Monday 2nd and
Friday 6th 3.30 – 7.30pm**

Join in the debate!

Bath & North East
Somerset Council



www.bathnes.gov.uk/corestrategy

Appendix 17

Letter to consultees

**Bath & North East
Somerset Council**

Planning & Transport Services
Bath & North East Somerset Council
Trimbridge House, Trim Street,
Bath BA1 2DF
Telephone: 01225 477548
Email: planning_pollov@bathnes.gov.uk
www.bathnes.gov.uk/corestrategy
Date: 15.10.2009

Dear Sir or Madam

Core Strategy Spatial Options Document: Your chance to comment.

The Council has reached a crucial stage in preparing new planning policies for Bath & North East Somerset. These will be included in a new document called the Core Strategy. Once adopted, the Core Strategy will be the key planning policy framework for the District. It will decide where new houses should go, how we provide more affordable housing, policies on generating renewable energy, how much office and workshop space we need. It will also review policies on the Green Belt, protection of wildlife and the landscape.

On 19th October, the Council is publishing a 'Core Strategy Options Document'. This document suggests some options for these new policies before the Core Strategy is finalised. This is a key opportunity for you to get involved and influence what is in the Core Strategy.

To assist you, we have also prepared some shorter leaflets for Bath, Keynsham, Midsomer Norton and Radstock and the rural areas. There are also leaflets for the two proposed urban extensions to Bath and Bristol and a leaflet on issues which are important across the whole district such as renewable energy, affordable housing and heritage protection. The Core Strategy options document is available on-line for comment and there are also copies at main Council offices in Bath, Keynsham, Midsomer Norton and Radstock and main libraries.

The consultation period runs from 19th October to 11th December and we are arranging local exhibitions where you can come and discuss the key proposals with a planning officer. Details of these and other events will be available on line at www.bathnes.gov.uk/corestrategy and we will also publicise these in local libraries and Council offices.

This is an important chance for you to influence new planning policies before they are set in stone - please get involved!

Continued overleaf.

If you have any queries about how to see the documents or if you want to talk to a planning officer please contact the planning policy team:

Planning Policy team

Trimbridge House,

Trim Street,

Bath

BA1 2DP

E-mail: planning_policy@bathnes.gov.uk

Telephone: 01225 477548

Fax: 01225 477644

Website: www.bathnes.gov.uk/corestrategy

Yours sincerely,



David Trigwell

Divisional Director Planning and Transport Development
Bath & North East Somerset Council

Appendix 18 – List of Consultees

Bath & North East Somerset Local Strategic Partnership	Baker Associates
5 Villages Parish Plan	Bangladesh Association
Abbey Residents Association	Barbados Caribbean Friends Association (Bath Branch)
Ability Sports Association	Barton Willmore
Access Bath	Barton Willmore Homes
Access Bath & North East Somerset	Bath & District Business Crime Reduction Partnership
ACERT	Bath & District Self Build Assoc.
Action for Pensioners	Bath & N.E. Somerset Police
ADAS	Bath & North East Somerset CVS
Advance Land & Planning Limited	Bath & North East Somerset Local Councils Group
Age Concern	Bath & North East Somerset Primary Care Trust
Alder King Property Consultants	Bath & North East Somerset Race Equality Council
All Saints Residents Community Group	Bath & Wansdyke Scout Network
Allotment Association	Bath & Wansdyke Society for the Blind and Partially Sighted
Alsop Verrill LLP	Bath Activist Network
Amba Medical Ltd.	Bath and N.E. Somerset CVS
Amelia Kesh Limited	Bath and North East Somerset Council
Ancient Monuments Society	Bath and Wansdyke Residents Association
Arts Council England South West	Bath Area Drug Advisory Service
Arup	Bath Area Play Partnership
Association for Jamaicans Trust	Bath Black Senior Citizens Project
Atis Real	Bath Bus Company
Atisreal UK	Bath Campaign for Real Shops
Atkins	Bath Canoe Club
Avon & Meadow Park Residents Association	Bath Cats and Dogs Home
Avon & Somerset Police Authority	Bath Centre for Voluntary Service
Avon & Wilts Mental Health Partnership NHS Trust	Bath Chamber of Commerce
Avon and Somerset Police	Bath Chapter of Architects
Avon Area Ramblers	Bath Citizens Advice Bureau
Avon Badger Group	Bath City Farm
Avon County Federation of Women's Institutes	Bath City Football Club
Avon County Rowing Club	Bath Communities Partnership
Avon Fire Authority	Bath Community Transport
Avon Frome Partnership	Bath Conference Cabinet
Avon Industrial Buildings Trust	Bath Cycling Campaign
Avon Wildlife Trust	Bath Cycling Club
Avon Wildlife Trust Bath Group	Bath East Asian, Chinese & Friends Group (BEACH)
B&NES Allotments Association	
B&OME Mental Health Services (MOSAIC)	

Bath Environment Centre	Blagdon Parish Council
Bath Environment Forum	Bloomfield Crescent Residents Association
Bath Festivals Trust	Blue Sky Planning Limited
Bath Film Festival	BNP Paribas Real Estate
Bath Friends of the Earth	Bovis Homes (Wessex Region)
Bath Fringe Festival	Bovis Homes Limited
Bath Heritage Watch Dog	Bristol & District CAMRA Pubs Campaigning Group
Bath Hotels & Restaurants Assoc.	Bristol Chamber of Commerce & Initiative
Bath Independent Group	Bristol City Council
Bath Independent Guest Houses Association	Bristol Cultural Development Partnership
Bath Industrial Heritage Centre	Bristol Industrial Archaeological Society
Bath Islamic Centre	Bristol International Airport
Bath Multi Racial Club	Bristol Partnership
Bath Preservation Trust	Bristol Regional Environmental Records Centre (BRERC)
Bath Pride	Bristol Water PLC
Bath Quakers	British Horse Society
Bath Radical Cycling Group	British Motorcyclists Federation
Bath Restaurateurs Association	British Waterways
Bath Royal Literary & Scientific Institution	British Waterways
Bath Rugby Football Club	Broad St. Traders Association
Bath Society	Broadlands School
Bath Solo Housing Association	Broadmoor Lane Residents Association
Bath Spa University	Bromilow International Haulage Ltd.
Bath Spa University, Students Union	Brookhouse Group
Bath Stone Group (Suppliers)	Bryant Homes South West
Bath Stroke Support Group	Burdalls Yard
Bath Tourism Conference Plus	Business Environment Association
Bath Youth Rugby	Business Link West
Bathampton Parish Council	Business Link West B&NES
Batheaston Parish Council	Butcombe Parish Council
Batheaston Society	Cadbury Limited
Batheaston Youth Club	Cam Valley Wildlife Group
Bathford Parish Council	Camden Residents Association
Bathford Society	Cameley Parish Council
Bathwick Estate Residents Association	Camerton Parish Council
Bathwick Hill Residents Association	Campaign Against Urban Sprawl
Baxter and King	Campaign for Dark Skies
BCHE - Local Project	Campaign for the Protection of Green Belt
BCL Consultant Hydrogeologists	Campaign for the Protection of Rural England, B&NES
Beech Avenue Residents Association	Capitec
Beechen Cliff School	Care and Repair
Bellway Homes Ltd	Carfree UK
Berkeley	Carter Jonas
Better Bath Forum	Carver Knowles
Bitton Parish Council	
Black Families Education Support Group	

CASA (Centre for Advanced Studies in Architecture)	Community Careline Services
Catherine Place Residents Association	Community Law Partnership
Cavendish Crescent Residents Association	Community Safety & Drugs Partnership
CBI South West	Compton Dando Parish Council
Central European Romani Gypsy UK Council	Compton Dando Parish Plan Committee
Centre 69 Youth Centre	Compton Martin Parish Council
Centre for Deaf People	Congregation of Our Lady of the Missions (Trustees)
Centre for Sustainable Energy	Connexions West of England
Chandag & District Residents Association	Copseland Residents Association
Chandag Residents Association	Corston Parish Council
Charlcombe Parish Council	Cotswolds Conservation Board
Chelwood Parish Council	Council for British Archaeology
Chew Magna Parish Council	Council for the Protection of Rural England
Chew Stoke Parish Council	Country & Metropolitan Homes PLC
Chew Valley Chamber of Commerce	Country Land & Business Assoc.
Chew Valley School	Crafts Council
Chewton Keynsham Neighbourhood Association	Crest Strategic Projects Limited
Chewton Mendip Parish Council	Crossroads caring for carers B&NES
Chilcompton Parish Council	Crown Estate Office
Chilton Parish Plan Committee	CTC (Cyclists Touring Club)
Chinese Medical Centre	Culverhay School
CIBSE South West Region Committee	Cyclebath
Circus Area Residents' Association (CARA)	Cyclists Touring Club (Bath)
City of Bath College	Cyclists Touring Club (Bristol)
Civil Aviation Authority	David Thurlow Partnership
Claverton Parish Council	David Wilson Estates Land & Planning
Clutton Hill Farm Agricultural Services	David Wilson Homes South West
Clutton Parish Council	Democratic Action for B&NES Youth (DAFBY)
Cluttons	Department for Transport
Cluttons LLP	Dev Plan UK
Cluttons LLP, Planning & Regeneration	Development Planning and Design Services Ltd
Coal Authority	Diocese of Bath and Wells
Cold Ashton Parish Council	Disability Rights Commission
Colin Buchanan	Disabled Living Centre
Colliers CRE	Disabled Persons Transport Advisory Committee
Colston & Colston Chartered Surveyors	DLP Consultants
Combe Down Stone Mines Community Association	Downside Abbey
Combe Hay Parish Council	Downstream South Residents Associations
Commission for Architecture and the Built Environment (CABE)	DPDs Consulting
Commission for Racial Equality	Drivers Jonas
Community Action	DSP (Bath) Limited
Community Action RCC	DTZ

Duchy of Cornwall	GL Hearn Ltd
Dundry Parish Council	Gleeson Homes Southern
Dunkerton Parish Council	Gloucestershire County Council
East Harptree Parish Council	Government Office for the South West
Education & Skills Council	Governors of East Harptree Primary School
Embley Associates (Energy Consultants)	Great Western Ambulance Service
English Heritage	Green Park Lands Company
Englishcombe Parish Council	Green Park Residents Association
Environment Agency	Greenway Lane Area Residents Forum
Environmental Services Association	Guinness Trust
Involve	GVA Grimley
Equality Banes	Gypsy Council for Education, Culture, Welfare & Civil Rights
ETSU (Department of Trade & Industry)	Hanham Abbots Parish Council
Eurolink Properties Limited (Radstock)	Hayesfield School
University of the West of England, Faculty of Environment and Technology	Headway Bath & District
Fairfield Park Health Centre & Clinic	Health Advocacy Partnership
Faith Forum	Health and Safety Executive
Family Golf Centres Ltd.	Help the Aged
Farmborough Parish Council	Hemington Parish Council
Farrington Gurney Parish Council	Henrietta Park Residents Association
Federation of B&NES Allotments	High Littleton Parish Council
Federation of Bath Residents Assoc. (Transport Group)	Highways Agency
Federation of Small Businesses (FSB)	Hillfort Earth First
Fight Against the Bypass - Saltford (F.A.B.S.)	Hinton Blewett Parish Council
First	Hinton Charterhouse Parish Council
First Bristol Buses	Homes and Communities Agency
First Great Western Trains Co. Ltd	HotelBath.Net
Firstplan	House Builders Federation
Forbes Fraser Hospital	Housing Corporation
Forest of Avon	Hunter Page Planning
Forestry Commission	ICOMOS
Foxhill Residents Association	Include to Inform
Frank Knight	Inland Waterways Association
Freeth Cartwright LLP	Institute of Directors South West
Freshford Parish Council	Irish Travellers Movement in Britain
Freshford Planning Group	Islamoscope
Friends of Freshford	J. Sainsbury Plc.
Friends of the Survey of Old Bath	Jephson Housing Association
Friends, Families & Travellers	Joint Local Access Forum
Fulfords Land & Planning	Jones Lang Lasalle
Fusion Online Limited	JPC Consulting
Future Energy Solutions (FES)	JPC Strategic Planning
Garraway Youth Club	Kelston Parish Meeting
Garston Properties Ltd.	Ken Biggs Contractors Ltd.
George Wimpey	Keynsham Allotments Association
	Keynsham Business & Trader's Forum

Keynsham Citizens Advice Bureau	Mentoring Plus
Keynsham Civic Society	Midsomer Norton & Radstock Chamber of Commerce
Keynsham Community Association	Midsomer Norton Citizens Advice Bureau
Keynsham East C.S.A.G	Midsomer Norton Society
Keynsham Network	Midsomer Norton Town Traders
Keynsham South Forum	Millennium Volunteers (MV Unit)
Keynsham Team Ministry	Minerva Court Residents Association
Keynsham Town Centre Management Steering Group	Ministry of Defence
Keynsham Town Council	Mint Business Solutions Limited
Kilmersdon Estate	Mobile Operators Association
Kilmersdon Parish Council	Monkton Combe Parish Council
Kilter	Monkton Farleigh Parish Council
KMA	Monmouth Area Residents Group
Knightstone Housing Association	Moorland Road Traders Association
Knowle Cricket Club	Motorcycle Action Group
Land & Mineral Management Ltd.	National Association of Health Workers with Travellers
Land Development & Planning Consultants Ltd.	National Association of Travellers
Land West	National Farmers Union
Lansdown Crescent Residents Association	National Grid - Entec UK Ltd on behalf of
LARA MRDO	National Grid Property Ltd
Laterz Youth Project	National Playing Fields Association
Learning and Skills Council, West of England	National Trust
Lichfield Planning	Natural England
Limpley Stoke Parish Council	Natural England South West
Litton Parish Council	Natural Theatre Company
Living Streets	Nempnett Thrubwell Parish Council
London Road & Snow Hill Partnership	Network Rail
London Road Residents Association	Network Rail Infrastructures Ltd.
M. H. Builders	New Era Housing Association
Macaulay Prospect Residents Association	Newton St. Loe Parish Council
Marksbury Parish Council	NHS Executive South & West
Marshfield Parish Council	Norfolk Crescent Residents Association
Martineau Solicitors	Norland College
Meadow Court Residents Association	North East Somerset Arts
Meadow View Residents Association	North East Somerset Tourism Association
Member of Parliament for Bath	North Road Neighbourhood Watch
Member of Parliament for Bristol East	North Somerset Council
Member of Parliament for Wansdyke	North Somerset Railway Company Ltd.
Member of Youth Parliament	North Stoke Parish Meeting
Mencap Pathway	North Wiltshire District Council
MENCAP Western Division	Northfields Residents Association
Mendip District Council	Northfields Residents Association
Mendip Hills AONB JAC	Norton Hill School
Mendip Society	Norton Malreward Parish Council
	Norton Radstock College
	Norton Radstock District Chamber of

Commerce	Radstock Residents Association
Norton Radstock Town Council	Radstock Traders Association
Norton St Philip Parish Council	Radstock Youth Centre
Norton-Radstock Regeneration Partnership	Ralph Allen School
NPA Consult	Read Renewable Resource
NUT	Redcliffe Homes
Odd Down Youth Centre	Redrow Homes
Off The Record	Redrow Homes (South Wales)
Old Mills Action Group	Reed Planning Consultancy
Old Vicarage Green Residents Assoc.	Residents Alliance, South Bristol Ring Road
Oldfield School	Rethink
Open Planning Forum	Richmond Road Residents Association
Orange Personal Communications Services Limited	Riparian Owners Avon River
Oval Estates (Bath) Ltd.	Riverside Community Centre
Partnership Against Racial Harassment (PARH)	Road Haulage Association Ltd
Paulton Parish Council	Rock Road Neighbourhood Watch
Paulton Rovers Football Club	Romani Travellers Council
Peasedown St. John Parish Council	ROOT (Revival Of Old Twerton)
Peasedown Youth Centre	Rosewell Court Residents Association
Pegasus Planning Group	Rough Sleepers Initiative
Pensford plc	Royal Crescent Society
Percy Community Centre	Royal National Hospital for Rheumatic Diseases
Perfect View Residents' Association	Royal Society for the Protection of Birds
Persimmon Homes Wessex	RPS Group
Planning Potential	RPS Planning Consultancy
Poets Corner Residents	RPS Planning Group
Police Architectural Liaison Officer	RUH Hospital NHS Trust
Portals (Bathford) Ltd.	Sainsbury's (c/o White Young Green)
Priddy Parish Council	Sainsbury's Supermarket Ltd
Primary Care Trust	Saltford Golf Club
Prior Park Buildings Residents Association	Saltford Parish Council
Priston Parish Council	Samaritans
Publow & Pensford Parish Council	Savills (L & P) Limited
Pulteney Bridge & Argyle St. Traders Assoc.	SCOPE (Bath & District)
Pulteney Estate Association	SD3M (Sustainable Development for a Third Millennium)
Pulteney Estate Residents Association (PERA)	Secondsite Property Holdings Ltd. & Transco Plc
Quarry Products Association	Shaw Trust
Quartet Community Foundation	Shelter
Racial Equality Council (B&NES)	Shire Consulting (on behalf of Barclays Bank Plc.)
Radstock Action Group	Shoscombe Parish Council
Radstock Churches Together	Showmans Guild of Great Britain
Radstock Co-operative Society Ltd.	Sion Hill Place Residents Association
	Sion Hill Residents Association

Smiths Gore	(STAR)
Snowhill Residents Association	Support Against Racial Incidents (SARI)
Society of Merchant Venturers	Sustrans
Solon South West Housing Association	Swainswick Parish Council
Somer Community Housing Trust	SWAN Advice Network
Somer Housing Group	Sydney Buildings Association
Somer Valley Friends of the Earth	Sydney Buildings Householders Association
Somer Valley Partnership	Sydney Gardens Associations
Somerset & Dorset Railway Heritage Trust	TACT
Somerset & Dorset Railway Restoration Trust	Target 80
Somerset Churches Together	Tarmac Quarry Products Limited
Somerset Coal Canal Society	Temple Cloud Residents Committee
Somerset County Council	Terence Higgins Trust
Somerset County Council- Planning Policy	Terence O'Rourke
Somerset Farmers Markets	The Architecture and Planning Group
Somervale School	The Bell Cornwell Partnership
South Gloucestershire Council	The British Motorcyclists Federation
South Stoke Parish Council	The British Wind Energy Association
South West Arts	The Care Forum
South West Business Insider	The Care Network
South West Planning Aid	The Coal Authority
South West RDA	The Garden History Society
South West Regional Development Agency	The Georgian Group
South West Registered Social Landlords	The Greenfield Charitable Trust
South West TUC	The Gypsy Council
Southside Youth Centre	The Lawn Tennis Association
Sport England (Regional Office)	The Prince's Trust
St James Square Association	The Society for the Protection of Ancient Buildings
St. Catherine Parish Meeting	The Theatres Trust
St. Gregory's R.C. School	The Twentieth Century Society
St. John's Hospital Trustees	The Victorian Society
St. Mark's C.E. School	The Vineyards Association
St. Martin's Hospital	Time Out Drop In Centre
St. Stephen's Allotment Society	Timsbury Parish Council
St. Stephen's Millennium Green Trust	Timsbury Youth Club
Stanton Drew Parish Council	Tintagel Close Residents Association
Stewart Ross Associates	Traffic Area Network
Stockwood Vale Group	Trams for Bath
Ston Easton Parish Council	Transition Bath
Stowey Sutton Parish Council	Transition Bath Energy Group
Strategic Land Partnerships	Turley Associates
Stratton on the Fosse Parish Council	Twerton Park Properties
Summerfield Developments (SW) LTD	Ubley Parish Council
Support & Training Against Racism	Ubley Parish Hall Management Committee
	United Bristol Healthcare Trust

University of Bath	Westbury Homes (Holdings) Ltd. South West Region
University of Bath Students Union	Western Challenge Housing Association
Virgin Trains	Western Power Distribution
Viridor Waste Management Ltd.	Westlea Housing Association
Vision Bath	Westwood Parish Council
Vodafone Ltd.	Whitchurch Action Group
Volunteer Centre	Whitchurch Parish Council
Walcot St. Traders Association	White Young Green
Walton Close Residents Association	White Young Green Planning
Wansdyke Bridleways & Byways Association	Whitelands Community Wind Projects
Wansdyke Community Residents Association	Widcombe Association
Waste Recycling Group	Widcombe Traders Association
Waterside Action Group	Wiltshire Council
WECIL	Wimpey Homes
Wellow Parish Council	Winford Parish Council
Wellsway School	Winsley Parish Council
Welton Baptist Church	Winsley-White Building Contractors & Developers Ltd.
Welton Vale Protection Group	WLP Planning
Wessex Trains	WM Morrison Supermarkets Plc
Wessex Water	Women's National Commission
Wessex Water Developers Group	Woodland Park Residents
West Harptree Parish Council	Woodland Trust
West of England Partnership	Woolf Bond Planning
West of England Centre for Inclusive Living	WPSD (Western Partnership for Sustainable Development)
West of England Coalition of Disabled People	Writhlington School
West of England Partnership	YMCA
West Wiltshire District Council	Youth Parliament

Plus 142 individuals from the LDF consultation database

Appendix 19 – Press Releases

Publish Start Date: 24.9.09

Future of the area to be discussed

All councillors will discuss the major challenges facing the district over the next twenty years and the options to address them on October 1st 2009. If agreed, the options will form a consultation on the Core Strategy that would start in mid-October where residents will be given the opportunity to give their views.

The district faces tough challenges to avoid long-term, decline - namely a low wage economy, a lack of affordable homes, little modern flexible office accommodation, and poor transport infrastructure. The Council wants views from residents, businesses, and community groups on how the district can respond to these challenges whilst taking into account one of the biggest issues facing the planet – climate change and reducing our carbon footprint.

The consultation document will also present options for housing development – a process imposed upon the Council by the Government. The West of England councils have major reservations about the ability of the West of England to accommodate the scale of change set out by the Government's house building target. The options being discussed by the Council are based upon the draft regional spatial strategy figures approved by the Council in 2006 – 15,500 homes – although even this level of growth is considered challenging.

In relation to any future housing development the Council has made its views very clear to the Government.

- Prioritise urban brownfield regeneration before greenfield urban expansion;
- Ensure development is phased so that new housing and employment schemes come forward at the right time;
- Make sure the necessary supporting infrastructure is in place ahead of any housing development;

Details of the Council meeting can be found on the Council website homepage www.bathnes.gov.uk under the 'Of Interest' section titled 'Council Meeting Papers – 1st October 2009'.

Response to Government announcement on housing

Bath & North East Somerset Council has responded to the announcement by the Government of a further appraisal of whether proposals for the Regional Spatial Strategy for South West England are the most sustainable way forward for the Region.

Bath & North East Somerset Council has made very clear its opposition to Government house building targets that councillors have believed are completely unrealistic. Therefore, the Council welcomes this timely Government sustainability review and the acceptance even more work is needed.

The Council will continue to work on tackling long-term community-wide challenges, such as a lack of affordable housing, the lack of modern available workspace, climate change, and the need for improved infrastructure, through its Core Strategy process that will be discussed by all councillors on October 1st 2009.

ENDS

Publish Start Date: 20.10.09

[Give your view on Core Strategy](#)

Local residents have the chance to give their views on the major challenges facing the district over the next twenty years and the options to address them from Monday 19th October 2009.

Consultation on the Core Strategy is now officially on-line and there will be a number of information events taking place over the next six weeks. Residents have until 11th December 2009 to respond with their view on the tough challenges faced by the area, like the need to provide more affordable homes, improving the availability of modern flexible office accommodation, delivering necessary infrastructure and one of the biggest issues facing the planet – climate change and reducing the community carbon footprint.

People can log-on to www.bathnes.gov.uk/corestrategy or call 01225 477548 or write to Planning Policy Team, Trimbridge House, Trim Street, Bath BA1 2DP, or email planning_policy@bathnes.gov.uk to find out more. The document can also be read at all libraries in the district and at reception areas in Trimbridge House, Bath; Riverside, Keynsham; Hollies, Midsomer Norton.

The Council will update residents about where and when the information events are taking place through 'Inform' – its weekly e-newsletter. Residents can subscribe by clicking on the 'Inform' banner on the right hand side of the Core Strategy webpage.

Consultation Events

There are over twenty engagement events the Council is attending to give people information about the Core Strategy. A full list can be found on the website, but some of the main ones open to the public are below.

- 28th October, 2009, 3pm – 7pm; St. Gregory's Catholic School, Odd Down;
- 2nd November, 2009, 6.30pm; Hollies Council Chamber;
- 2nd November, 2009, 3.30pm – 7.30pm; Whitchurch Community Centre Hall;
- 6th November, 2009, 3.30pm – 7.30pm; Whitchurch Community Centre Hall;
- 14th November, 2009, 9am - 1pm; Keynsham Farmers Market;
- 17th November, 2009, 7.30pm; Keynsham Town Hall;
- 3rd December, 2009, 6.30pm; Better Bath Forum, St. Michael's Church, Broad Street.

Options for housing

The consultation document presents options for housing development – a process imposed upon the Council by the Government. The West of England councils have major reservations about the ability of the West of England to accommodate the scale of change set out by the Government's house building target. The options set out by the Council are based upon the draft regional spatial strategy figures approved by the Council in 2006 – 15,500 homes – although even this level of growth is considered challenging.

In relation to any future housing development the Council has made its views very clear to the Government.

- Prioritise urban brownfield regeneration before greenfield urban expansion;
- Ensure development is phased so that new housing and employment schemes come forward at the right time;
- Make sure the necessary supporting infrastructure is in place ahead of any housing development.

Publish Start Date: 17.11.09

Planning tomorrow today: focus on low carbon future

How can the area reduce its reliance on fossil fuels and support a low carbon future? That is the question being asked by Bath & North East Somerset Council at a series of special community events held in partnership with the Centre for Sustainable Energy. The events are part of the Council's invitation to residents to share their views on its ideas for the future of the area that are in the Core Strategy.

Councillor Charles Gerrish (Conservative, Keynsham North), Cabinet Member with responsibility for climate change, said, "Tackling the causes and effects of climate change is one of the major challenges Bath & North East Somerset Council wants to address. The Council wants to get people's views on how we might generate more energy from renewable sources and how we make new and old buildings more energy efficient in the future. We also need to think about how to encourage more local shopping to reduce the number of car journeys out-of-town."

Some of questions asked in the Core Strategy consultation are:

- What community benefits can be gained from renewable energy?
- How could our heritage buildings be more energy efficient?
- Where do you think are suitable areas for wind turbines?
- How can I tackle the causes of climate change in my home?

Simon Roberts, Chief Executive of the Centre for Sustainable Energy, explained the purpose behind the events, "Bath and North East Somerset needs to generate a significant proportion of its energy from renewable sources. We want to know how you would like to see this achieved: hydro-power, wind turbines, solar panels, biomass or heat pumps? What technologies should be developed, and where? And how can we make the area's heritage buildings more energy smart?"

The events scheduled are:

The Guildhall, Bath – Friday 27th November 2009

Fry Club, Keynsham – Friday 4th December 2009

Events will run from 2pm through to 9pm with an open access, drop-in advisory session taking place between 2pm – 6.15pm. There will then be a more structured evening session with presentations and workshops, which will take place between 6.15-9pm. A buffet will be provided for the evening event and registration is required by emailing planning_policy@bathnes.gov or calling 01225 477458. Spaces are limited and strong interest is anticipated so booking now is recommended.

To submit a comment on the Core Strategy or find out more, use the contact details above, log-on to www.bathnes.gov.uk/corestrategy write to Planning Policy

Team, Trimbridge House, Trim Street, Bath BA1 2DP. The Core Strategy consultation ends on the 11th December 2009.

ENDS

Publish Start Date: 4.12.09

[Planning tomorrow today: way forward for affordable housing](#)

Local residents are being encouraged to have their say about Bath & North East Somerset Council's ideas to improve the availability of affordable housing over the next twenty years. There has been a 150 per cent increase in the need for affordable housing between 2002 and 2007 – the latest studies show that this is continuing to rise. There are almost 8,000 currently on the Homesearch Register.

Councillor Charles Gerrish (Conservative, Keynsham North), Cabinet Member for Customer Services, said, "Bath & North East Somerset Council recognises that more affordable homes are required so that people have access to a decent home and the regeneration of the local economy can be supported. Without affordable homes, there is nowhere for the workers of new firms coming to area to go. The Core Strategy consultation gives an opportunity for people to give their view on how this issue can be most effectively addressed."

The Core Strategy consultation asks for people's views on:

- Varying housing needs throughout the district;
- The proportion of all new housing which should be affordable;
- How much housing should be rented or part-owned;
- The size of development that these principles should apply to.

Mike Grist, Group Director of Business Development at Somer Housing Group, added, "Despite recent falls in house prices, home ownership is beyond the reach of huge numbers of people in the area where high house prices are not necessarily matched by high earnings. In order to provide everyone with a decent quality of life, it is essential that more affordable homes are built. It is also important to increase the number of open market homes built because a large proportion of affordable homes will be delivered by private developers."

Residents can also read a four-page feature in the current Winter 2009 edition of Connect Magazine being delivered to homes across the district right now. This can also be accessed online at www.bathnes.gov.uk

People can long-on to www.bathnes.gov.uk/corestrategy or call 01225 477548 or write to Planning Policy Team, Trimbridge House, Trim Street, Bath BA1 2DP, or email planning_policy@bathnes.gov.uk to find out more. The document can also be read at all libraries in the district and at reception areas in Trimbridge House, Bath; Riverside, Keynsham; Hollies, Midsomer Norton. Deadline for comments: 15th January 2010.

ENDS

Publish Start Date: 12.12.09

Planning tomorrow today: Core Strategy events reminder: Update 2

Local residents have the chance to give their views on the major challenges facing the district over the next twenty years and the options to address them at a range of events over the coming fortnight. Some extra dates have been included due to the high number of people wanting to have their say.

- Keynsham drop-in session - 17th November 2009 3pm - 6pm Keynsham Town Council Offices;
- North Bath drop-in session - 20th November 2009 3.30pm- 7pm New Oriel Hall, Larkhall;
- Twerton drop -in session - 24th November 2009 3.30 pm - 7pm St Michael's Primary School Twerton;
- Radstock drop-in session and presentation - 26th November 2009 5pm - 8.30pm Working man's club Radstock (5-7 pm: drop-in session/display; 7-7:30pm: presentation by Council Officers; 7:30pm - 8:30pm: questions/discussion).

Residents can also read a four-page feature in the current Winter 2009 edition of Connect Magazine being delivered to homes across the district right now. This can also be accessed online at www.bathnes.gov.uk Residents have until 11th December 2009 to respond with their view on the tough challenges faced by the area, like the need to provide more affordable homes, improving the availability of modern flexible office accommodation, delivering necessary infrastructure and one of the biggest issues facing the planet – climate change and reducing the community carbon footprint.

People can long-on to www.bathnes.gov.uk/corestrategy or call 01225 477548 or write to Planning Policy Team, Trimbridge House, Trim Street, Bath BA1 2DP, or email planning_policy@bathnes.gov.uk to find out more. The document can also be read at all libraries in the district and at reception areas in Trmbridge House, Bath; Riverside, Keynsham; Hollies, Midsomer Norton.

ENDS

Appendix 20 – Connect Newsletter article



The Council is inviting you to share your views on its ideas for the future of Bath and North East Somerset as it develops its Core Strategy. This is your chance to have a say about its ideas for the next two decades, about where new houses, offices, roads and schools are built. Here's your call to action...

It's time for you to get involved

The consultation opens closed on 9th October and runs until 11th December. What you say counts. You can send your comments to the Planning Policy Team at the Council via the web, by email, phone or post.

www.bathnes.gov.uk/corestrategy
E: planning_policy@bathnes.gov.uk
F: 01225 477548
P: Planning Policy Team, Trimbridge House, Trim Street, Bath BA1 2EP

How the process will work

The process of developing the Core Strategy began in 2007 when the major issues were identified and ideas were invited from the public. The Council is now taking this process a stage further. The next step is the 'options' document, which sets out the proposed visions and a series of alternative options, and again is open for discussion. The 'options' document builds on your ideas as well as taking on board the findings of studies, other Council strategies and consultations. This consultation is open to everyone who lives and works in Bath and North East Somerset and the Council is keen to receive everyone's views.

Key stages in the preparation of the Core Strategy:

September 2007	Oct-Dec 2007	Oct-Dec 2008	Autumn 2008	January 2009	May-June 2009	December 2009
Core Strategy launch	Public consultation period on issues	Public consultation on options (M2, M5, M42)	Consultation on Draft Core Strategy	Internal Core Strategy to Government for examination	Submission to East Somerset Joint Core Strategy	Bath & North East Somerset adopt Core Strategy

Our region is poised as a leading power. A growing ageing population combined with a struggling national economy is a potential threat that could signal the start of a long-term decline for this area. To ensure that Bath and North East Somerset is in a strong position when the economy starts to recover, we need to attract new employers into our city and towns and to back them up with affordable homes, good transport, schools and health services. And we are committed to making our region's carbon footprint.

The Council is set to tackle and manage these challenges. We must hear the views and ideas of the people for whom it matters most. The people who live here. **Yes.**

Are you concerned that your children won't be able to afford to live in Bath? Are you a business in Keynsham that needs room to expand? Perhaps you are a farmer looking to diversify? Or maybe you are a parent needing nursery care closer to your home? The Council has just launched a major consultation with residents to develop an

extensive plan for the next generation of development. This plan, called the Core Strategy, will be the framework for most of the major Council planning decisions for the next 20 years. Its focus is to ensure that new development contributes to the creation of attractive, prosperous vibrant and safe places where people want to live, work and do business. Before the Core Strategy is finalised, the Council wants to hear what everyone in the area thinks.

We face four key challenges: a lack of modern workplaces; a need for more affordable homes; to improve infrastructure, especially transport; and the need to reduce carbon emissions. Your opinion will make a difference. This is your chance to shape the future of where you live.

Time to speak up

This massive consultation has already begun and involves a calendar of public events and meetings, which can be found on the Core Strategy web pages, where you can read more about the plans and respond early online. The 'options' document will also be available

to read at public libraries and at Council meetings at Trimbridge House, Rowlock, and The Hub. There are also consultation events taking place around the district.

Details can be found online or by calling the Planning Policy Team and it is worth looking at the Sustainable Community Strategy page on the website, as this sets out a vision for the area looking ahead to 2026. The Core Strategy will cover development plans in towns and villages around the area. The Council is hoping that most people will focus on the issues that affect them directly as to make contributing your views straightforward, the 'options' document includes location-based chapters.

David Trappell, the Council's Deputee Director for Planning and Transport says: "We are keen to hear views from residents, business and community groups. Our challenge is to re-structure the economy through high quality sustainable growth, while taking into account one of the biggest issues: climate change and reducing our carbon footprint. This is your opportunity to influence the future of the region."

Planning tomorrow today

We need more... flexible modern workspace

To accommodate future economic growth up to 2026 will require a 50% expansion in the supply of office space in Bath.

In Bath and North East Somerset there is a heavy reliance on public sector and tourism industries which are characterised by lower wage jobs. There are also pockets of deprivation in the area.

Over the last year there has been an increase of 141 per cent in the number of people claiming Job Seekers Allowance. The area's main opportunities for growth lie in high value office sector.

The Core Strategy aims to:

- Ensure that there is enough space in the towns and city to meet future needs.
- Deliver new housing in parallel with job growth around the region.

We must build... affordable homes

As well as ensuring that everyone in the region has access to decent homes, the local economy cannot grow if workers cannot afford homes. Potential employers will not come to the area if there are few affordable homes for their staff.

The Core Strategy will look at:

- Varying housing needs across communities throughout the district.

The four issues that are key to the successful regeneration of our local economy are the need for modern flexible office space, more affordable housing, an improved infrastructure of services and the need to tackle climate change. Share your views and make a difference...



Address varying needs of the district. Ian Bell, Executive Director Bath Chamber of Commerce and the Institute in Bath and North East Somerset, says: "The business community believes that an increase in the quantity of modern offices would deliver a real shot in the arm for the local economy by helping to grow the knowledge economy."



There has been a 150 per cent increase in the need for affordable housing between 2002 and 2007. The latest studies show that this is continuing to rise.

We need an improved... infrastructure of services

More people mean an increased strain on our community's infrastructure: roads, buses, trains, schools and health services. Improved infrastructure will attract new employers to the area, it will provide workers with an attractive living environment, and will help businesses to attract their customers into our city and towns.

The Core Strategy will:

- Support the delivery of a high quality place to live for current and new residents, including facilities such as schools, health services, leisure activities and open spaces.
- Ensure that the delivery of these facilities is linked to economic growth.
- Improve travel options for workers travelling to their jobs.

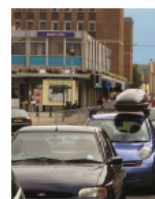
Simon De Bort, the Council's Policy and Environment Manager, says: "The Core Strategy document states that it is a fundamental prerequisite that the building of new housing is closely linked to employment opportunities and is supported by the necessary infrastructure."

General infrastructure requirements have been identified and are discussed in the necessary infrastructure cannot be secured, then the delivery cannot go ahead."

We need to... tackle climate change

Nationwide, the target to cut carbon dioxide emissions is 34 per cent by 2020, and 80 per cent by 2050.

Steven Roberts, Chief Executive of the Centre for Sustainable Energy, says: "To play our part in meeting national targets to cut carbon emissions, Bath and North East Somerset needs to generate a significant proportion of its energy from renewable



Over the next 20 years the population of Bath and North East Somerset is expected to increase by 17.6 per cent to nearly 210,000.

relevant chapters. Work is also under way to identify more detailed requirements. If the necessary infrastructure cannot be secured, then the delivery cannot go ahead."

Housing... where and how much?

The Core Strategy 'options' document will present options for housing development, which is a process imposed upon the Council by the Government. The West of England councils have major responsibilities about the ability of the area to accommodate the scale of change set out by the Government's housing building target. Therefore, the options being discussed are based on figures approved by the Council in 2006 - 16,500 homes - although even this level of growth is considered challenging.

The Council has made its views on future housing development clear to the Government. These include:

- Prioritising urban brownfield regeneration before greenfield urban expansion;
- Ensuring that development is geared to fast new housing and employment schemes come at the right time;
- Ensuring that the necessary supporting infrastructure such as transport, schools and health services, are in place to meet the needs of new housing development.

Have your say

There will be a wide range of consultation activities taking place all around the area including drop-in sessions, information evenings, presentations and workshops.

www.bathnes.gov.uk/corestrategy
E: planning_policy@bathnes.gov.uk
F: 01225 477548
P: Planning Policy Team, Trimbridge House, Trim Street, Bath BA1 2EP

Drop in at 11 if you have access needs or require further assistance. Send us your comments by 11th December 2009.

Appendix 21 – Local Development Framework Newsletter

Local Development Framework

Issue 3

Update

November 2009
www.bathnes.gov.uk/ldf

Vision for a sustainable future


The Sustainable Community Strategy (SCS) 2009 – 2026 has recently been refreshed. It sets out a sustainable future for the area and highlights a number of challenges facing us now and in the coming years. The SCS is at the top of all the Council's strategies and plans. Some of the challenges covered in the SCS include:

- Tackling the causes and effects of **climate change**
- The impacts of **demographic change**
- The need for **growth**
- **Inequalities** in our communities
- A focus on **thinking local**
- The impact of recession on **our economy**

The SCS addresses these challenges and sets out high level actions for making the area an even better place to live work and visit. The Local Strategic Partnership created this strategy and will take forward the actions in it.

The Local Development Framework describes the Sustainable Community Strategy in spatial, planning and land use terms.

The strategy is available to **view** on the Council website: type in **S** on the A-Z index on the right hand side of the council's home page – www.bathnes.gov.uk



What's in this issue?


- Sustainable Communities Strategy
- Core Strategy Options Consultation
- Update on the Waste Strategy
- Latest news
- Dates for your diary...

Infrastructure Delivery Planning


The Council is firmly of the view that new housing must be supported by the necessary infrastructure and that this infrastructure is brought forward in a timely way. In support of the Core Strategy, the Council has therefore started to assemble its Infrastructure Delivery Plan (IDP) through consultation with key stakeholders.

The IDP will provide evidence of what physical, social and environmental infrastructure is needed to enable the necessary development to progress. This will include consideration of: transport, utility services, education, recreation, community and health facilities. A key outcome of the project will be the creation of a central source of knowledge on public services infrastructure based upon a common understanding. This will bring efficiencies through reduction in overlapping activities and highlight potential for co-location. It will also inform conversations with major landowners and developers and form a basis for development and service planning. It will also help to identify infrastructure gaps and inform the investment programmes of service providers.

Any questions on the IDP should be directed to Jeremy Damrel, jeremy_damrel@bathnes.gov.uk



Bath & North East Somerset Council



Bath and North East Somerset Local Development Framework



Core Strategy Options Consultation

Let us know your ideas

The Council has just launched a critical town planning consultation on the long term future of the district. A Core Strategy is being prepared to become the framework for managing change during the next couple of decades. Its focus is to make sure that new development contributes to creating attractive, prosperous, vibrant and safe places where people want to live work and do business.

The Core Strategy needs to respond to the needs of a growing and aging population; it needs to make sure that the district is in a position to hit the ground running as economic fortunes improve; and it needs to ensure that this locality addresses the climate change agenda as soon as possible. It's about planning for the next generation of housing for young couples, families and the elderly, new workspaces for new jobs and improving town centres for all to enjoy.

It's also about making sure that new buildings are environmentally sustainable, that development is supported by investment in schools, healthcare and public transport and that our most valued environments continue to be protected.

Planning is about people and places, so the Council wants to understand what everyone with an interest in the future of the district thinks about these issues in relation to where they live or work.

This extensive consultation has already begun and involves a special calendar of public events and meetings, which can be found on the Core Strategy web pages. Here you can read more about the plans and give us your insight.

Join in the debate!

As there has been considerable interest in the Core Strategy and given its importance in shaping the future of Bath and North East Somerset the Council has decided that it will extend the period within which it will accept comments on the Core Strategy spatial options document to mid-January. Any comments will therefore need to be submitted by 15th January 2010.



Have your say...

www.bathnes.gov.uk/corestrategy

By email: planning_policy@bathnes.gov.uk

By post: Planning Policy Team
Trimbridge House
Trim Street
Bath
BA1 2DP

By telephone: To discuss any aspects of this document, please contact us on:
01225 477548



A New Regime for Planning Obligations

The Supplementary Planning Document (SPD) for planning obligations was adopted by the Council on the 8th July 2009. The aim of this SPD is to provide clear guidance on the Council's approach to Planning Obligations, also known as 'S.106 Agreements'. It provides the general public, landowners, developers and other stakeholders with clarity about the process by which planning obligations will be sought, when they will be sought and what they will be sought for.

A new regime:

- SPD comes into force for all applications registered on or after 9 July 2009
- Valuation requirements require draft heads of terms for planning obligations to be submitted with the application
- Potential planning obligations should be discussed as part of pre-application discussions

New local evidence

Update on our emerging evidence base:

- **Business Growth and Employment Land** – The study will be part of the evidence base supporting the Council's emerging Local Development Framework (LDF).
- **Renewable energy** – research recommends evidence based renewable energy targets and policies to cover the B&NES district.
- **Retail Strategy** – sets out a proposed strategy for retailing and retail development.
- **World Heritage Site Setting Study** – Information paper to support the core strategy.

www.bathnes.gov.uk/ldf

Joint Waste Core Strategy (JWCS)

JWCS is being prepared to set out the strategic planning framework for waste within the West of England.

Key Issues for the JWCS are to move waste management away from landfill, reduce waste production, encourage recycling and composting and focus on recovering value from any residual waste which remains.

In 2008, about half of all municipal, commercial and industrial waste was sent to landfill. However, existing landfill sites could be exhausted by 2014. The JWCS must provide a sustainable framework which promotes the diversion of waste away from landfill and enables the delivery of new waste treatment infrastructure to meet the demands of a growing sub-region.

The JWCS Publication document builds upon inputs from consultation which began in 2005 and has been subject to detailed assessments including assessing the impact on the Environment.

Subject to the approval of the Full Councils of all four Unitary Authorities, the JWCS will be published in December 2009 for consultation in January/February 2010.

For more information, please go to the West of England Partnership website www.westofengland.org/waste

Joint Waste Strategy
Test of soundness consultation
January/February 2010



Planning for a Low Carbon Future

Tackling the causes and effects of climate change is a priority for the council. This will be reflected in the Core Strategy, which proposes to set ambitious targets for renewable energy, decentralised energy, sustainable construction and energy efficiency.

The Council with the Centre for Sustainable Energy (CSE) will be holding events in the district to discuss our response to climate change as part of the PLANLOCAL project. This will include workshops for young people, workshops and drop-in sessions during the consultation to stimulate discussion about how to build a sustainable, prosperous and low-carbon future and how the Core Strategy could enable this. Please join us at the following events at which there should be a lively debate about how to proceed:

Friday 4 December

Fry Club, Keynsham 2pm-9pm
Daytime Drop-in Session: 2.00pm-6.15pm
Evening Programme (buffet provided)
6.15 – 9.00pm

Thursday 10 December

Young persons event – invites through schools

Community Energy Events

Tuesday 26 January

6-9pm, Guildhall, Bath

Tuesday 16 February

6-9pm, Council Chamber, The Hollies,
Midsomer Norton

Register for the events:

planning_policy@bathnes.gov.uk / 01225 477548



If you would like this in larger print,
or in another format please phone
us on: 01225 477548

**Bath & North East
Somerset Council**



Bath and North East Somerset
Local Development Framework

Bath Spatial Options - Response to Key Issues Raised

Broad issue	Summary of comments made	Response
<p>Spatial Portrait and key issues</p> <p>B1: Do you consider this to be a fair portrait of the city</p> <p>B2: are any elements missing or wrongly presented</p> <p>B3: Do you consider this list to be a reasonable summary of the issues identified in the portrait</p>	<p><u>Image and Reality 3.2</u></p> <p>Suggestion that the portrait is too upbeat and presents a sanitised or ‘spun’ view of Bath. Observation that whilst the city has retained some of its positive characteristics many have been lost and the current environmental quality is far from high.</p> <p>Support for reference to Bath’s distinctiveness, significance and that the approach to planning for the future of the city must be driven by the qualities which make it stand out from other places of a similar size and function. Request that these qualities are firmly established in the Core Strategy e.g. homogeneity of much of its architecture based on its local stone, landscape setting etc.</p> <p>Suggestion of introduction and definition of the term ‘Bathnes’ as a guiding aim/characteristic to be maintained and to give more distinctive local context other objectives.</p> <p><i>Observation that the addition of an urban extension would detract from Bath’s uniqueness.</i></p> <p>Request that the Victorian and Edwardian evolution and of the city and associated heritage e.g. canal, GWR, Newark</p>	<p>Portrait seeks to present a balanced view from which key issues can be derived and strategic policies devised to address</p> <p>See paras 2.01-2.09 of Draft Core Strategy</p>

	<p>works is recognised so that associated built heritage is can be protected.</p>	
	<p><u>The World Heritage Site 3.3 - 3.6</u></p> <p>Support for recognition of this status early on in the portrait and for 3.6 But an observation that the addition of an urban extension would undermine the integrity of the WHS and detract from Bath's uniqueness.</p> <p>The Core Strategy should specify the City of Baths</p>	<p>See Policy B4 in Draft Core Strategy and Paras 2.10-2.09</p>

	<p>Outstanding Universal Values</p> <p>Cotswold Conservation Board considers that the portrait downplays the importance of the landscape setting of the city as a whole, including the outer suburbs, compared to the prominence given to the World Heritage status of part of the city. The landscape setting of the city should be described in more detail, and reference made to the Cotswolds AONB Management Plan which has been endorsed by the Council.</p> <p>Geography, topography and WHS means the city is very constrained in terms of the ability of the built and natural environment to absorb development, population and activity and retain its sense of place.</p> <p>Consider mentioning that even after the Baedeker raids of WWII and up to the late 1950s Bath remained one of the most complete period cities in the world. For the next 20 years the local authority set about reversing that, bulldozing vast swathes of the city, the scars of which remain to this day. Lessons can be drawn from the need to modernise. A desire not to see history repeat itself. A modernised Bath should look like Bath.</p> <p>A view that recent developments have already undermined and weakened the integrity of the WHS. New Bus station, Holbourne museum extension, and Bath package cited as cited as examples of negative impacts on city's visual coherence and damage to relationship between landscape and the city.</p>	
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	<p>Reference to intimate link between landscape and the city reinforces the need for a buffer zone – the need for which should be regarded as a <u>key issue</u>.</p> <p>Climate change agenda poses problems for listed buildings. Various methods suggested including pre-formed double glazed panels.</p>	
<p>Spatial Portrait and key issues</p> <p>B1: Do you consider this to be a fair portrait of the city</p> <p>B2: are any elements missing or wrongly presented</p> <p>B3: Do you consider this list to be a reasonable summary of the issues identified in the portrait</p>	<p><u>Economic Activity: a place to work and do business 3.8 - 3.9</u></p> <p>Lack of modern flexible office space and likely requirements going forward backed by Chamber of Commerce/ B&NES Initiative. Others challenge the need for additional space, citing high vacancy rate (Q4 2009).</p> <p>Observation that many companies are located in listed buildings, not easily adopted to modern occupation standards and that the creation of new stock could enable these buildings to revert back to residential use. Policy needed to enable this.</p> <p>Reference requested to the recent decline in industrial employment and its expected future prospects/role. Observation that the need for appropriate industrial premises for small/medium sized businesses should not be overlooked as part of the need to maintain a viable mixed economy. <i>Removal of Walcot Reclamation from Newark Works, displacement to Bathampton (and subsequent closure) cited as an example of what to avoid.</i></p>	<p>See Paras 2.01-2.18 and policies B1, B2 and B3</p>

	<p>Agreement that there is a shortage of specialist (non office/industrial) workspace.</p> <p>Request that Core Strategy should do what is can to encourage more graduates to live and work in the area after study by planning for new workplaces and affordable housing. Reference to role of Universities and development of creative and knowledge based industries in the provision of incubator/flexible business space at rents which can be contemplated by small and medium sized companies.</p> <p>Suggestion that this section underplays role of tourism in the economy.</p> <p>Scepticisms that employment will grow at a similar rate to labour supply via new housing supply.</p> <p>Specific wording change “the draw of Bristol.....is exacerbated by Bath’s narrowly-based range of employment opportunities”.</p>	
<p>Spatial Portrait and key issues</p> <p>B1: Do you consider this to be a fair portrait of the city</p> <p>B2: are any elements</p>	<p><u>Demographics: people 3.7 i.e. population and household projections</u></p> <p><u>Housing: an enviable but expensive place to live 3.10</u></p> <p>Reference requested to an existing mismatch between population and infrastructure and the need to address existing deficiencies before growth is considered.</p>	<p>Draft Core Strategy plans for 6000 new homes with the city.</p> <p>No urban extension is proposed.</p> <p>See evidence base for justification</p>

<p>missing or wrongly presented</p> <p>B3: Do you consider this list to be a reasonable summary of the issues identified in the portrait</p>	<p>General dissatisfaction with level of explanation and reasoning provided in Core Strategy concerning assumptions of population growth, household formation and demand/need for housing.</p> <p>Request that the assumptions behind RSS targets be scrutinised. A view that DRSS housing targets are 'arbitrary, unproven, unrealistic, unachievable, disproportionate' representing 17-20% increase on existing number of homes over 20 years and should be challenged.</p> <p>Scepticism about population projection for Bath for 2006-2026 and that there will be a need for 8,000 homes. Observation that resident population has risen very slowly since 1950. Explanation needed in order to come to an informed judgement.</p> <p>What population level can the existing number of homes (36,000) accommodate? Is there a current shortfall? At what population level will there be a shortfall?</p> <p>Observation that if the UK annual forecast growth in population (0.7%) is applied to Bath the population would rise from 85,000 to 95,000. Suggestion that this is the level of growth that Bath should accommodate and that this level of growth could be catered for by the large brownfield sites and vacant upper floors / unused floorspace.</p> <p><u>Other specific points</u></p>	
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	<p>What is the contribution of students to population of the city, now and going forward? Leads to further question about the balance between the resident and transient population and how each might grow and the proportion/number of homes that are houses in multiple occupation?</p> <p>Reference requested to impact on health services of aging population e.g. increase in demand for residential care homes for the elderly.</p> <p>Observation that there are many household who do not qualify for affordable housing yet cannot afford market housing.</p> <p>View that new homes will only be affordable to migrants from other parts of the country and private landlord. Covenants as in National Park suggested for all new housing essentially reserving for local need.</p> <p>Observation in relation to summary bullet three that it should be accepted that there will always be a relative shortage of housing in a desirable but constrained location such as Bath: the third bullet should be redrafted "Respond to housing shortages both of open market, social rented and intermediate properties and to bring forward suitable mix of housing types, without damaging the character and amenity of the city.</p> <p>Reference to 'successfully integrating a new neighbourhood</p>	
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	<p>into the urban fabric of the city should be removed as a <u>key issue</u> as the need has not been justified by the CS.</p> <p>Observation that proposed urban extension s incompatible with first and last bullets points of ‘key issues’</p>	
<p>Spatial Portrait and key issues</p> <p>B1: Do you consider this to be a fair portrait of the city</p> <p>B2: are any elements missing or wrongly presented</p> <p>B3: Do you consider this list to be a reasonable summary of the issues identified in the portrait</p>	<p><u>Retailing: an attractive shopping destination with a difference 3.11</u></p> <p>Concern that parts of Bath have fallen to clone town status. Observation that the eclectic mix of has gone with independent shop premises now occupied by multiples (High rents cited as a contributory factor and that the Council as a major property owner could do more).</p> <p>Doubts over the benefits of Southgate – referred to as a clone of Cabot Circus, Bristol. Observation that its fails to provide a mix of shops for a range of consumers, with most targeted at the young and/or affluent end of the market. Observation that there are no basic shops such as a bookstore/newsagent, butcher, baker, bargain shop at Southgate. View that Bath lost its curiosity value and ‘sparkle and is being submerged in a corporate ‘soup’.</p> <p>Suggestion that 6th bullet of 3.20 should be subdivided with one objective to cover the shopping experience and another on turning around the deterioration of the public realm.</p> <p>Visual attraction created by a variety of shops should be noted. Observation that considerable damage is wrought to the streetscape by stock standard corporate plastic</p>	<p>The planning system cannot control the fortunes of independent retailer nor insists= that an A1 shop unit be for local/independent retailers only.</p> <p>Rents are outside the control of the Core Strategy</p> <p>More shops = more choice within Bath. The planning system cannot dictate that a certain % of new shops are for independent retailers or for ‘basic shops’.</p> <p>The built form and shopping environment is an area where the planning system can play a role in order to differentiate the Bath experience from elsewhere e.g. design, shop fronts, public realm.</p>

	<p>illuminated signage and historic shop fronts are vandalised by unauthorised work on an almost weekly basis and that enforcement needs to be firmer.</p> <p>Request that shop front design guidance needs more prominent planning status</p>	
<p>Spatial Portrait and key issues</p> <p>B1: Do you consider this to be a fair portrait of the city</p> <p>B2: are any elements missing or wrongly presented</p> <p>B3: Do you consider this list to be a reasonable summary of the issues identified in the portrait</p>	<p><u>Education: a university town and centre of learning 3.12</u></p> <p><u>Universities</u></p> <p>Observation that recent uncontrolled/improperly planned for growth of student numbers has had an adverse effect on the city e.g. Impact of concentrated numbers of students in Oldfield Park. Various views expressed about the relationship between growth and on campus / off-campus purpose built accommodation and HMOs.</p> <p>Endorsement for description of Bath Spa University at 3.12 and at 3.20. request for reference to the spatial vision to the development of the university and the need for student accommodation.</p> <p><i>Further observations on the suggested strategy for the universities/student accommodation is presented on page #</i></p> <p><u>Schooling</u></p> <p>Request to consider the relationship between areas of existing/new housing and the availability of school places. A</p>	<p>See Policy B5</p> <p>See Para 2.27 of Draft Core Strategy</p>

	<p>better relationship advocated to reduce the impact of the 'school run' and its contribution to peak time congestion and carbon emissions</p> <p>Suggestion that if secondary school provision is rationalised, sustainable transport options should be provided to reduce the need for parent school-runs. School run cited as major contributor to peak traffic levels. Have the costs and benefits dedicated school transport been assessed?</p>	
<p>Spatial Portrait and key issues</p> <p>B1: Do you consider this to be a fair portrait of the city</p> <p>B2: are any elements missing or wrongly presented</p> <p>B3: Do you consider this list to be a reasonable summary of the issues identified in the portrait</p>	<p><u>Sport, active recreation, health and wellbeing: 3:13</u></p> <p>Appreciation of the difficulty of Bath Rugby being able to successfully increase seating capacity at the Rec given townscape context. Suggestion for a new combined Rugby/Football Stadium close to city centre at Western Riverside along with a new sports centre with the Rec reverting to public space.</p> <p>Suggestion section too focused on sport. Consider other elements of health and well-being beyond active recreation.</p> <p>Need for retention of all formal and informal leisure spaces stressed. Concern about residential development</p> <p>Support for continued enhancement of Kennet and Avon canal as a recreational resource.</p> <p>Request that river Avon receives mention in relation to the need for better pedestrian walkways, with seats, trees, public</p>	<p>Draft Core Strategy allows for a new sports stadium with the Central Area (see Policy B1 and B2).</p> <p>See Policy CP7</p> <p>SHLAA shows that hosing can be delivered without building on key assets.</p> <p>See Policy B1 (1d) and Policy CP7</p>

	<p>art and the need to create a green thoroughfare.</p> <p>Reference needed to RUH. Refer to the need to support the 'development of healthcare facilities in the area'.</p>	<p>See para 2.26</p>
<p>Spatial Portrait and key issues</p> <p>B1: Do you consider this to be a fair portrait of the city</p> <p>B2: are any elements missing or wrongly presented</p> <p>B3: Do you consider this list to be a reasonable summary of the issues identified in the portrait</p>	<p><u>Transport: 3.16-3.19</u></p> <p>Recognition of the extent of Bath existing transport problems and the severity of the challenge. Concern that increase in population, activity and car trips will exacerbate already congested road network. Observation that additional development envisaged by Core Strategy must be built on a firm transport infrastructure and that this need to be planned and delivered in consultation with neighbouring authorities.</p> <p>Observation that whilst the Bath Package represents a first step in tackling traffic and pollution problems, other complimentary measures are needed to reduce traffic coming into the city, to cut down on through traffic, to restrain visitor parking and to significantly increase walking and cycling.</p> <p>However a general lack of support for Bus Rapid Transit proposal (part of Bath Package):</p> <ul style="list-style-type: none"> • Park and Ride expansion increases the attractiveness of the car for journeys to Bath from Wiltshire where commuter may currently be using public transport for the full length of their trip. • Opposition to measures proposed in Newbridge-Bathavon meadows axis. • Segregated route better as a pedestrian and cycleway. 	<p>See District-wide responses to issues raised at Options stage.</p>

	<ul style="list-style-type: none"> • Scepticism over savings in journeys times (not significant /noticeable), congestion, air quality. • Bus station does not have the capacity to cater for all services and it cannot accommodate larger buses. A number of services terminate alongside/ further away which can cause. • Observation that the BRT will not absorb the impact of future development on the highway network. <p>HGVs driving through Bath cited as a particular problem. Closure of A36 for repairs cited as demonstrating the real impact of HGVs. Suggestion that WHS / Conservation Area designation could justify a weight limit, diverting heavy traffic along other routes.</p> <p>Particular reference made to ring road through Claverton Street and feeder roads such as Widcombe Hill, prior Park Road, Lyncombe Hill and Wellsway. Suggestion to make Rossiter Road two-way and removing ring road traffic from Claverton Street.</p> <p>Observations about poor junction layouts and traffic light timings (where more local knowledge, rather than technology should be utilised to regulate flows).</p> <p>How does the Bath Package contribute to the 'Citywide Delivery Strategy'?</p> <p>Observation that the frequency of no.13 bus routes has dropped. Connectivity of east of Bath to RUH is a concern.</p>	
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	<p>Has congestion charging within the central core been looked at, Banning of through traffic HGVs from London Rd, Cleveland Bridge, Bathwick Street and Poultney Road</p> <p>Bullet 11 mentions congestion but needs strengthening and reference made to pollution. "Reduce traffic congestion and the associated air pollution and improve access into, and circulation within, the city by modes other than the car".</p> <p>Request that air quality be regarded as a separate health issue rather than an add on to traffic congestion.</p> <p>More emphasis requested on the importance of walking and pedestrian access in the city.</p> <p>The Grosvenor bridge river crossing and footpath link to the Kennet and Avon canal requires surfacing and lighting improvements.</p>	
	<p><u>New section on Tourism, Culture and Leisure:</u> Bath's particular blend of which helps to distinguish it from other sub-regional cities of comparable size.</p> <p>Making Bath a better place to visit is part of the spatial vision. Suggestion that the portrait needs to recognise the positive contribution which tourism makes the economy and cultural vitality of the city and that diversification should complement rather than displace this sector</p> <p>Suggestion that reference is needed to additional</p>	<p>Now covered in Strategic Issues, Vision and Policy B1 and B2.</p>

	<p>accommodation as recommendation by the Visitor Accommodation Study and Destination Management Plan (2007).</p> <p>Bullet 8 of summary should begin 'Maintain and enhance'.</p>	
<p>B4: Does the vision capture the themes and ideas that should guide the future development of the city</p>	<p>Acceptance that Bath has to accommodate the changing circumstances of its population but that proposals, developed locally are needed. This will enable the rivers/need for change to be better understood.</p> <p>The proposed Vision Statement is worded such that all the options seem to be a given. The text should be rephrased so that it is clear that all the options are still to be decided and any or none could eventually be implemented. It is not a fait accompli that all these options will definitely be approved for implementation.</p> <p>Content of vision pertinent. Language inaccessible.</p> <p>Fears over the impact of the vision (urban renewal, ambition for the future) on the physical fabric of the city. Fears that mistakes of 60s and 70s will be repeated. Observation that few developments in Bath either built or proposed can be said to enhance their surroundings and that buildings built on steel frames that embed high energy combined with relatively short lifespan are not sustainable.</p> <p>Observation that the reference to carbon conscious economy does not sit well with current practices e.g. 900 space</p>	<p>The vision has been reworded and is presented at Para 2.09 of the Draft Core Strategy</p>

	<p>Southgate Car Park, diesel run buses, illuminated shop signs during the day.</p> <p>Concern that regeneration themes amount to zoning and that this is not appropriate for Bath.</p> <p>Concern that the vision does not give equal weight to all parts of the city.</p> <p>Where the vision refers to “complementing its cultural inheritance” it should say “in keeping with its...”</p> <p><u>Urban Extension</u></p> <p>Opposition to reference to urban extension .Scepticism about its mixed use/ neighbourhood credentials. Vision fails to recognise that both urban extension options will not integrate with the city due to natural barriers; both would be isolated neighbouring settlements</p> <p>Delete 5th and 7th paragraphs and replace with</p> <p><i>‘Bath will draw on its unique history of city building to create a contemporary model for urban renewal, demonstrating par excellence in the regeneration of its brownfield sites the integration of architecture, landscape setting and functionality. New development will be designed to enhance its surroundings, and the wider environmental impact will be minimised through sustainable construction methods.</i></p>	
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	<p>Duchy of Cornwall supportive of Vision's ref to a "neighbourhood [that] will grow as part of a mixed-use urban extension to the <u>south/south west</u> of the city".</p> <p>Duchy of Cornwall suggest "to create an contemporary exemplary model for long-term urban development" due stylistic loading of the former.</p> <p>6th para of Vision: Accessibility to the city centre must be sustained through adequate maintenance of footpaths. Surfaces, ambience and lighting need attention if their use is to be improved. Regular cleansing and gravelling of canal footpaths, maintenance of pennant pointing, encouragement of local planting.</p> <p>Amend 6th para to read "traffic volumes into and across the city will be substantially reduced and air pollution reduced to levels which are safe for residents. Through traffic, particularly HGVs, will be eliminated. Residential neighbourhoods will be served by vital and viable local service and shopping hubs which provide for the day-to day needs of the suburbs. Residential areas will be linked to the city centre via sustainable modes of transport. A substantial proportion of short journeys will be made on foot or by bicycle."</p> <p>Amend 7th para to read "all new development will be provided with the appropriate infrastructure, including transport infrastructure".</p> <p>Observation that a substantial proportion of Bath's residents</p>	
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	<p>are students and their needs should be better recognized, during and after their courses.</p> <p>Reference requested to the development of the universities and student accommodation.</p>	
<p>Spatial Objectives</p> <p>B5: Do the objectives successfully breakdown the vision into a series of specific goals against which to evaluate a strategy for Bath.</p>	<p>Concern that order implies priority preference.</p> <p>Suggestion to re-order sequence of objectives to: 11 ,4,8 3, 7, 1, 10, 2 9, 5, 12, 6, 13, 14</p>	<p>Order does not reflect preference. See p 29 of Bath Chapter for revised list of strategic issues.</p>
<p>1. Office workspace</p>	<p>Support for provision of modern office space in central Bath in the context of mixed use neighbourhoods and provision of other space for businesses to start and grow.</p> <p>However, some scepticism about the need for more office space given the amount of vacant premises in the city. Concern that the concept of office quarters implies 'zoning'</p> <p>Promote of Bath as a place of entrepreneurial spirit, a centre of excellence for all knowledge based industries, including the creative sector, environmental technologies and modern manufacturing. Rebalance the economy to a point where it is less reliant on the public sector during a period in which there</p>	<p>The need for a substantial quantity of new 'grade A' office space is backed by the Chamber of Commerce, B&NES initiative</p>

	<p>will be a squeeze on local authority and health spending.</p> <p>Create a reputation as a place which is open for business and helpful towards investors, for example by delivering planning decisions in a timely fashion and promoting better co-operative working between Council Departments and other Agencies.</p>	
2. Industrial enterprise	Support for industrial enterprise objective and suggestion that the western part of the river corridor should play this role.	Agreed. See Policy B3.
3. Housing	Higher targets for student accommodation needed and the need to free up the existing housing stock. Opposition to reference to urban extension.	See Policy B4
4. Balanced development	Observation that in-commuting can never be eliminated.	<p>Objective 4 does not seek to climate in-commuting.</p> <p>The proportion of people who live and work in Bath fell from 80% of labour supply in 1991 to 70% in 2001. Strategic planning should seek to stabilise and then reverse this trend.</p>
5. Central shopping area	Concern that further development of the scale of Southgate will further dilute the character of shopping in Bath.	Agreed
6. Neighbourhood centres	Desire to maintain electric mix of shops in local centres	Agreed

<p>7. Public Realm</p>	<p>Supported in principle. Concern over style and appearance of detailed plans. Observation that the evening economy of the city centre needs to be an attractive place for families.</p>	<p>See Public Realm and Movement Strategy</p>
<p>8. Transport</p>	<p>Cost of public transport noted as a major factor and largely outside the control of the planning system. Mention required of rail travel.</p> <p>Prioritise the availability of car parking for city residents (Origin parking rather than destination parking).</p> <p><u>Suggested wording:</u> Reduce traffic congestion and air pollution and maintain and enhance convenient circulation and access within Bath and between the city and sub-region. Improve the reliability and appeal of public transport, walking and cycling, and foster an integrated transportation network to contribute to.....”</p>	<p>Rail travel covered by reference to ‘access between Bath and sub-region’ and ‘reliability and appeal of public transport’.</p> <p>Part of the appeal of public transport is related to price. This is beyond the control of the planning system.</p>
<p>9. Visitor Economy</p>	<p>Relate increase in the stock and variety of visitor accommodation to measures to increase the length of stay...either from half a day to overnight, or from 1 to 2 nights etc.</p>	<p>Existing visitor accommodation is already oversubscribed for the existing offer in Bath particular at weekends</p>
<p>11. Heritage</p>	<p>Supported. Concern over deliverability. Need for a strategies / design guides or briefs that focus on architecture.</p>	<p>Agreed. More detailed guidance need to support Core Strategy. See for example ‘Building Heights Study’</p>
<p>12. Services</p>	<p>Comment that whilst the existing recycling facility is too small it is conveniently located and that a larger facility further</p>	<p>See BWR SPD. Joint Waste Core Strategy</p>

	aware may not be so well used.	
13. Green Space	Supported but concerns of increased pressure to develop green spaces and need to create new and improve existing spaces. Observations on conflict between BRT on a wildlife corridor, water meadow and SSSI.	See Strategic Housing Land Availability Assessment, Green Space Strategy and Planning Obligations SPD.
B6: Are these the right sort of questions that we should be seeking to find solutions to in the Core Strategy	Support for type of questions Core Strategy is seeking to address aside from those related to the proposed urban extension. Claims that the housing targets are ‘arbitrary, unproven, unrealistic and unachievable’ and should be challenged. Concern that intensity of change envisaged will mean that Bath will be building site for the next 20 years to the detriment of residents and visitors. Importance stressed of developing a robust consensus on the values, principles and concepts to be deployed to shape and manage change. Suggestion that in relation to demonstrating the deliverability of new housing the Core Strategy should state clearly that in the early years the focus will be on bring forward sites within the urban area. Suggestion that decision making criteria should be set out to review the need for an urban extension mid-way through the life of the Core Strategy.	

	<p>Reference should be made to 'suitability, availability and achievability.'</p> <p>Additional questions suggested;</p> <ul style="list-style-type: none">• How to secure significant improvements in transport and accessibility?• How to achieve high standards of architecture and design informed by Bath's historic environment?• How to best increase visitor accommodation <p>Request for a clear link between the options for a spatial pattern of development and the vision and spatial objectives. The regenerative themes of the Future for Bath (e.g. imagination, design, knowledge and invention) contained within the Central Area part of the vision is directly related to a number of the objectives e.g. provision of office space. However, ambitions need to be higher than 'high spec open plan office space'. There is an opportunity to provide a new generation of flexible workspace supported by public realm improvements investment and supporting uses e.g. cultural) to foster a creative knowledge based economy. This has a clear spatial requirement in terms of the arrangement and mix of uses.</p> <p>Further question suggested 'How can we ensure that development is beneficial to and takes account of the views of existing residents'.</p>	
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	<p>New section on 'Tackling congestion and providing transport infrastructure for proposed growth'. Q: What sort of transport infrastructure is needed?</p> <p><u>Para 3.25: Relationship between economic development, employment growth and housing development</u></p> <p>Where will the 10,000-12,000 jobs come from. How many jobs are needed for the 8,000 houses and their workers (16,000).</p>	
<p>3.30</p>	<p>In relation to design quality a concern that little new development since WWII could be said to have enhanced Bath. Support for reference to Bath's environmental capacity. Observation that in places this has already been exceeded in terms of the scale and massing of post War buildings and that this needs to be addressed. Design guides needed to ensure that replacement buildings improve the townscape.</p> <p>Case for urban extension not made. Economic shocks of last couple of years together with rapid changes in balance of power in global economy will have repercussions for future growth in the UK. It is no longer appropriate to commit to achieving targets set during a period of apparently stable economic growth. The plan, monitor manage approach requires a much more cautious strategy during the next few years, while keeping open the option to reconsider the need for an urban extension part way through the CS period.</p> <p>Suggestion that the statement that " many areas will</p>	<p>Agreed. See Policy B2</p> <p>Draft Core Strategy does not propose an urban extension</p> <p>See Section 2d.</p>

	<p>experience little or no direct physical change over the next 20 years underplays the need to improve community facilities (particularly public transport) in areas where there appear major opportunity for major new development.</p> <p>Observation that Diagram 15 splits outer Bath into very broad zones. Suggestion that a finer mesh is needed recognising internal differences and the special character of ‘villages’ which encourages local activity/community.</p>	<p>Not possible within Draft Core Strategy. See para 2.15.</p>
<p>B7: Should the Core Strategy seek to fix certain elements of the strategy for Bath in this way and are there any realistic alternatives</p>	<p><u>General</u></p> <p>Agreement that if progress is to be made in delivering new development the Core Strategy needs to fix the key areas of change.</p> <p>View that there is much in this section that relies on models, forecasts and predictions.</p> <p>Diagram 15; Dissatisfaction that the Strategic Housing Land availability Assessment (SHLAA) was not published alongside the Core Strategy options document in order that the housing potential of the city could be understood.</p> <p><u>River Corridor</u></p> <p>Agreement that the River Corridor represents the most significant opportunity to provide new housing and employment space, as well as regeneration of the areas which currently detract from the quality of the Bath experience.</p>	<p>An essential part of planning for the future. However, assumptions must be critically reviewed and debated</p> <p>SHLAA Published alongside Draft Core Strategy.</p> <p>Welcomed</p>

	<p>Need for holistic approach endorsed. More emphasis requested on greening the river.</p> <p>Emphasis that this should be the top priority for the development of a comprehensive suite of master plans, SPDs and design briefs, and with very early engagement with the Environment Agency about any limitations.</p> <p><u>Urban Extension</u></p> <p>Suggestion that is either fundamentally wrong or premature to commit to an urban extension in the Green Belt to the South/South West of Bath.</p> <p>No convincing argument why the need for new housing cannot be satisfied using brownfield sites. Existing built up area needs to be utilised and addressed first before the city spreads beyond its boundaries.</p> <p>The new neighbourhood should not therefore be a fixed element of the Core Strategy. A realistic alternative is to consider the scope for locating more employment growth and associated housing at Radstock, Midsomer Norton and possibly Peasedown St John and Paulton. Employment-driven growth in these locations should help to address the headline objective of tackling the causes and effects of climate change by reducing the need to commute. It would also make a stronger contribution to all 5 of the other strategic objectives than concentrating 75% or more of the</p>	<p>Agreed. See B2 and supporting text in 2.10 onwards.</p> <p>Placemaking Plan to swiftly follow examination of Core Strategy.</p> <p>The Draft Core Strategy does propose an extension to Bath.</p>
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employment growth in Bath.

Request that the Core Strategy should state explicitly that land will not be released from the Green Belt before 2018 at the earliest and only then if
(a) development is under way on all the significant (100+ dwellings) brownfield sites available within the city boundaries, and
(b) a review of the Core Strategy demonstrates that the socio-economic need for an urban extension is so pressing that it outweighs the need to protect the setting of the WHS.

Existing residential neighbourhoods

Observation that section 3 in Box 1 makes clear that there is the potential for outer Bath to accommodate at least as many dwellings as is envisaged for the urban extension, as well as some employment workspace. Suggestion that this, rather than the urban extension, is where the effort needs to be devoted in the early years of the Core Strategy. Suggestion that **Work on the urban extension must be put on hold, and clear signals given**

- (a) to central Government that the MoD land must be made available for redevelopment;**
- (b) to developers that if they want to come to Bath then the brownfield sites are the only option;**
- (c) to landowners to the South/South West of the city that no permissions will be granted for new greenfield development for at least the next eight**

	<p>years, and then only if it is clear that growth is required which cannot be accommodated on the brownfield sites.</p> <p>*Relates to comments on Q DW4, para 3.30 and Q B11 including views on alternative options for accommodating growth across the District.</p> <p>Observation that a student accommodation strategy is needed to return HMOs to the normal housing stock.</p> <p>Observation that it would be desirable for MoD remain in Bath as an employer and that the search for development land should not lead to wholesale relocation outside the area.</p> <p>Question over reference to P&R sites. Does increase in capacity refer to Bath Package or is it additional?</p> <p>Diagram 15 setting out the area of search is inconstant with Diagram 23 identifying the options actually assessed.</p> <p>Request of an analysis of the spatial economics and dynamics of the city prior to proposals for the specific location and quantities of different uses in RDPs. Important that CS (in setting up the RDPs) is founded on a deep understanding of Bath, its history and character and how this can provide the basis for its future development that is sustainable and contributes to Bath's distinctiveness.</p> <p>Suggestion that the CS needs to set out an option for a</p>	
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	<p>polycentric model with distinctive sustainable neighbourhoods, network of urban villages, around a vibrant centre which is in essence a multi faceted market in the development, exchange and exploitation of knowledge and creativity, trade in goods, services and produce, and a place that inspires, attracts visitors and provides forum for social and cultural activity and interaction.</p> <p>Has the Council analysed the current pattern of economic, social and cultural activity and where opportunities and weaknesses lie as the basis for setting out spatial models for future growth and development of the city. The homes and jobs targets should then be the ingredients for helping to deliver those objectives.</p> <p>Suggestion that the section on existing residential neighbourhoods is 'defeatist'. There is less opportunity for intervention so therefore the area is unimportant.</p> <p>Support for statement that 'there is a limit to the amount of new building that can take place in Bath before it begins to damage the city's special character and threaten valued green spaces'</p> <p>Objection to statement that 'the future socio economic needs of Bath cannot be met within the city alone'. Define 'socio-economic needs' more clearly.</p>	
<p>B8: What do you think of the River Corridor</p>	<p>Support for observation that river corridor is neglected in many areas. Observation of successful riverside development</p>	<p>See Para 2.10-2.15 and policy B2</p>

<p>approach</p>	<p>at York and Richmond on Thames. Comment that river should be enhanced and value wherever possible.</p> <p>Support for attention given to the River Corridor as both an integrating mechanism for development which might otherwise be seen as ad hoc and as a long overdue measure to address environmental and development.</p> <p>Suggestion that the River Corridor concept should be broadened geographical to include areas up stream of the city centre and downstream of Newbridge.</p> <p>Support for PPS12 strategic site approach and agreement for the rationale set out in paragraph 3.35.</p> <p>Concern that the Regeneration Delivery Plan is not explained in sufficient detail, thus the principle could be found wanting at examination.</p> <p>Concern over imbalance between information provided for zone 1 vs zones 2, 3 and 4. Implies greater significance for area 1. Equal weight should be placed on each of the 4 zones.</p> <p>Observation that that if successful, development in the river corridor will deliver many if the overall objectives for Bath.</p> <p>Fear that development River Corridor whilst being looked at comprehensively will be viewed in isolation from its immediate surroundings and the rest of Bath. Need</p>	<p>See Para 2.10-2.15 and policy B2</p> <p>See Policy CP7 ‘Green Infrastructure’.</p> <p>Not pursued</p> <p>See Para 2.10-2.15</p> <p>Imbalance reflects scope of change and relative importance of role and function.</p> <p>Agreed</p>
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	<p>expressed to respect the wider fabric and views in and out of the site.</p> <p>Support for an approach that maximises the use of urban opportunities in appropriate locations which are informed by an understanding of the City's environmental capacity, its OUVs, design constraints and the direct and indirect consequences.</p> <p>Difficulties with implementation stressed. Importance expressed of obtaining firm assurances about the acceptability of the ambitions in terms of managing flood risk. Environment Agency a key stakeholder.</p> <p>Acknowledgement that the Core Strategy strategic site policy will not address detailed design issues, However, a desire to see it need to set clear parameters for the supporting Regeneration Delivery Plan.</p> <p>Mechanisms sought to prevent premature development proposals coming forward for decision before the RDP and other relevant planning policies (particularly those relating to high quality urban design including building heights and massing and view management) have been put in place.</p> <p>Concern about extent of loss of industrial land. Practical usefulness of bus depot noted (island site)</p> <p>Concern of traffic impact of growth in the river corridor.</p>	<p>See Policy B2, B3 and B4.</p> <p>Agreed.</p> <p>See Sequential Test supporting information.</p> <p>See para 2.15</p> <p>Draft Core Strategy seeks to protect</p>
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	<p>Concern over implications of a further 1000 dwellings in the river corridor in excess of Western riverside (2,500) for density, height, scale and massing of development.</p> <p>Overall scale of change out forward appears excessive and takes little account of prevailing circumstance. Proposals should be scaled down to a realistic level.</p> <p>Doubt cast over whether suitable sites can be made available / delivered during the RSS period.</p> <p>Observation that a proportion of new jobs will be taken up by in –commuter and that a proportion of new households will work outside Bath</p>	<p>sufficient quantities of industrial space</p> <p>Achievable in term of environmental capacity</p> <p>Draft Core Strategy is based on lower expectations of economic growth and a local assessment of the level of housing that is required.</p> <p>See SHLAA</p> <p>Inevitable. Core Strategy seeks to minimise the need to travel by co-locating housing and jobs in Bath.</p>
<p>B9: Are the positive features that should be maintained and the negative features that are in need of attention correctly identified?</p>	<p>Suggestion that the description of the multi-functional City on page 85 should begin by identifying its role as the heart of the UK's only complete city to be designated a World Heritage Site, acknowledging that this status is the foundation of the leisure, cultural and tourism functions and also underpins the city's attractiveness as a commercial and shopping centre and an internationally recognised university town.</p> <p>Suggestion that the first section should read as follows:</p>	<p>Agreed. Adapted version used in Policy B2.</p>

	<p>The Central Area of the city is the heart of the UK's only complete World Heritage City. It contains a number of activities which are inter-related and inter-dependent. They include such functions as:-</p> <ul style="list-style-type: none"> • A tourist attraction of international status • A nationally recognised leisure and cultural centre • A university town with an international profile (suggestion here that Bath isn't actually university town and reference should be made to it as centre higher education) • An important shopping centre and transportation interchange (suggestion that 'node' may be a more accurate description) for the sub-region • A commercial centre for the local area and beyond • A convenience shopping centre for many local residents and workers (suggestion here that the convenience role of the city centre is limited in terms of butchers, bakers, greengrocers and hardware stores) <p><u>Positive Characteristics</u></p> <p>Observation that views within the city and beyond to the surrounding green hillsides are also a positive characteristic.</p> <p>Observation that nearby walkable open spaces i.e. recreation ground, cricket club, Parade Gardens and Henrietta Park are a positive feature.</p>	<p>Reflected in Policy B2</p> <p>Reflected in Policy B2</p> <p>Agreed. Views reflected in Policy B2</p>
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	<p>Suggestion that it is possible to define the environmental quality/ambience of the Central and that the reference to undefinable should be removed. Role of Conservation Area Appraisals in defining the special qualities and ambience (i.e. character) extolled.</p> <p>Observation that the Citywide Character Appraisal falls short of present-day standards for a Conservation Area Appraisal, there is much useful recent material in the Vision for Bath and the Public Realm and Movement Strategy which can provide the foundation for a robust Appraisal which could underpin the Regeneration Delivery Plan.</p> <p>Agreement that part of the special nature of Bath derives from the number of people choosing to live in the historic centre of the city. Penultimate bullet point should reflect the unusually high number of city centre residences of all types, not just the 'high quality' residences.</p> <p><u>Negative Characteristics</u></p> <p>Riverside potential ignored e.g. footpath from Pulteney Bridge – Churchill Bridge.</p> <p>Concern that despite remaining a popular shopping destination Bath has in fact lost much of the unique mix of specialist shops and that it increasingly resemble a clone town High Street. New use class recommended for local independent shops to ensure that premises remain available.</p>	<p>The Draft Core Strategy cannot fulfil the role of a Conservation Area Appraisal for Bath.</p> <p>Benefits of housing as part of mixed use developments within and adjoin the city centre extolled in Policy B2.</p> <p>See Policy B2</p> <p>Core Strategy cannot introduce a new use class.</p> <p>Policy B2 identifies number of regeneration areas within and adjoining the city centre</p> <p>Reflected in Policy B2</p>
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	<p>Poorly integrated and '<i>visually unappealing</i>' post war development.</p> <p>Excessive traffic in historic streets, and conflict between cars, buses, pedestrians and cyclists.</p> <p>Acknowledge the imbalance of the evening economy and the dominance of vertical drinking establishment over other forms of premises which exclude families and causes nuisance for residents and law enforcement.</p>	<p>Licensing issue</p>
<p>B10: Themes and spatial response for the expansion of the city centre</p>	<p>Support for development principles and strategic spatial response at i.e. westward expansion of city centre towards Western Riverside 3.49</p> <p>Slight dissatisfaction with 'sketchy' nature of the maps although it is acknowledge that they 'provides a useful avenue for those involved in planning the city to explore</p> <p>Suggestion that the first bullet point should read 'complement and be well linked to the historic core in use, look and feel, including the height and massing of new buildings'.</p> <p>More specific reference required (perhaps in second bullet point), to the need for new development to enhance views into the WHS from surrounding hills and to share the essential Bath characteristics of providing attractive and</p>	<p><i>Mapping reflects the strategic (rather than site specific nature of the Core Strategy)</i></p> <p>See Policy B2</p> <p>See Policy B2</p>

	<p>unexpected vistas and view out to the surrounding green landscape.</p> <p>Suggestion that an explicit statement needed that all new developments provision for the private car will be subservient to the needs of pedestrians, cyclists and public transport. Observation that car parking is not an efficient use of the very scarce space available in the central area.</p> <p>Observation that what people regard as the city centre focuses on the Abbey and radiates outwards for a greater distance than identified in the CS. City Centre more than just historic core.</p> <p>Observation that promotion of east-west axis should not be at the expense of a weakened n-s axis.</p> <p>Request for a clear link between the options for a spatial pattern of development and the vision and spatial objectives. The regenerative themes of the Future for Bath (e.g. imagination, design, knowledge and invention) contained within the Central Area part of the vision is directly related to a number of the objectives e.g. provision of office space. However, ambitions need to be higher than 'high spec open plan office space'. There is an opportunity to provide a new generation of flexible workspace supported by public realm improvements investment and supporting uses e.g. cultural) to foster a creative knowledge based economy. This has a clear spatial requirement in terms of the arrangement and mix</p>	<p>See Policy B2</p> <p><i>Agreed see. Policy B2 and associated maps.</i></p> <p>Agreed. See Public Realm and Movement Strategy</p> <p>Draft Core Strategy reflects the aspirations of the 'Future for Bath' and seeks to enable the deliver of these aspirations</p> <p>Agreed. See Para 2.11 and Policy B2 (references to biodiversity)</p>
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	<p>of uses.</p> <p>Observation that some parts of the riverside should retain a feel of tranquillity (which would also benefit its function as a wildlife corridor).</p> <p>Observation that Bath should seek to expand its cultural offer to maintain its credibility as a heritage resort city. Aside from the Thermae Spa few visitor attractions have been created Desire for a concert hall/performance/ conference centre. WHS interpretation centre/museum of Bath.</p> <p>Improve the public realm to produce an attractive environment whilst retaining distinctive character</p> <p>Promote the re-use of vacant space in Georgian properties for residential occupancy alongside policies to provide replacement office space.</p> <p>Planning policies should make it clear that Class A2 financial services retailers such as banks and building societies will be appropriate uses within all shopping frontages and should encourage flexibility to allow changes of use between the A1 and A2 use classes.</p> <p><u>Transport</u></p> <ul style="list-style-type: none"> • Control the movement of delivery vehicles and HGV's into and through the city centre e.g. congestion charging zone / low emissions zone 	<p>Agreed see Policy B2:4 (I and j)</p> <p>See Public Realm and Movement Strategy</p> <p>See Policy B1(2) which seeks to achieve a shift in the stock profile of office space. Housing could come forward as windfalls subject to devil very of B1(2)</p> <p>This matter is covered by PPS4</p> <p>These matters are more appropriately explored in Joint Local Transport Plan 3</p>
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	<ul style="list-style-type: none"> • A red route clearway should be considered as used in London to act as a stronger deterrent to illegal parking on key routes. • More safe cycle routes, ideally separate from roads are needed to encourage cycling. <p><u>Riverside East</u></p> <p>Observation that Homebase store trades well and that their preference is to remain in situ. However, a willingness to consider the option of redeveloping the site to accommodate a modern store provided such a concept was shown to be feasible, viable, met customers requirements. No suitable alternative locations appears to be available.</p> <p>Request for more steer about the role of Riverside East in terms of high street, large format and comparison goods retail. Displeasure at lack of detail within Core Strategy and lack of commercial perspective on the matter given in the Retail Study.</p> <p>Support for concept of the area being referred to as a possible 'secondary location' for comparison goods (i.e. bulky goods at present). Belief that this form of development can be accommodated within an innovative and modern development that compliments and does not compete directly with the city centre.</p> <p>Need for commercial viability of options presented in urban design review of Riverside East to be presented.</p>	<p>Policy B2 would enable redevelopment in situ.</p> <p>Policy B2 does not seeks additional high street, large format and comparison goods retail in this area. Redevelopment involving retention of existing uses can be considered.</p> <p>This 'possibility' has been explored. Policy B2 does not seeks additional high street, large format and comparison goods retail in this area.</p> <p>Anticipated that the environmental capacity of this area for new development will create viable economic options for change. Placemaking plan and RDP to explore in greater detail</p>
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<p>B11: Maximum vs Minimum concentration approaches</p> <p>B12: extent to which office and comparison retail is accommodated centrally</p>	<p>Concern that maximum concentration equates ‘zoning’ leading to overtly office dominated development sites. Temple Quay, Bristol cited as poor quality urban environment and something Bath should avoid (even if it is on a smaller scale).</p> <p>Amount of development directed to city centre should be based on its environmental capacity to accommodate change.</p> <p>Concern over achieving increase in commercial space to detriment of other activities e.g. tourism and cultural related. Observation that the options for additional office space equate to 15-20 new Kingsmead Houses. Concern that this cannot be successfully accommodated in Central Bath</p> <p>Observation that the options for additional retail space equate to Southgate + or – 10%. Concern that this cannot be successfully accommodated in Central Bath.</p> <p>Even if there is capacity there may be compelling reason to disperse some commercial development to other locations within the city.</p> <p>Scepticism about magnitude of office development directed to outer bath under option 1b and 2b (i.e. 25,000 sq.m)</p> <p>Desire for appropriate level of dispersal of new office development – perhaps focusing on larger brownfield sites</p>	<p>The Draft Core Strategy seeks to direct the majority of the forecast requirement for new office to areas within and adjoin the city centre. See Policy B1 and B2. Thos is in line with PPS4 and PPG13.</p> <p>Urban Design / Environmental Capacity Assessment show that other uses can also be accommodated alongside 85-100k sqm of new offices.</p> <p>Newbridge Riverside identified as a contingency in Policy B3 subject to various factors.</p> <p>Draft Core Strategy does not envisage significant new comparison retail development within or adjoining the city centre. However, Modest developments that strengthen the primary shopping area will be considered.</p> <p>This option has not been pursued.</p> <p>Modest provision in outer Bath possible</p>
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	<p>and existing local centres. Observation that non central sites are a preferred option some business (i.e. cost and parking availability)</p> <p>Observation that businesses have varying requirements for the location of premises. Observation that office functions that attract visits from the public (solicitor etc) need to be centrally located but others that have minimal physical interaction could locate elsewhere.</p> <p>Support for a sensible degree of dispersal of office space but concerns again raised about the need for 100k of space (in the context of a high vacancy rate)</p> <p>Suggestion that bulky goods retailing/ and associated car parking is not suitable land use for the city centre, or for sensitive edge-of-centre locations, but in the interests of reducing the need for residents to travel out of the city for this type of purchase it would be desirable to include some provision at the Lower Bristol Road where grade level parking can be provided.</p> <p>Suggestion that due to online retailing, large floor areas for items such as domestic appliances are not needed and that major shed retailers could be encouraged to have a small showroom where customers could be assisted to make online purchases.</p> <p>Guarded support for 2b (65,000 sq.m of office space in the Central area...but merely because it is lowest of all the</p>	<p>both in terms of existing commitments, Policy B3 and as part of the redevelopment of MoD Land.</p> <p>The type of sectors that the economic strategy seeks to grow and attract are likely to require a central location and the Draft Core Strategy seeks to enable this.</p> <p>Modest provision in outer Bath possible both in terms of existing commitments, Policy B3 and as part of the redevelopment of MoD Land.</p> <p>Agreed. See Policy B3.</p> <p>See Policy B2 which plans for a time period beyond immediate demand, seeks to shift the stock profile of office space and is</p>
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	options) are more reflective as an indicative direction of travel given that this still represent a ‘massive’ step change in the provision of space in Bath. Observation from King Sturge (see appendix to Trillium rep) that there is currently 13,500 sqm of supply and that there is identified for demand for 5,800 sq.m (less than 10% of 2b and 65 of 1a)	based on long term economic modelling.
3.68 Regeneration Delivery Plan	<p>Desire for design guidance for major development sites to be published alongside the Core Strategy.</p> <p>Support for identification of Manvers Street as a redevelopment zone. Various comments about operational requirements of Royal Mail and the prospects for the site should a suitable and viable alternative location for a mail sorting and delivery depot be found. Royal Mail forwarding site requirements to Council. Support for office led mixed use concept including, residential and retail uses. Desire to broaden scope to include visitor accommodation and, food and drink. Suggestion that a phased masterplan is needed.</p>	<p>See urban Design Reviews which determine the capacity of city centre sites. Placemaking Plan will follow Core Strategy after its examination. RDPs will focus on measure needed to unlock sites.</p> <p>See Policy B2</p>
River Corridor Zone 2: Western Riverside	<p>Support for reference to adopted masterplan for BWR in 3.70 and that the Core Strategy will not vary the principles that have already been established for this area.</p> <p>Principle of incorporating Western riverside East into ‘Central Area’ supported – due potential role in expansion of the city centre but concern that remaining Core area is almost</p>	<p>Welcomed</p> <p>Welcomed. Residential-led focus of core site already established.</p>

	<p>exclusively identified for housing development.</p> <p>Reference should be made this area being residential 'led', not residential to enable leisure based uses and employment projects to be considered.</p> <p>Request that the recommendation of the Seville meeting of the Heritage Committee be taken on board re a greater mix of uses and housing types in phase 1 and opening the later phases to an architectural competition.</p>	<p>Agreed. Residential-led in the correct term for parts of the site as per adopted SPD.</p> <p>An economically viable phase 1 has been established. The commissioning of architects for later phases is a matter for the landowner/developer. The Council will welcome efforts to achieve high quality design.</p>
<p>River Corridor Zone 3:</p> <p>B13: Lower Bristol Road Options</p>	<p>Option B as it retains more 'traditional' uses whilst ensuring a more dispersed patten of new commercial development across the city.</p> <p>Observation that this has been a working area in walking/cycling of Oldfield, Twerton Newbridge and that there are advantages of maintaining/creating job opportunities that do not place additional loads on the highway network.</p> <p>Suggestion that specific mention should be made of the Bath Press site and the need to find a viable that respects the positive features of existing building.</p> <p>Proposed BRT route flawed (together with whole concept). Proposed route act as a physical barrier.</p> <p>3.75 Opportunity for gateway questioned in terms of 'focus' buildings'.</p>	<p>See Policy B3 and B2/B1</p> <p>Noted in Policy B3 is a key redevelopment opportunity.</p> <p>Council policy on BRT will not be varied through Core Strategy process.</p> <p>The term 'gateway' is not used in the Core Strategy.</p> <p>Agreed. See Bath maps.</p>

	Refer to Oldfield Park as a station, not a halt.	
River Corridor Zone 4: Newbridge Industrial Options	<p>Support for retention of the Newbridge Industrial zone in its entirety until economic indicators suggest otherwise.</p> <p>Observation that some land will be lost due to BRT route and that the potential for investment and enhancement should be recognised in a wider plan for the Lower Bristol Road.</p>	Agreed. See Policy B3
Outer Bath General / Local Centres / Convenience (Food) retail	<p><u>General</u></p> <p>View that the CS fails to recognise the Bath is made of distinctive neighbourhoods/urban quarters/character areas. Desire for the inclusion of more detailed plans for each neighbourhood of the city particularly for mixed use proposals</p>	Draft Core Strategic focuses on strategic matters. More detailed work to be undertaken in Placemaking Plan in consultation with specific areas.

	<p>for major development sites.</p> <p>Observations that there are a number of significant potential development sites in outer Bath, where redevelopment could enhance the WHS and its setting rather than damage it. Desire that redevelopment of these be secured before any firm commitments are made for any urban extension in the green belt.</p>	<p>This is the thrust of the Draft Core Strategy, which does not propose an urban extension.</p>
<p>Outer Bath / Local Centres / Convenience (Food) retail</p>	<p>Perception that Local Centres have lost their services and shops.</p> <p>Observation that Odd Down and Bear Flat should on the list of outer Bath neighbourhoods/local centres and that they serve both south eastern and south western neighbourhoods.</p> <p>3.86-88: Referred to the need to maintain diversity as well as vitality and viability.</p> <p>Objection to urban extension implies lack of support of this as an option for additional convenience retail floor space.</p>	<p>See Draft Core Strategy accords with PPS4 in relation to policies affecting local and district centres.</p> <p>Agreed. Added to list.</p> <p>See 2.23-25</p> <p>Agreed. Draft Core Strategy does not propose an urban extension.</p>

<p>Outer Bath</p>	<p>Observation that the locations of the two relatively small supermarkets do not serve the whole of Bath well.</p> <p>Addition of large retail parks would be detrimental to the unique character of Bath and add to traffic problems / carbon emissions and present transport difficulties.</p> <p>Suggestion that Sainsbury's (ref Hayesfield Playing Field Application) should not be allowed another supermarket in Bath and that this will damage local centres.</p> <p>3.90 - Sainsbury's should not be permitted to open another supermarket in Bath. The proposed store at Odd Down. Housing should be the priority on this former playing field.</p> <p>Playing field could form part of solution for lack of formal green space in south Bath (3.134)</p>	<p>Recently permitted supermarket at Frome Road will help to address this. Future applications will have to accord with town/local centres first thrust of PPS4.</p> <p>Agreed. Draft Core Strategy does not propose a large retail park, although some bulky goods retail could come forward as part of Policy B3.</p> <p>Site has planning permission for a supermarket</p> <p>Site has planning permission for a supermarket</p> <p>Site has planning permission for a supermarket</p>
<p>Outer Bath</p> <p>Ministry of Defence Land</p> <p>3.92-3.96</p>	<p>Support for securing the release of all three MoD sites for mixed-use redevelopment, preferably including the development of new office space to meet MoD's future requirements for space in Bath (making more efficient use of land) as well as providing private sector office space for new employers, new housing and additional convenience retailing.</p>	<p>Representation from the MoD/Defence Estates on the Core Strategy states that:</p> <p>'MOD is undertaking a comprehensive study of its estate in Bath the output of which is likely to be a recommendation to rationalise</p>

	<p>Suggestion that engagement to secure the early release of these sites and the development of 'plans' should take precedence over work on an urban extension and that the Core Strategy should be drafted assuming this land will become available.</p> <p>Questions about the impact of new housing at these sites on primary school places e.g. and Bathwick and Bathampton in relation to MoD Warminster Road. Observation that present the admissions policy at Bathwick would favour a child living in Newbridge whose parent choose to attend St Mary's church over a child living at Warminster Rd.</p> <p>Observation that the Defence Equipment and Support Organisation (DE&S) do not have sole occupancy of Warminster Road and Foxhill and the plans of other Departments are needed.</p> <p>Questions over landownership at MoD Ensleigh and involvement of Royal High School.</p> <p>Core Strategy should not retain Ensleigh as a Core Employment Site (as allocated in B&NES LP).</p> <p>Suggestion that although Ensleigh is identified in 3.96 as a Core Employment Area, mixed used development may be the best option.</p>	<p>onto a single site. The report with recommendations is expected be completed by October 2010. Following a period for decision making, procurement activity and confirmation of funding, the project is expected to commence in April 2012 with the two identified sites becoming surplus on October 2013.'</p> <p>Draft Core Strategy anticipate and plans for the redevelopment of Foxhill and Warminster Road but not Ensleigh.</p> <p>See Para 2.22</p>
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<p>Outer Bath</p> <p>Development of the universities and student accommodation</p> <p>Questions B1, B2, B3, B4, B5, B6, B7</p>	<p>Observation that the Core Strategy contains no policy options to address Objective 10 which seeks to "address the need for student accommodation".</p> <p>Concern that no detailed information was made available during the options consultation concerning the expansion plans of the universities.</p> <p>Appreciation the role the universities play in the socio-economic and cultural life of the area but concern over the impact of their on housing stock within the city e.g. Oldfield Park. Observation that Bath hosts one of the highest concentrations of higher education students per head of population in the UK.</p> <p>Resistance to further (or unconstrained) growth of the universities. At the extreme a suggestion that Bath Spa should relocate to Norton Radstock or Yeovil.</p> <p>Desire for a strategy to set the parameters for expansion in student numbers according to the abilities of the universities to house them in purpose built accommodation mostly on campus but also off campus).</p> <p>Observation that current plans for the growth in accommodation on campus (2300 at Claverton supported by the Local Plan and an initiative for 800 additional units at Newton Park equates to annual growth of 2% and 1% respectively to 2020).</p>	<p>See Section 2F and Policy B5 of the Draft Core Strategy which sets out the Council's position</p>
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	<p>Further suggestion that more accommodation should be provided to address the backlog of existing students in the Oldfield park area (thereby freeing up housing in multiple occupation). Perception that alongside freeing up entry level housing additional accommodation would reduce traffic and the demand for parking spaces</p> <p>Observation that the Claverton Down campus and Newton Park cannot accommodate unlimited further student accommodation and that the working theoretical maxima is 2358 at Claverton Down and 800 at Newton Park given AONB and Green Belt constraints.</p> <p>Further Questions and observations</p> <ul style="list-style-type: none"> • How will local transport infrastructure cope with the increase in the population at Claverton and the movement to and from the city centre? • Is it proposed to re-establish balanced and sustainable communities in areas such as Oldfield Park and, if so, how? • Will more student accommodation blocks be necessary off-campus and if so where? • What is the Council doing to prevent 'buy to let' landlords and HMOs • What are the universities doing to stabilise intakes and encourage students out of HMOs? • Suggestion that there should be an aim to house most undergraduate students on campus and reduce the number of HMOs to a maximum of 1500? • Desire for the Council lobby central government to allow 	
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	<p>new purpose build student accommodation (cluster flats) to be counted towards housing targets.</p> <ul style="list-style-type: none"> • Will the Council cap expansion at 2020 levels? • There are been a significant rise in vehicle movements since the late 1990s. What forecasts, claims are there about how this will change over the next 10 years. What will happen to parking provision on campus (staff and student). 	
<p>Royal United Hospital 3.100. Page 101</p>	<p>Core Strategy Should discuss its relationship with long term plan of the RUH. Is the RUH geared up for population growth in the area.</p> <p>Suggestion that any surplus land at the RUH could be leased to a commercial car parking company to serve the hospital (patients, staff and visitors.</p> <p>Suggestion that any surplus land could be use to relocate the Royal National Hospital for Rheumatic Diseases if the current site is judged to be no longer suitable.</p>	<p>See Para 2.26</p>
<p>Transport</p>	<p>B&NES Council should do more to discourage trips by car - both by residents and through traffic to tackle congestion/air pollution</p> <ul style="list-style-type: none"> • work with rail companies to improve rail links into/through Bath for passengers & freight; • extend pedestrian-only area & bus-gates • provide yellow bus schemes for school children • offer businesses incentives to encourage employees out of 	<p>See Section 6F of the Draft Core Strategy ‘Well Connected’ together with various defences within the Bath Chapter.</p> <p>A number of matters are beyond the remit of the Core Strategy and JLTP3 will play a key role.</p> <p>The Core Strategy does not vary the</p>

	<p>cars;</p> <ul style="list-style-type: none"> • work with the uni & college to actively discourage students from driving to/from the sites etc. <p>View expressed that Park in Ride is not the only way to control incoming traffic to the city and that it encourages people to use the car who might otherwise use the train or bus.</p> <p>Observation that Bus fares on normal bus services within Bath are very high so there is not enough incentive to switch from the car for trips within the city. This is exacerbated by the availability of all day free parking within around the periphery of the Central Area e.g. around Victoria Park, which is also an attraction to those commuting from beyond Bath become free for limited hours to encourage use of the park and ride / alternative transport methods supported by a drop in bus fares???</p> <p>Consider a congestion charge for the Central area for cars from outside B&NES</p> <p>Many routes used as commuter rat runs e.g. Sydney Buildings. Need 20 mph homezone speed limits and parking chicanes.</p>	<p>Councils Policy in relation to the Bath Transport Package.</p>
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