

Imagine Bath and North East Somerset in 2026... together we need to make some tough decisions



Work to put together a new generation of planning policies which will set out the broad locations for new housing, jobs and community facilities is being launched by Bath and North East Somerset Council.

A new planning policy framework for Bath & North East Somerset

The planning policies for Bath & North East Somerset are being reviewed. Some of these new policies will be set out in a document called the **Core Strategy**.

What is the Core Strategy?

The Core Strategy will set out the long-term spatial vision and strategy for the district. 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 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 'Future for Bath and North East Somerset Visions'.

How will the Core Strategy be prepared?

We do not have a blank canvas. There are national and regional planning policies and standards that we must meet. The Core Strategy must reflect the local distinctiveness of the area and deal with local issues.

What is the Launch Document?

To stimulate discussion about how the District should develop over the next 20 years, the Council has published a document which identifies the major issues which it thinks we are facing.

The document marks the launch of work on the Core Strategy. The document takes on board the findings of studies, other Council strategies and consultations.

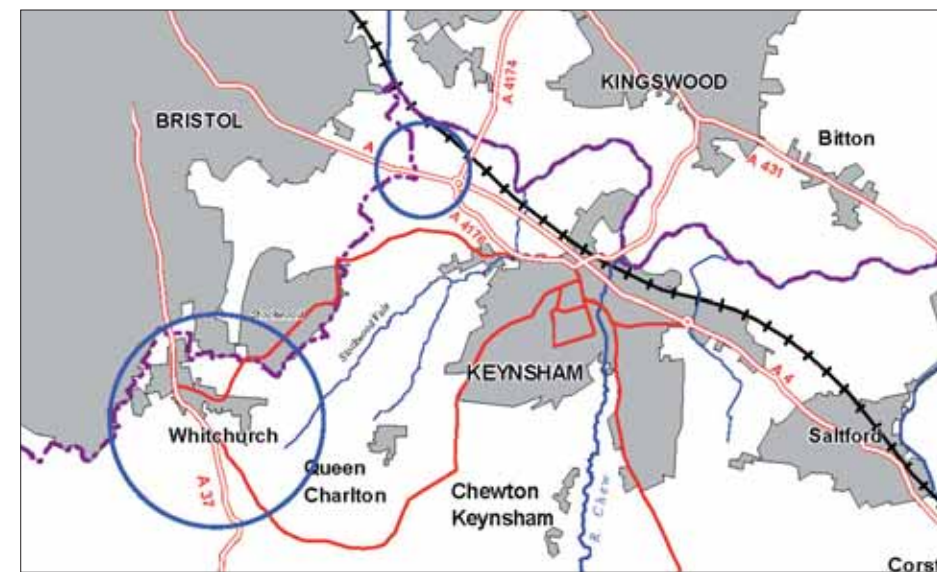
Next Stages

- The Council will be suggesting proposals in Summer 2008
- Draft Core Strategy will be submitted to the Government for independent examination in early 2009
- Adoption in 2010

Send us your contact details and we will keep you informed.

What about Keynsham?

We think the main issue for Keynsham is the proposed urban extension south east of Bristol. As part of the expansion of the city of Bristol put forward in the Regional Spatial Strategy, an urban extension is being planned in Bath & 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 the town.



Land identified by B&NES within the Regional Spatial Strategy 'Area of Search' as potentially being the most suitable for development

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What about the rural areas?

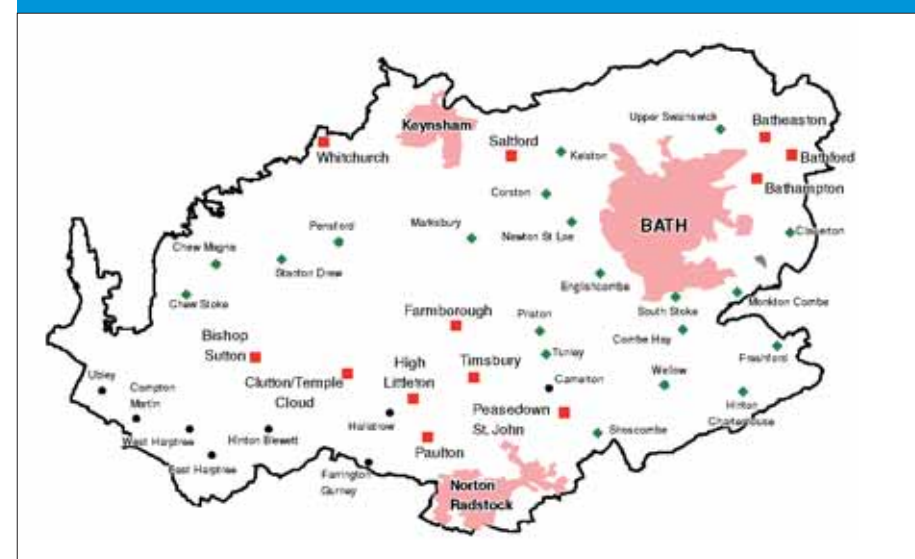
We realise that the rural areas in Bath & North East Somerset are varied and different, however, we think that they do face some common challenges. We think the main issue for our rural areas is making sure that social and economic change benefits rural communities. Many rural areas are experiencing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



What is the major planning issue identified for the District in the Core Strategy Launch Document?

We think major issue affecting the whole District is the need to deliver the growth agenda while also addressing the challenge of climate change. There will be unprecedented levels of growth in housing and other areas over the next 20 years. In this District we will need to find land for up to 16,000 new homes.

This is not the only issue facing the District. We recognise that there are different issues facing Bath, Keynsham, Midsomer and Radstock and the rural areas.



Bath and North East Somerset Area

What about Bath?

We think achieving the delivery of economic and housing growth whilst protecting and enhancing and Bath's environment is the key strategic issue for the City. Optimum use of opportunities within the City will help to minimise the amount of development on greenfield land outside the existing built up area. The Regional Spatial Strategy proposes that housing that cannot be accommodated within Bath should be met through an urban extension to the city. The 'most sustainable' area is considered to be to the south and west of Bath.

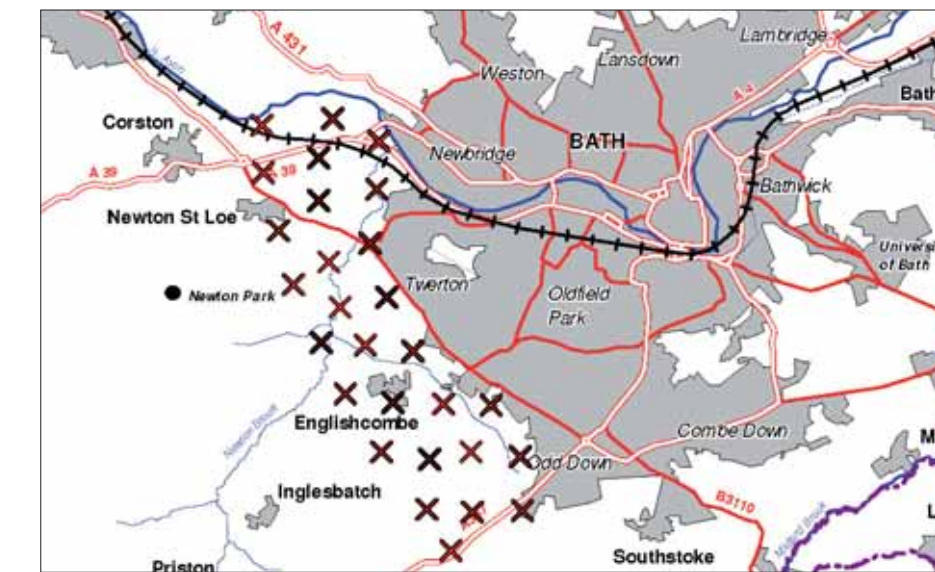


Illustration of the Regional Spatial Strategy 'Area of Search' for the Bath urban extension

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What about Midsomer Norton, Radstock and Environs?

We think the main issue for this area is the vulnerable local economy and the need to maintain the employment level and to attract a range of new and different types of employment. The local economy in this area is largely dependant on a few big employers and is vulnerable to change.

Core Strategy Launch Consultation

25th September to 17th December 2007...

We want you to tell us:

- Have we identified the main issues for each area?
- What are the best options for tackling the issues?

www.bathnes.gov.uk/corestrategy

Where can I see the Core Strategy Launch Document?

Copies of the Core Strategy Launch document can be found:

- on our website
- at all public libraries in the District
- Council Offices at:
Trimbridge House, Bath
Riverside, Keynsham
The Hollies, Midsomer Norton
- Victoria Hall, Radstock

How to get involved

- respond to the consultation online or
- fill in a Comment Form

For details of consultation activities see our website

Activities include:

- Displays
- Drop-in sessions
- Local meetings and events
- Targeted consultation

Other information will also be available e.g. leaflets and online resource pack

For further information you can contact the Planning Policy Team on 01225 477548 or e-mail planning_policy@bathnes.gov.uk



Working together in BATH & NORTH EAST SOMERSET