

Bath and North East Somerset

**Schedule of Significant Proposed Changes to the  
Draft Core Strategy  
for comment**

**September 2011**

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**Bath & North East  
Somerset Council**

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Bath and North East Somerset  
Local Development Framework

## Introduction

The schedule below sets out a number of “significant” proposed changes to the Draft Core Strategy (Publication Version). The changes prefixed with ‘PC’ result from the Council’s response to issues that were raised in representations on the draft Core Strategy or re-consideration of the draft Core Strategy by Council Members and officers and have been approved through the delegated arrangements, agreed by Council at its meeting on 2 December 2010. Those prefixed with ‘FPC’ result from the Council’s response to issues raised through the preliminary comments and questions from the Inspector appointed to conduct the Core Strategy Examination, and were agreed by the Council on 15 September 2011. For those ‘FPCs’ supported by new evidence available since submission of the Core Strategy the new evidence is identified in the ‘Reason for change’ column in the schedule below.

The Inspector has asked for comments on the proposed changes so that he has a full range of views when examining the soundness of the Core Strategy. You are strongly encouraged to make comments by submitting completed representation forms by email to [planning\\_policy@bathnes.gov.uk](mailto:planning_policy@bathnes.gov.uk). All comments received between **19th September and 21st October 2011** on the proposed changes will be forwarded to the Inspector and considered alongside representations previously submitted on the Draft Core Strategy.

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

Proposed Change Ref	Page No Draft Core Strategy	Plan Reference	Proposed Change	Reason for change
PC12	29	Bath Strategic Issues	<u>New 11: In order to enable development in the Central Area and Western Corridor significant works will be needed to mitigate flood risk together with essential land remediation.</u>	Change made in response to an issue raised in representations on the draft Core Strategy.
PC15 as amended	33	Diagram 5	<ul style="list-style-type: none"> <li>• <i>Delete notation and label for East of Bath Park &amp; Ride (NEW)</i></li> <li>• <i>Add Combe Hay</i></li> <li>• <i>Change notation of Bath Spa University so that it is the same as The University of Bath (i.e. white dotted circle rather than black).</i></li> <li>• <i>Amend southerly extent of area of search for flood storage facility to exclude land outside B&amp;NES. Move line illustrating the area of</i></li> </ul>	Change made in response to the Inspector’s queries.

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			<p><i>search further to the east of the railway.</i></p> <ul style="list-style-type: none"> <li><i>Amend Bath's Neighbourhoods label to read: Redeveloped MoD land together with infilling to yield about 2500 <u>2,800</u> homes</i></li> </ul> <p><b>See Annex A</b></p>	
PC18	34	Policy B1 3 (a &b)	<p>a: Enable the development of 6,000 new homes within the city, increasing the overall stock of housing from 40,000 to 46,000.</p> <p>New <u>b</u>: Of these new homes about 3,500 will be delivered within the Central Area and Western Corridor, focused on 'Western Riverside'. About <del>2,500</del> <u>2,800</u> homes will come forward within Bath's <u>outer</u> neighbourhoods where surplus Ministry of Defence land will play a major role <u>alongside smaller scale suburban infilling and redevelopment</u>.</p> <p><del>b: Enable housing associations to upgrade/intensify their stock and allow small scale infilling within existing neighbourhoods</del></p>	Change made in response to issues raised in representations on the draft Core Strategy.
PC19	35	Policy B1(8)	<p>8. Tourism, Culture and <del>Rugby</del> <u>Sport</u></p> <p>a: <del>Manage</del> <u>Enable</u> the provision of 500-750 new hotel bedrooms to widen the accommodation offer <del>of</del> <u>for</u> the city, increase overnight stays and the competitiveness of <del>the city</del> <u>Bath</u> as a visitor <u>and business</u> destination.</p> <p>b: Enable the development of a new sports stadium <del>for Bath RFC</del> <u>and associated uses</u> within the Central Area.</p> <p><u>c: Enable the provision of enhanced facilities for interpretation of the World Heritage Site in the Central Area and for the City's Archives</u></p> <p>d: Enable the provision for improved and/or new cultural/</p>	Change made in response to issues raised in representations on the draft Core Strategy.

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

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PC21	36	Para 2.11	The valley floor is the headline development location for Bath; a complex area, where <u>both</u> significant change and conservation is needed. This means realising its economic usefulness and property value whilst protecting heritage assets, responding to character, enhancing recreational potential, managing flood risk, <u>addressing land remediation, improving connectivity</u> and sustaining wildlife habitat.	Change made to update the text in the draft Core Strategy.
PC24	38	Diagram 7	<i>Clarification of the boundary of the central area (areas neighbouring the city centre) to the east of the city centre – <b>see Annex A.</b></i>	Change made in response to issues raised in representations on the draft Core Strategy.
PC26 as amended	40	Policy B2 (3)	<p><u>3. Key Development Opportunities</u></p> <p>Figure 7 illustrates the general extent of the city centre, identifies neighbouring areas with the most capacity for significant change and key regeneration opportunities. The precise extent of the city centre, including that of the primary shopping area is shown in the proposals map (see Appendix 3). Within the context of PPS4, <u>economic development led</u> mixed use development proposals at the following locations that accord with parts 1 and 2 of policy B2 and contribute to the scope and scale of change listed in part '4' of this policy will be welcomed.</p> <p><i>City Centre</i></p> <p>a: North of Pulteney Bridge (Cornmarket, Cattlemarket, Hilton Hotel, and The Podium)</p> <p>b: Manvers Street Car Park, Avon &amp; Somerset Police Station and Royal Mail Depot area</p> <p>c: Green Park Road (Green Park House)</p> <p>d: Bath Quays North (Avon Street Car and Coach Park and City College)</p>	Original change was for clarification. Subsequent changes made in response to the Inspector's queries.

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			<p>e: Kingsmead (<del>Roswell Court</del>, Kingsmead House, Telephone Exchange, &amp; Plymouth House and land in the vicinity of Kingsmead Square)</p> <p><i>Neighbouring the City Centre</i></p> <p>f: <u>The</u> Recreation Ground and Leisure Centre</p> <p>g: Bath Quays South (Stothert and Pitt to Travis Perkins)</p> <p>h: <u>The</u> Green Park Station <u>area</u> <del>and Sainsburys</del></p> <p>i: <u>The</u> Homebase <u>area including</u> <del>and</del> the Pinesway industrial estate and gyratory.</p>	
<b>PC28</b>	40	Policy B2 (4)	h: A new sports stadium <u>with associated uses including conferencing and banqueting facilities and active riverside frontage</u>	Change made to clarify text in the draft Core Strategy.
<b>PC29</b>	44-45	Western Riverside	<p>Western Riverside</p> <p>The area formerly occupied by the Stothert and Pitt engineering company and adjoining land has been earmarked for a major programme of residential led regeneration for a number of years. Western Riverside is allocated for residential led development in Policy GDS.1/B1 of the Bath and North East Somerset Local Plan (October, 2007). This policy is supported by a Master Plan Supplementary Planning Document (March, 2008). This is a complex site but significant planning progress has been made <u>with the delivery of phase I commencing in December 2010.</u></p> <p><u>In order to wholly deliver Bath Western Riverside, land remediation works to decommission and remove the Windsor Gas Holder Station will be needed.</u></p>	Change made in response to issues raised in representations on the draft Core Strategy.

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			<p><i>Extent of Western Riverside</i></p> <p>The Core Strategy Western Riverside policy area is a smaller area than that to which Local Plan Policy GDS.1/B1 and its accompanying SPD applies. It does not include the majority of the area referred to as Western Riverside East aside from the area covered by the approved outline planning <del>application</del> <u>permission</u>. Western Riverside East is now conceptualised as forming part of the Central Area because of the commercially led mixed use emphasis <u>being sought for this area</u>.</p> <p><i>Western Riverside Policy Approach</i></p> <p>The spatial strategy retains the planning principles that have been established for this area. Local Plan Policy GDS.1/B1 for Western Riverside continues to apply to the area shown in Diagram 6 and is saved as part of the Development Plan. For Riverside East see, <u>beyond the extent of the approved outline planning permission</u>, Policy B2 <u>applies</u>.</p> <p>Paragraphs need numbering.</p> <p>Include a map showing the Western Riverside as per the Central Area and Twerton and Newbridge Riversides <b>see Annex A</b>.</p>	
PC31	46	Policy B3 (1)	<p><u>Strategic Policy for Twerton and Newbridge Riversides</u> <del>Strategie Policy</del></p> <p>1. Role of Newbridge and Twerton Riversides</p> <p>This part of the Western Corridor will function predominantly as an economic development area to support the overall employment structure the city. It will complement <u>but not compete with</u> the Central</p>	Change made to clarify text in the draft Core Strategy.

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			<p>Area as <u>the City's</u> focus for business <u>and</u> enterprise <u>and</u> employment Specifically this will mean that:</p> <p>a <u>There is a presumption in favour of</u> Newbridge Riverside <u>will retain retaining</u> its <u>principal</u> function as a place for industrial activity. <u>Proposals seeking other uses will be subject to subject the considerations set out in parts 2-4 of Policy B3.</u></p> <p>b Twerton Riverside will function primarily as a multi-use economic development area. Its already reduced role as a place for industrial activity will be allowed to contract further <u>subject to the criterion at Part 4 (a)iii) of this policy.</u> <u>Proposals seeking other uses will be subject to subject the considerations set out in parts 2-4 of Policy B3.</u></p> <p><u>Proposals for development at either location will be subject to the considerations set out in parts 2-4 of Policy B3.</u></p>	
PC32	46	Policy B3 (2)	<p>2. Placemaking Principles</p> <p>Assets of Newbridge and Twerton Riverside Development proposals must be informed and shaped by the following characteristics</p> <p>a. Newbridge Riverside functions as Bath's primary location for industrial enterprise, providing about 12 hectares of land <u>at Locksbrook Road, Brassmill Lane and the Maltings</u> for a range of activities including advanced manufacturing.</p> <p>c. <u>The eastern part of Twerton Riverside is closely related to lies in close proximity to the Western Riverside Policy Area. Western Riverside will experience a significant uplift in its environmental quality during the lifetime of the Core Strategy and will act as a catalyst for investment in the wider area.</u></p> <p>d. There are a number of heritage assets in the area pertaining to its</p>	Change made to clarify text in the draft Core Strategy.



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			<p>industrial past, <u>including Brunel's Great Western Railway.</u></p> <p>g. There is good, yet not fully realised connectivity with the city centre via the <u>shared</u> riverside walking and cycling route, <u>which is narrow in places.</u></p>	
PC33	46	Policy B3 (4)	<p>4. Scope and Scale of Change</p> <p><i>Industrial land and premises</i></p> <p><del>Proposals for the loss of industrial land and floorspace at Newbridge Riverside will be assessed against evidence of current and future demand and/or the availability of on-site or off-site replacement provision within Newbridge Riverside for displaced occupiers.</del></p> <p><u>(a i) There is a presumption in favour of retaining land at Newbridge Riverside for industrial use. Refurbishment, redevelopment or intensification will be welcomed.</u></p> <p><u>(a ii) Refurbishment, redevelopment or intensification for industrial use will be welcomed at Twerton Riverside.</u></p> <p><u>(a iii) Proposals for the loss of industrial land and floorspace at Twerton Riverside will be assessed against evidence of current and future demand, the availability of suitable alternative provision within Bath for displaced occupiers and the benefits of the alternative uses being proposed.</u></p> <p><i>Offices, other workspaces and other economic development uses</i></p> <p><del>Proposals for offices, other workspaces and other economic development uses must have regard to the sequential and impacts tests of PPS4. Proposals for the loss of office space will be rejected.</del></p> <p><u>(b) Proposals for offices, other workspaces and other economic development uses (including retailing) must have regard to the</u></p>	Change made to clarify text in the draft Core Strategy.

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			<p><u>sequential and impact tests of PPS4.</u></p> <p><i>Non-economic development uses</i></p> <p><del>Residential and other non-economic development uses will be welcomed as part of mixed-use employment led proposals, or where economic development proposals fail the sequential and impact tests of PPS4.</del></p> <p><u>(c i) Proposals for residential and other non economic development uses will be acceptable as part of mixed-use employment led proposals.</u></p> <p><u>(c ii) Residential-led or non-economic development led proposals will be acceptable only where economically-led development would fail the sequential and impact tests of PPS4 or is not commercially viable.</u></p>	
<b>PC34 as amended</b>	48	Paragraph 2.21	<p>It is beyond the remit of this chapter of the Core Strategy to consider local aspects of change within outer Bath and <u>to present a bespoke neighbourhood plan for each area.</u> <del>A number of general matters, such as the network of open spaces and other infrastructure are covered in the Core Policies section. The spatial strategy focuses on key areas or issues requiring strategic guidance. Core Strategy Policy in relation to a number of generic matters /topics is covered in the Core Policies section.</del> The spatial strategy focuses on key areas or issues requiring strategic guidance. Crucially, suburban Bath is expected to yield about <del>2,500</del> <u>2800</u> new homes, making a significant contribution to the overall target of 6,000 and contains <u>a</u> district centre and local centres that need to be identified as part of the retail hierarchy.</p>	Change made to clarify text in the draft Core Strategy. Subsequent change made in response to the Inspector's queries.
<b>PC35</b>	48	Paragraph	Within Bath's outer neighbourhoods the Ministry of Defence occupy	Change made to reflect

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		2.22	<p>three sites, at Foxhill, Ensleigh, and Warminster Road. It is anticipated that Warminster Road and Foxhill will become surplus to requirements within the next <u>few five</u> years as the MoD consolidates its operations at <del>Ensleigh Abbey Wood, Bristol</del>. <del>The Strategic Housing Land Availability Assessment suggests that Foxhill and Warminster Road could be redeveloped for about 850 homes. It is also likely that the majority, if not all, of Ensleigh will be vacated. Drawing on the Strategic Housing Land Availability Assessment, the</del> Placemaking Plan will <del>consider</del> <u>refine</u> the <u>housing</u> capacity and <u>consider the prospects</u> for these sites in more detail, <u>including the scope for business space and</u> measures to enable sustainable travel to the city centre and local centres. For the purposes of the Core Strategy it is sufficient to highlight the suitability and availability of this land for redevelopment and to observe that delivery by 2026 is an <u>achievable realistic</u> proposition.</p>	update based on MoD announcement on 10 March 2011.								
<b>PC37</b>	49	Table 4 & Policy CP12	<p>Amend list of local centres within Bath so that it is consistent in table 4 and policy CP12:</p> <p>Table 4:</p> <table border="1" data-bbox="730 1007 1626 1406"> <thead> <tr> <th colspan="2" data-bbox="730 1007 1626 1062"><b>District and Local Centres</b></th> </tr> <tr> <th data-bbox="730 1062 1149 1118">Neighbourhood</th> <th data-bbox="1149 1062 1626 1118">Local Centres</th> </tr> </thead> <tbody> <tr> <td data-bbox="730 1118 1149 1214">Weston and Newbridge</td> <td data-bbox="1149 1118 1626 1214">           1. Chelsea road            2. Weston High Street         </td> </tr> <tr> <td data-bbox="730 1214 1149 1406">Lansdown and Camden</td> <td data-bbox="1149 1214 1626 1406">           3. Julian Road            4. St James' Square            5. Margaret's Buildings            6. <del>Camden</del> <u>Lansdown</u> Road         </td> </tr> </tbody> </table>	<b>District and Local Centres</b>		Neighbourhood	Local Centres	Weston and Newbridge	1. Chelsea road 2. Weston High Street	Lansdown and Camden	3. Julian Road 4. St James' Square 5. Margaret's Buildings 6. <del>Camden</del> <u>Lansdown</u> Road	Change made to clarify text in the draft Core Strategy.
<b>District and Local Centres</b>												
Neighbourhood	Local Centres											
Weston and Newbridge	1. Chelsea road 2. Weston High Street											
Lansdown and Camden	3. Julian Road 4. St James' Square 5. Margaret's Buildings 6. <del>Camden</del> <u>Lansdown</u> Road											

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	128		Larkhall, Fairfield Park, Grosvenor and Walcot	<u>7. Camden Road &amp; Fairfield Road</u> <del>7.</del> <u>8. Larkhall High Street</u> <del>8.</del> <u>9. London Road</u> <u>10. Nelson Place East &amp; Cleveland Place</u> <u>11. Walcot Street</u>	
	Widcombe and Bathwick	<del>9.</del> <u>12. Widcombe Parade</u> <del>10.</del> <u>13. Bathwick Street</u> <del>11.</del> <u>14. Bathwick Hill</u>			
	Oldfield Park and Bear Flat	<del>12.</del> <u>15. Moorland Road (District Centre)</u> <del>13.</del> <u>16. Bear Flat (Wellsway)</u>			
	Odd Down, Foxhill and Combe Down and Moorlands	<del>14.</del> <u>17. The Avenue Combe Down</u> <del>15.</del> <u>18. Bradford Road</u> <del>16.</del> <u>19. Frome Road</u> <del>17.</del> <u>20. Upper Bloomfield Road</u>			
	Twerton, Whiteway, Southdown and Moorlands	<del>18.</del> <u>21. Twerton High Street</u> <del>19.</del> <u>22. Mount Road</u>			
<p>Policy CP12:  Local Centres (urban) Bath section to read:  <b>Local Centres (urban)</b>  In Bath: <del>Walcot Street, Margaret's Buildings, St. James' Street</del></p>					

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			<p>(Julian Road), River Street Place (Julian Road), Lansdown Road, Nelson Place East and Cleveland Terrace/Place, London Road, Fairfield Park, Larkhall, Chelsea Road (Lower Weston), Weston High Street, Twerton, Southdown, 65-86 Lower Bristol Road, Wellsway (Bear Flat), Widcombe, Combe Down, Bradford Road (Combe Down), Frome Road/Bloomfield Road (Odd Down), Upper Bloomfield Road (Odd Down), Bathwick Hill and Bathwick Street- <u>(1) Chelsea Road, (2) Weston High Street, (3) Julian Road, (4) St Jame's Square (5) Margaret's Buildings, (6) Lansdown Road, (7) Camden Road &amp; Fairfield Road, (8) Larkhall High Street (9) London Road, (10) Nelson Place East &amp; Cleveland Place, (11) Walcot Street, (12) Widcombe Parade, (13) Bathwick Street, (14) Bathwick Hill, (16) Bear Flat, (17) The Avenue, Combe Down, (18) Bradford Road, (19) Frome Road, (20) Upper Bloomfield Road, (21) Twerton High Street, (22) Mount Road.</u></p>	
PC42	53	Policy B4	<p><b>The World Heritage Site and its setting</b></p> <p><del>Proposals which would harm the Outstanding Universal Values of the City of Bath World Heritage Site, including its authenticity and integrity, or which would harm the setting of the World Heritage Site will be refused. However, where proposals that are promoted for their contribution to mitigating climate' change have a potentially negative effect on the World Heritage Site and its setting, the approach set out in Policy HE1 of PPS5 will be applied.</del></p> <p><u>There is a strong presumption against development that would result in harm to the Outstanding Universal Value of the World Heritage Site, including its authenticity or integrity, or to the setting of the World Heritage Site. Where development has a demonstrable public benefit, including mitigating and adapting to climate change, this benefit will be weighed against any harm to the Outstanding</u></p>	Change made to clarify text in the draft Core Strategy.

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			<u>Universal Value of the World Heritage Site.</u>	
PC43	53	New Para 2.33	Add new paragraph to read: <u>Section 6C [Environmental Quality] highlights the Council’s wish to enable the appropriate modification of heritage assets, including the World Heritage Site, for development that reduces carbon emissions. It also sets out how a forthcoming Supplementary Planning Document will provide detailed guidance on this matter.</u>	Change made to clarify text and in response to issues raised in representations on the draft Core Strategy.
PC44	53	Para 2.33a	<p>Renumber existing paragraph 2.33 to become 2.33a and amend to read:</p> <p><del>New development, whilst responding to its context, should add a 21st Century layer to the accumulation of Medieval, Georgian, Victorian and 20th Century buildings that comprise today’s city. This will also ensure that the city’s Georgian architecture is the authentic product of its time and is not confused with modern reproductions. In exceptional circumstances, new buildings may appropriately be designed in the Georgian style. This would principally be to reinstate a 18th Century Georgian set piece where part of the formal architectural ensemble has been destroyed. This approach is in accordance with UNESCO’s Vienna Memorandum on ‘World Heritage and Contemporary Architecture – Managing the Historic Urban Landscape’ (May, 2005).</del></p> <p><u>The Core Strategy seeks to promote and reinforce local distinctiveness through high quality design that improves the environmental quality and character of the city and the way that it functions. In addition to normal processes of contextualisation in relation to neighbouring buildings and the wider area more generally, development must be demonstrably informed by an understanding of the Outstanding Universal Value of the World Heritage Site, its</u></p>	Change made to clarify text and in response to issues raised in representations on the draft Core Strategy.

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			<p><u>authenticity and integrity. Design that fails to conserve or take the opportunity to enhance the Outstanding Universal Value World Heritage Site will be rejected. The preparation other local development documents, including the Placemaking Plan will ensure the achievement of high quality design.</u></p>	
PC47	54	Policy B5	<p><b>Strategic Policy for Bath's Universities</b></p> <p>University of Bath - Claverton Down Campus</p> <p><del>The strategy seeks the development of about 2,000 study bedrooms at the Claverton Down campus alongside about 45,000 sq.m of academic floorspace. Policy GDS.1/B11 of the B&amp;NES Local Plan has been saved as part of the LDF</del> <u>To support the development and expansion of the University of Bath the strategy seeks, in accordance with saved Local Plan Policy GDS.1/B11, the development of about 2,000 study bedrooms and 45,000 sq.m of academic space at the Claverton Campus.</u></p> <p>Bath Spa University - Newton Park Campus</p> <p>Within the context of a strategic framework for all twelve sites that the University occupies the strategy seeks the redevelopment and intensification of the Newton Park Campus to provide additional study bedrooms and academic space. Proposals should seek to optimise opportunities within the Major Existing Developed Site in the Green Belt Designation (MEDS) in accordance with Policy GB.3 of the B&amp;NES Local Plan before seeking to justify very special circumstances for development beyond it.</p> <p>Off-Campus Student Accommodation</p> <p><u>Proposals for off-campus student accommodation will be refused within the Central Area, Western Corridor and on MoD land where</u></p>	Change made to clarify text in the draft Core Strategy.

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			this would adversely affect the realisation of other aspects of the vision and spatial strategy for the city <u>in relation to housing and economic development</u> .	
PC49	55	Para 2.41	Growth beyond 2020 will require additional on <u>and off</u> campus capacity to be identified. No alterations to the Green Belt boundary beyond that previously made in the Local Plan are envisaged during the Core Strategy period.	Change made to clarify text.
PC50	56	Para 2.43	In order to successfully realise the development potential of the Central Area and Western Corridor, parallel enabling investment will be needed. Transportation, flooding <u>and land remediation</u> are <del>two</del> <u>three</u> key areas requiring specific mention ( <del>see below</del> ).	Change in response to issues raised in representations on the draft Core Strategy.
PC51 as amended	56	Para 2.44	<del>The Council is working towards approval for a major scheme of Transport Proposals for Bath. The Transport Proposals will:</del> <ul style="list-style-type: none"> <li><del>• Expand the City's three existing Park &amp; Rides and create a new Park &amp; Ride to the east of the City, thereby increasing Park &amp; Ride capacity from 1,990 to 4,510 spaces</del></li> <li><del>• Create a segregated park and ride bus route for 1.4km of the journey from Newbridge Park and Ride to the city centre.</del></li> <li><del>• Upgrade nine bus routes to 'showcase' standard including raised kerbs for better access, off-bus ticketing to speed up boarding and real-time electronic information for passengers.</del></li> <li><del>• Create a more pedestrian and cyclist friendly city centre through the introduction of access changes on a number of streets and the expansion and enhancement of pedestrian areas.</del></li> <li><del>• Introduce active traffic management with real-time information to direct drivers to locations where parking spaces are available.</del></li> </ul>	Original change made to clarify text in the draft Core Strategy. Subsequent change made in response to the Inspector's queries.



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			<p><u>The Council's Transport Strategy for Bath is one of reducing the use of cars for travelling to and within the city, by progressing improvements to public transport and making walking or cycling within the city the preferred option for short trips. This will be achieved through a variety of measures including:</u></p> <ul style="list-style-type: none"> <li>• <u>Bath Transport Package – comprising a range of measures including three extended Park &amp; Ride sites; upgrading nine bus routes to showcase standard including upgrades to bus stop infrastructure and variable message signs on key routes into the city displaying information about car parking availability</u></li> <li>• <u>Improvements to the bus network through the Greater Bristol Bus Network major scheme including key routes from Bristol and Midsomer Norton.</u></li> <li>• <u>Rail improvements, such as the electrification of Great Western Railway mainline by 2016; the new 15 year GWR franchise (including the Greater Bristol Metro Project); and increasing the capacity of local rail services travelling through Bath Spa rail station, improving ease of access to and attractiveness of rail travel to and from Bath</u></li> <li>• <u>The West of England authorities (including B&amp;NES) have been awarded Local Sustainable Transport Fund key component funding for a number of measures and also been invited by the Department for Transport to submit a major bid to the Local Sustainable Transport Fund for £25.5 million</u></li> <li>• <u>Creating a more pedestrian and cyclist-friendly city centre through the introduction of access changes on a number of streets and expansion and enhancement of pedestrian areas.</u></li> <li>• <u>Other improvements to walking and cycling infrastructure through the Councils Integrated Transport annual settlement and the implementation of 'Smarter Choices' for transport e.g.</u></li> </ul>	

Proposed Change Ref	Page No Draft Core Strategy	Plan Reference	Proposed Change	Reason for change
			<p><u>through the development of travel plans for new and existing sites and the expansion of car clubs</u></p>	
FPC1		Para 2.45	<p><del>2.45 The proposals will help to enable the programme of development set out in the spatial strategy in conjunction with further measures to enable convenient and sustainable circulation and access within the city. In addition the Council is committed to reducing the need to use cars for many trips within Bath. Therefore improvements to other public transport, walking and cycling infrastructure and the implementation of 'Smarter Choices' for transport will be pursued e.g. through the development of travel plans for new and existing sites and the expansion of car clubs.</del></p> <p><u>To complement these public transport and cycling/walking improvements the Council will update its Parking Strategy for Bath which will broadly maintain central area car parking at existing levels in the short term and continue to prioritise management of that parking for short and medium stay users. This is necessary in order to discourage car use for commuting and provide sufficient parking to help maintain the vitality and viability of the city centre as a shopping and visitor destination. It will also result in a relative reduction in the amount of central area parking that is available as the economy grows, jobs are created and demand increases.</u></p>	<p>Change made in response to the Inspector's queries.</p> <p>Change is supported by the Draft Bath Parking Strategy (considered by Planning, Transport &amp; Environment Policy Development and Scrutiny Panel on 13 September 2011) (see CD4/T11)</p>
FPC2	56	Para 2.46	<p><del>The Greater Bristol Metro Project will allow for increased train frequencies serving Bath and Oldfield Park rail stations.</del></p> <p><u>The proposals set out above will help to enable the programme of development set out in the spatial strategy to be delivered in a way that minimises travel related environmental and air quality harm</u></p>	Change made in response to the Inspector's queries.

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			<u>whilst providing convenient and sustainable access within the city.</u>	
<b>PC54 as amended</b>	57	Table 5	<p>IDP Ref Key Infrastructure Phasing Cost Funding and Delivery</p> <p>BI.1 Transport Proposals for Bath:</p> <ul style="list-style-type: none"> <li>• <del>Rapid Transit Routes</del></li> <li>• New showcase bus corridors</li> <li>• <del>New and e</del> Extended park and ride sites</li> <li>• <u>Upgraded bus stop infrastructure on 9 service routes</u></li> <li>• Safe routes for pedestrians and cyclists</li> <li>• Other essential transport links and improvements</li> </ul> <p>2011-16 <del>£50.1m</del> <u>£31.85m</u></p> <p><del>Discussions are underway with DfT in the light of the Comprehensive Spending Review 2010 regarding how this essential infrastructure can be brought forward at the earliest opportunity. Bath Transport Package accepted into 'development pool' of schemes by DfT. Final bid to be submitted for funding to DfT in September 2011. DfT decision anticipated in December 2011.</del></p> <p>BI.2 Improvements to Flood Defences of Bath City Centre and Riverside</p>	<p>Original change made to clarify text in the draft Core Strategy. Subsequent change made in response to the Inspector's queries.</p> <p>Change is supported by updated cost of Bath Transportation Package in the Best &amp; Final Funding Bid for the Bath Transportation Package, September 2011 (see CD4/T12)</p>

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			<p>2010-26 £7.6m Flood Risk Management Strategy – ongoing work between B&amp;NES and Environment Agency. Options for on-site compensatory flood mitigation measures within the river corridor or introduction of a more strategic flood storage area.</p> <p>BI.3 Public Investment into Bath Western Riverside</p> <p>2010-15 £27.6m Homes and Communities Agency Funding through the West of England Single Conversation: West of England Delivery and Infrastructure Plan.</p> <p>BI.4 Improvements to Bath Train Station and Enhanced Service Frequency from Bath and Oldfield Park to Bristol</p> <p>2017-2020 £19.7m for Greater Bristol Metro Rail Project Network Rail with Bath &amp; North East Somerset Council. Evidence included in the Great Western Mainline Route Utilisation Strategy (2010). The Council Will continue to press for this urgently needed investment through its Memorandum of Understanding with the Rail industry.</p>	
PC52	57	Para 2.48a	<p><b><u>Land Remediation in the Central Area and Western Corridor</u></b>  <u>Addressing land remediation within the Central Area and Western</u></p>	Change in response to issues raised in representations on

Proposed Change Ref	Page No Draft Core Strategy	Plan Reference	Proposed Change	Reason for change
			<p><u>Corridor in relation to industrial and utilities uses , including the decommissioning and removal of the Windsor Gas Holder Station is an essential prerequisite to the redevelopment of Bath Western Riverside and its environs.</u></p>	the draft Core Strategy.
<b>PC53</b>	57	Para 2.53	<p>Delivery Contingency: <del>Newbridge</del> <u>Twerton</u> Riverside</p> <p>Although this area provides important land for light industrial uses, it is significantly under utilised in terms of the prevailing built form (single story buildings etc) and <del>that</del> there is scope to intensify this area and to do so in a way that allows a better response to the riverside environment. The spatial strategy seeks to focus new <del>‘town centre’ employment office generating uses</del> development within the Central Area. However, should it be demonstrable that supply is not keeping pace with demand the <del>Newbridge</del> <u>Twerton</u> Riverside area presents a deliverable out-of-centre alternative. Further, should housing <del>development fall behind schedule</del> <u>delivery require additional land</u>, this area <del>provides</del> presents an option close to Western Riverside.</p>	Change made to clarify text in the draft Core Strategy.
<b>FPC3</b>	96	Para 5.17	<p>A number of villages have been identified where:</p> <ul style="list-style-type: none"> <li>• access to facilities and public transport is best</li> <li>• there is capacity for development</li> <li>• there is community support for some small scale development</li> </ul> <p>These villages are to be the focus for new small scale development under policy RA1. <del>Community support is demonstrated by the views of the Parish Council as the locally elected representative of those communities.</del></p>	Change made in response to the Inspector’s queries.

Proposed Change Ref	Page No Draft Core Strategy	Plan Reference	Proposed Change	Reason for change
FPC4	96	Para 5.18	<p>The villages which currently meet these criteria <u>set out in policy RA1 and that have some capacity for development</u> are: Batheaston, Bishop Sutton, Farmborough, Temple Cloud, Timsbury and Whitchurch. These villages are shown on the diagram 18. This indicative list of villages <u>may be subject to change over the lifetime of the Core Strategy. It will be formally reviewed as part of will be included in the review of the Core Strategy and consideration will be given to any demonstrated change of circumstances against the criteria in the interim. Local community support for the principle of development is demonstrated by the views of the Parish Council as the locally elected representative of those communities or through alternative mechanisms introduced in the Localism Bill.</u></p>	Change made in response to the Inspector's queries.
FPC5	99	Para 5.29	<p>This policy will apply to all market housing developments across the District. Villages which meet the criteria of policy RA1 will benefit from this policy and sites will be allocated through the Placemaking Plan. Beyond this, local need for affordable housing across the rural areas will be primarily met through the rural exceptions policy. <del>There may also be opportunities to convert rural buildings into affordable housing under the Government's emerging proposals for the 'home on the farm' scheme.</del> <u>If there are rural buildings which are no longer required for local food production, there may also be opportunities to convert them to affordable housing under the Government's emerging proposals for the 'home on the farm' scheme.</u> Any development proposals coming forward under the Community Right to Build are to be considered separately from the rural exceptions policy.</p>	Change made in response to the Inspector's queries.
FPC6	101	Para 5.49	<p>Private developers will play an important role in bringing forward and developing small scale housing developments in the 'Policy RA1' villages and to the delivery of employment sites. <del>Further assessment</del></p>	Change made in response to the Inspector's queries.

Proposed Change Ref	Page No Draft Core Strategy	Plan Reference	Proposed Change	Reason for change
			<p><del>of the potential for development in Farmborough to help fund a sustainable transport link to local shopping facilities also needs to be undertaken through the Placemaking Plan.</del></p>	
<p><b>PC80 as amended</b></p>	<p>106</p>	<p>Policy CP1</p>	<p>Retrofitting existing buildings</p> <p>Retrofitting measures to existing buildings to improve their energy efficiency and adaptability to climate change and the appropriate incorporation of micro-renewables will be encouraged.</p> <p>Priority will be given to facilitating carbon reduction through retrofitting at whole street or neighbourhood scales to reduce costs, improve viability and support coordinated programmes of improvement.</p> <p>Masterplanning and ‘major development’ (as defined in the Town &amp; Country Planning (Development Management Procedure (England) Order 2010) in the district should demonstrate that opportunities for the retention and retrofitting of existing buildings <u>within the site</u> have been included within the scheme. All schemes should consider retrofitting opportunities as part of their design brief and measures to support this will be introduced.</p> <p>Retrofitting Historic Buildings</p> <p>The Council will seek to encourage and enable the sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings (including listed buildings <u>and buildings of solid wall or traditional construction</u>) and in conservation areas, whilst safeguarding the special characteristics of these heritage assets for the future.</p> <p>Proposals will be considered against <u>Policy HE1 of PPS5 national planning policy</u>.</p>	<p>Original change made to clarify text in the draft Core Strategy. Subsequent change made in response to the Inspector’s queries.</p>

Proposed Change Ref	Page No Draft Core Strategy	Plan Reference	Proposed Change	Reason for change
PC81 as amended	107	Policy CP2	<p>Sustainable design and construction will be integral to new development in Bath &amp; North East Somerset. All planning applications should include evidence that the standards below will be addressed:</p> <ul style="list-style-type: none"> <li>• Maximising energy efficiency and integrating the use of renewable and low-carbon energy (<u>i.e. in the form of an energy strategy with reference to policy CP4 as necessary</u>);</li> <li>• Minimisation of waste <u>and maximising of recycling of any waste generated</u> during construction and in operation'</li> <li>• Conserving water resources and minimising vulnerability to flooding;</li> <li>• Efficiency in materials use, including the type, life cycle and source of materials to be used;</li> <li>• Flexibility and adaptability, allowing future modification of use or layout, facilitating future refurbishment and retrofitting;</li> <li>• Consideration of climate change adaptation.</li> </ul> <p>Applications for all development other than major development will need to be accompanied by a B&amp;NES Sustainable Construction Checklist</p> <p><u>Major Development</u></p> <p>For major development a BREEAM and/or Code for Sustainable Homes (CfSH) (or equivalent) pre-assessment will be required alongside a Planning Application. Post-construction assessments will also be required. These assessments must be undertaken by an accredited assessor. <u>Major development as defined in the Town &amp; Country Planning (Development Management Procedure (England) Order 2010).</u></p> <p>The standards set out in the table below will be requirements for</p>	Original change made in response to issues raised in representations on the draft Core Strategy. Subsequent change made in response to the Inspector's queries.



Proposed Change Ref	Page No Draft Core Strategy	Plan Reference	Proposed Change	Reason for change
			<p>major development over the plan period:  <u>An exception to these standards will only be made where it can be demonstrated that meeting the provisions of this policy would render development unviable.</u></p>	
<b>FPC7</b>	109	New para 6.25	<p><u>Any impact of this policy on the viability of schemes will be given careful consideration.</u></p>	Change made in response to the Inspector's queries.
<b>PC82 as amended</b>	110	Policy CP4	<p>The use of combined heat and power (CHP), and/or combined cooling, heat and power (CCHP) and district heating will be encouraged. Within the identified "district heat priority areas", shown on diagram 19, development will be expected to incorporate infrastructure for district heating, and will be expected to connect to existing systems where and when this is available, <u>unless demonstrated that this would render development unviable.</u></p> <p>Masterplanning and major development in the district should demonstrate a thermal masterplanning approach considering efficiency/opportunity issues such as mix of uses, anchor loads, density and heat load profiles to maximise opportunities for the use of district heating.</p> <p><u>Where a district heating scheme is proposed as part of a major development the Council will expect the scheme all major developments to demonstrate that the proposed heating and cooling systems (CHP/CCHP) have been selected considering the heat hierarchy in line with the following order of preference:</u></p> <ol style="list-style-type: none"> <li>1 Connection with existing CHP/CCHP distribution networks</li> <li>2 Site wide CHP/CCHP fed by renewables</li> <li>3 Gas-fired CHP/CCHP or hydrogen fuel cells, both accompanied by renewables</li> <li>4 Communal CHP/CCHP fuelled by renewable energy sources</li> </ol>	Original change made to clarify text in the draft Core Strategy. Subsequent change made in response to the Inspector's queries.

Proposed Change Ref	Page No Draft Core Strategy	Plan Reference	Proposed Change	Reason for change
			5 Gas fired CHP/CCHP	
PC83	112	Para 6.28 and new paras 6.28a & b	<p>Add new text to paragraph 6.28 (labelled as paragraph 6.28a below) and split paragraph 6.28 into 3 paragraphs (6.28, 6.28a and 6.28 b):</p> <p>6.28 The Core Strategy sets out the broad locations for new housing, employment and other strategic development in Bath, Keynsham, Midsomer Norton and Radstock (Policies B1, B2, B3, B4, KM1, KM2, SV1, SV2 and SV3). In some instances, development in flood risk areas has been unavoidable.</p> <p><u>6.28a The Flood Risk Management Strategy (June 2010) has identified and assessed a range of flood risk management options to enable development in vulnerable areas without increasing the flood risk elsewhere. The Strategy has concluded that there is no strategic solution to reducing peak flow through Bath which is either technically or economically viable. As such the Strategy proposes the provision of compensatory storage upstream combined with on site flood defences. New development must provide storage to offset the volume of water that would be displaced in a flood event by the defences on site.</u></p> <p><u>6.28b A sequential risk based approach was taken to formulate these policies and the high level Sequential / Exception Test report was prepared and agreed in partnership with the Environment Agency. However, flood risk should be taken into account at all stages in the planning process and the sequential approach should still be taken within these policy areas to minimise risk by directing the most vulnerable development to areas of lowest flood risk, matching vulnerability of land use to flood risk at a site level. (Table D.1 Flood zones and D.2 Flood Risk Vulnerability Classification of PPS25) Therefore site specific Sequential/Exception Test reports should be undertaken when determining future site allocations in the</u></p>	Change in response to issues raised in representations on the draft Core Strategy.

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			Placemaking Plan or a planning application where necessary.	
<b>FPC8</b>	114	Para 6.37	<del>All development schemes with a residential component Housing schemes will be assessed using the expected to demonstrate how they have been designed to meet Building for Life methodology standards (or equivalent, as identified by the Council, should these be superseded within the strategy period). The Council will expect proposals to achieve as a minimum, a 'good' standard as defined by BfL or an equivalent future standard.</del>	Change made in response to the Inspector's queries.
<b>PC84</b>	116	Para 6.41  Para 6.41a	Proposals for the reuse of redundant and underused historic buildings and areas will be encouraged where the proposed use does not compromise or threaten the historic asset or the integrity of a European wildlife site and species. <del>Important too is the ability of historic built environments to absorb change particularly tackling fuel poverty and climate change</del> of Bath stone and other local traditional building materials should be used either on site or re-used elsewhere in favour of newly won mineral products.  <u>The Core Strategy seeks to enable the appropriate modification of heritage assets, including the World Heritage Site in order to reduce carbon emissions. A forthcoming Supplementary Planning Document will identify the opportunities for heritage assets to mitigate, and adapt to, the effects of climate change. These include enhancing energy efficiency and allowing greater use of renewable energy. This will give applicants clear guidance on the acceptability of a range of potential modifications, the SPD having weighed the benefit of a number of modifications to mitigating the effects of climate change against any harm to the significance of heritage assets.</u>	Change made to clarify text in the draft Core Strategy.
<b>FPC9</b>	117	Policy CP6	1 High Quality Design	Change made in response to

Proposed Change Ref	Page No Draft Core Strategy	Plan Reference	Proposed Change	Reason for change
		(1)	<p>The distinctive quality, character and diversity of Bath and North East Somerset’s environmental assets will be promoted, protected, conserved or enhanced through:</p> <p>a high quality and inclusive design which reinforces and contributes to its specific local context, creating attractive, inspiring and safe places.</p> <p>b <del>All ensuring that all major housing development schemes with a residential component should be assessed using the Building for Life design assessment tool (or equivalent methodology) meet CABE’s.</del>  <u>As a guide development should meet its “good” standard.</u>            Building for Life (BfL) good standard, as a minimum.</p>	the Inspector’s queries.
PC86	117	Policy CP6 (2)	<p>2. Historic Environment</p> <p>The cultural and historic environment will be preserved or enhanced, and sites, buildings, areas and features of recognised national and local importance and their settings will be protected. <del>Proposals that contribute to the mitigation of climate change will be considered against Policy HE.1 of PPS5.</del></p> <p><u>Where development has a demonstrable public benefit, including mitigating and adapting to climate change, this benefit will be weighed against any harm to the significance of the heritage asset.</u></p>	Change made to clarify text in the draft Core Strategy.
PC88	117	Policy CP6 (4)	<p>4. Nature Conservation</p> <p>The quality, extent &amp; robustness of protected sites and valued habitats will be enhanced, and networks of valued habitat will be restored or created, by measures which:</p> <p>a: Improve the quality and/or increase the size of current sites and valued habitat.</p>	Change made to reflect the recommendations from the Habitats Regulations Assessment on the draft Core Strategy as agreed by Natural England.

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			<p>b: Enhance connections between, or join up, sites and valued habitats.</p> <p>c: Create new sites and valued habitats.</p> <p>d: Reduce the pressures on wildlife by improving the wider environment</p> <p>New Development will, <del>in particular, respect</del> <u>protect</u> and enhance <u>international, national and local sites and existing networks of priority habitat valued habitats</u>; facilitate migration and dispersal through the natural and built environment; and seek to reduce fragmentation of existing habitats.</p> <p>The Council will promote the management, conservation, enhancement or restoration of environmental assets. Sustainable opportunities for improved access to and enjoyment of these assets will be promoted where it does not compromise the integrity of the asset.</p>	
FPC10	120	Para 6.64	<p>In light of the opportunities for development in the plan period Keynsham continues to be excluded from the Green Belt and an Inset boundary is defined on the Proposals Map. There are a number of villages which meet the requirements of national policy in PPG2 'Green Belts' para 2.11 and continue to be insets within the Green Belt as established in the Bath &amp; North East Somerset Local Plan. These villages are <del>these which are</del> <u>the most sustainable villages in the Green Belt rural locations for accommodating some limited new development in the plan period under the provisions of either policy RA1 where the criteria are met, or where not, policy RA2</u>. There are no exceptional circumstances which would justify amending these Inset boundaries and therefore, they remain unchanged. Some sites may come forward in the Green Belt under</p>	Change made in response to the Inspector's queries.

Proposed Change Ref	Page No Draft Core Strategy	Plan Reference	Proposed Change	Reason for change
			the Government's proposals for Community Right to Build.	
FPC11	121	Para 6.66	Minerals Limestone is the principal commercial mineral worked in the District. There are currently two active sites – one surface workings and one underground mine. Upper Lawn Quarry at Combe Down in Bath and Hayes Wood mine near Limpley Stoke both produce high quality Bath Stone building and renovation projects. <u>Bath &amp; North East Somerset also has a legacy of coal mining and there are also still coal resources within Bath &amp; North East Somerset which are capable of extraction by surface mining techniques. Although no longer worked, there are potential public safety and land stability issues associated with these areas. The general extent of the surface coal Mineral Safeguarding Area within the District is illustrated in Diagram 20a.</u>	Change made in response to the Inspector's queries.
FPC12	121	Para 6.67	Historically Bath & North East Somerset has never made any significant contribution to regional aggregates supply and because of the scale and nature of the mineral operations in the District and the geology of the area it is considered that this situation will continue. Bristol is also in no position to make a contribution to regional aggregates supply, other than the provision of wharf facilities. However North Somerset and South Gloucestershire have extensive permitted reserves of aggregates and have historically always met the sub regional apportionment for the West of England. <u>The approach to this is set out in Policy 26 of the Joint Replacement Structure Plan. This approach is consistent with national planning policy advice for minerals.</u>	Change made in response to the Inspector's queries.
FPC13	121	Para 6.68	The <del>emerging</del> West of England Joint Waste Core Strategy (JWCS) seeks to encourage the prudent use of resources with specific	Change made in response to the Inspector's queries.

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			reference to minerals and includes policy guidance on the recycling, storage and transfer of construction, demolition and excavation waste at mineral sites.	
<b>FPC14</b>	121	Para 6.69	<del>Development proposals relating to minerals resources will continue to be considered within the context of national minerals planning policy and the saved minerals policies in the B&amp;NES Local Plan until reviewed through the Placemaking Plan. Minerals Safeguarding Areas will be defined in the Placemaking Plan as will other minerals allocations and designations. Policy CP8a, which sets out the strategic approach to minerals in the District, will ensure that mineral resources within the district continue to be safeguarded. Minerals Safeguarding Areas will be designated in a separate Development Plan document the Placemaking Plan following the methodology set out in the British Geological Survey document<sup>1</sup> and defined on the Proposals Map. Although there is no presumption that the resources will be worked this will ensure that known mineral resources are not needlessly sterilised by non-mineral development.</del>	Change made in response to the Inspector's queries.
<b>FPC15</b>	121	Para 6.69a	<u>It is proposed that more detailed guidance on minerals related issues will be developed in the relevant Development Plan Document as will issues of land instability, which it is recognised is wider than just minerals, and restoration proposals to accord with national minerals planning policy advice.</u> This will take place alongside the review of <u>existing</u> minerals allocations and designations.	Change made in response to the Inspector's queries.
<b>FPC16</b>	121	New Policy CP8a	<u>Mineral sites and allocated resources within Bath &amp; North East Somerset will be safeguarded to ensure that existing and future needs for building stone can be met.</u> <u>The production of recycled and secondary aggregates will be</u>	Change made in response to the Inspector's queries.

<sup>1</sup> 'A guide to minerals safeguarding in England', BGS (2007)

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			<p><u>supported by safeguarding existing sites and identifying new sites. Minerals Safeguarding Areas will be designated to ensure that minerals resources which have a potential for future exploitation are safeguarded and not needlessly sterilised by non-mineral developments. Where it is necessary for non-mineral development to take place within a Minerals Safeguarding Area the prior extraction of minerals will be supported.</u></p> <p><u>Potential ground instability issues, including those associated with the historical mining legacy, and the need for related remedial measures should be addressed as part of the proposal in the interests of public safety.</u></p> <p><u>Mineral extraction that has an unacceptable impact on the environment, climate change, local communities, transport routes or the integrity of European wildlife sites which cannot be mitigated will not be permitted. The scale of operations should be appropriate to the character of the area and the roads that serve it.</u></p> <p><u>Reclamation and restoration of a high quality should be carried out as soon as reasonably possible and proposals will be expected to improve the local environment.</u></p> <p>Delivery:            Delivery will be through the Development Management process. Minerals Safeguarding Areas will be identified in the <del>Placemaking Plan</del> <u>a separate Development Plan Document</u> <del>where</del> <u>and</u> other current designations and allocations will be reviewed to ensure adequate resources are safeguarded.</p>	
FPC17	121	New Diagram	<i>Include new Diagram 20a showing general extent of the surface coal Mineral Safeguarding Area. <b>See Annex A</b></i>	Change made in response to the Inspector's queries.
PC91 as	123	Policy CP9	Affordable Housing	Original change made in response to an issue raised in



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amended			<p>Large sites</p> <p>Affordable housing will be required as on-site provision in developments of 10 dwellings or 0.5 hectare (whichever is the lower) and above. An average affordable housing percentage of 35% will be sought on these large development sites. This is on a grant free basis with the presumption that on site provision is expected.</p> <p>Small sites</p> <p>Residential developments on small sites from 5 to 9 dwellings or from 0.25 up to 0.49 hectare (whichever is the lower) should provide either on site provision or an appropriate financial contribution towards the provision of affordable housing with commuted sum calculations. The target level of affordable housing for these small sites will be 17.5%, half that of large sites, in order to encourage delivery.</p> <p>In terms of the 17.5% affordable housing on small sites, the Council will first consider if on site provision is appropriate. In many instances, particularly in the urban areas of Bath, Keynsham, Midsomer Norton and Radstock the Council will accept a commuted sum in lieu of on site provision. This should be agreed with housing and planning officers at an early stage.</p> <p><u>Viability</u></p> <p><u>For both large and small sites the viability of the proposed development should be taken into account, including:</u></p> <ul style="list-style-type: none"> <li>• <u>Whether the site is likely to have market values materially above or below the average for the district</u></li> <li>• <u>Whether grant or other public subsidy is available</u></li> <li>• <u>Whether there are exceptional build or other development costs</u></li> </ul>	<p>representations on the draft Core Strategy. Subsequent change made in response to the Inspector's queries.</p>

Proposed Change Ref	Page No Draft Core Strategy	Plan Reference	Proposed Change	Reason for change
			<ul style="list-style-type: none"> <li>• <u>The achievement of other planning objectives</u></li> <li>• <u>The tenure and size mix of the affordable housing to be provided</u></li> </ul> <p><u>A higher (up to 45%) proportion of affordable housing may be sought or provision below the average of 35% may be accepted.</u></p> <p><del>Higher affordable housing proportions (up to a maximum of 45%) may be sought in individual cases, taking account of:</del></p> <p><del>a whether the site benefits from above average market values for the district;</del></p> <p><del>b whether grant or other public investment may be available to help achieve additional affordable housing.</del></p> <p><del>In some cases the scheme viability may justify the Council accepting a grant free provision of</del></p> <p><del>affordable housing below the average of 35%. This may be applicable on schemes where market values are significantly below the district average or where the build costs are exceptionally high and taking into account whether grant or other public investment may be available.</del></p> <p>Sub-division and phasing</p> <p>Where it is proposed to phase development or sub-divide sites, or where only part of a site is subject to a planning application, the Council will take account of the whole of the site when determining whether it falls above or below the thresholds set out above.</p> <p>Tenure</p> <p>The tenure of the affordable housing will typically be based on a</p>	

Proposed Change Ref	Page No Draft Core Strategy	Plan Reference	Proposed Change	Reason for change
			<p>75/25 split between social rent and intermediate housing.</p> <p><u>The Council will consider the provision of Affordable Rent or other affordable housing products in lieu of social rent when it is proven necessary to improve viability in order to achieve policy position levels of affordable housing and where the housing need for affordable rent can be demonstrated.</u></p> <p>Property Size and Mix</p> <p>Residential developments delivering on-site affordable housing should provide a mix of affordable housing units and contribute to the creation of mixed, balanced and inclusive communities. The size and type of affordable units will be determined by the Council to reflect the identified housing needs and site suitability.</p> <p>The type and size profile of the affordable housing will be guided by the Strategic Housing Market Assessment and other local housing requirements but the Council will aim for at least 60% of the affordable housing to be family houses including some large 4/5 bed dwellings.</p> <p>Other</p> <p>All affordable housing units delivered through this policy should remain at an affordable price for future eligible households. Affordable Housing should be integrated within a development and should not be distinguishable from market housing.</p>	
FPC18	124	Para 6.81	<p>Local Development Frameworks must consider the accommodation needs of gypsies, travellers and travelling showpeople. <u>There is currently a national and local shortage of authorised sites for these communities. Taking steps to address this will help to improve access to services for gypsies, travellers and travelling showpeople (including health care, schools and shops) and also help to reduce</u></p>	Change made in response to the Inspector's queries.

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			<u>conflicts that can arise from the setting up of unauthorised camps.</u>	
FPC19	124	Para 6.81a	Gypsies, travellers and travelling showpeople are not one single group and their differing cultural needs relating to residential homes and stopping places must be considered. There are currently no authorised gypsy and traveller sites within the District.	Change made in response to the Inspector's queries.
FPC20	124	Para 6.81b	The West of England Gypsy and Traveller Accommodation Assessment (WoE GTAA) undertaken in 2007 <del>investigates accommodation requirements of the gypsy and travelling communities in B&amp;NES for the period 2006-2011.</del> <u>recommends that 19 permanent pitches and 20 transit pitches are found for the gypsy and travelling communities in Bath &amp; North East Somerset for the period to 2011.</u> The WoE GTAA also indicates that one plot is <u>provided for travelling showpeople in Bath &amp; North East Somerset for this period.</u>	Change made in response to the Inspector's queries.
FPC21	124	6.82	<del>Provision for gypsies, travellers and travelling showpeople will be decided in line with Circulars 01/2006 'Planning for Gypsy and Traveller Caravan Sites' and 04/2007 'Planning for Travelling Showpeople'. These Circulars state that a criterion based approach needs to be taken in the Core Strategy when looking at the location of sites. Core Policy CP11 sets out the criteria to</del> <u>The Council will identify suitable and deliverable sites to meet the established accommodation needs of gypsies, travellers and travelling showpeople through separate Development Plan Documents (DPDs) for the period to 2011. The criteria in Policy CP11 will be used to guide the identification of suitable sites for inclusion in the relevant DPDs and to identify sites meet future accommodation needs when assessed. These criteria will also be used when considering planning applications that may happen before the DPDs are prepared or in addition to sites being allocated.</u>	Change made in response to the Inspector's queries.

Proposed Change Ref	Page No Draft Core Strategy	Plan Reference	Proposed Change	Reason for change
FPC22	125	Policy CP11	<p>Gypsies, Travellers &amp; Travelling Showpeople</p> <p><u>The following criteria will be used to guide the identification of suitable sites to meet the established accommodation needs of gypsies, travellers and travelling showpeople to 2011 and their accommodation needs beyond 2011 once assessed.</u></p> <p>Proposals for sites for gypsies, travellers and travelling showpeople accommodation will be considered against the following criteria:</p> <ul style="list-style-type: none"> <li>a: local community services and facilities, including shops, schools and health facilities, should be accessible by foot, cycle and public transport</li> <li>b: satisfactory means of access can be provided and the existing highway network is adequate to service the site</li> <li>c: the site is large enough to allow for adequate space for on-site facilities and amenity, parking and manoeuvring, as well as any commercial activity if required</li> <li>d: the site does not harm the character and appearance of the surrounding area</li> <li>e: adequate services including utilities, foul and surface water and waste disposal can be provided as well as any necessary pollution control measures</li> <li>f: use of the site must have no harmful impact on the amenities of neighbouring occupiers</li> <li>g: the site should avoid areas at high risk of flooding and have no adverse impact on protected habitats and species, nationally recognised designations and natural resources</li> </ul> <p>Delivery:</p> <p>Delivery will be through the Development Management process.</p> <p><u>Sites will be identified through the Gypsies and Travellers DPD to meet identified accommodation needs up to 2011 and beyond once</u></p>	Change made in response to the Inspector's queries.

Proposed Change Ref	Page No Draft Core Strategy	Plan Reference	Proposed Change	Reason for change
			<u>assessed.</u>	
<b>FPC23</b>	134	Para 7.04	<u>Progress against</u> many objectives/policies can be measured quantitatively and this is <u>reflected in the targets</u> set out in the framework below. <u>Where appropriate the target is set out in a way that will help to inform review of the Core Strategy in accordance with the programme set out in paragraph 7.05 below.</u> However, others <u>objectives/policies</u> do not lend themselves to <u>this quantification</u> and <u>where appropriate a qualitative target is included in order to enable performance is to be measured in a different way.</u> Monitoring performance against the indicators set out is principally undertaken through the Annual Monitoring Report (AMR). The AMR is published in December each year and in addition to setting out monitoring information includes analysis of whether and how the policies are being delivered. In so doing it will inform the process of Core Strategy policy review and provides evidence to inform formulation of policies in other Local Development Documents.	Change made in response to the Inspector's queries.
<b>FPC24</b>	135	Table 9	Amend heading of column 4 from 'Quantification of objective' to ' <u>Target</u> '	Change made in response to the Inspector's queries.
<b>FPC25</b>	135	Table 9	Amend the 'Target' column for the respective indicators for strategic objective 1 and Policy CP1 to read: <u>Increase in the number of residential and non-residential properties that have installed photovoltaic cells</u>	Change made in response to the Inspector's queries.
<b>FPC26</b>	136	Table 9	Amend the 'Target' column for the respective indicators for strategic objective 2 and Policy CP6 to read: <u>Maintain or increase the area of priority habitats by 2026</u> <u>Annual increase in the proportion of assessed housing schemes that meet the Building for Life (BfL) good standard</u>	Change made in response to the Inspector's queries.

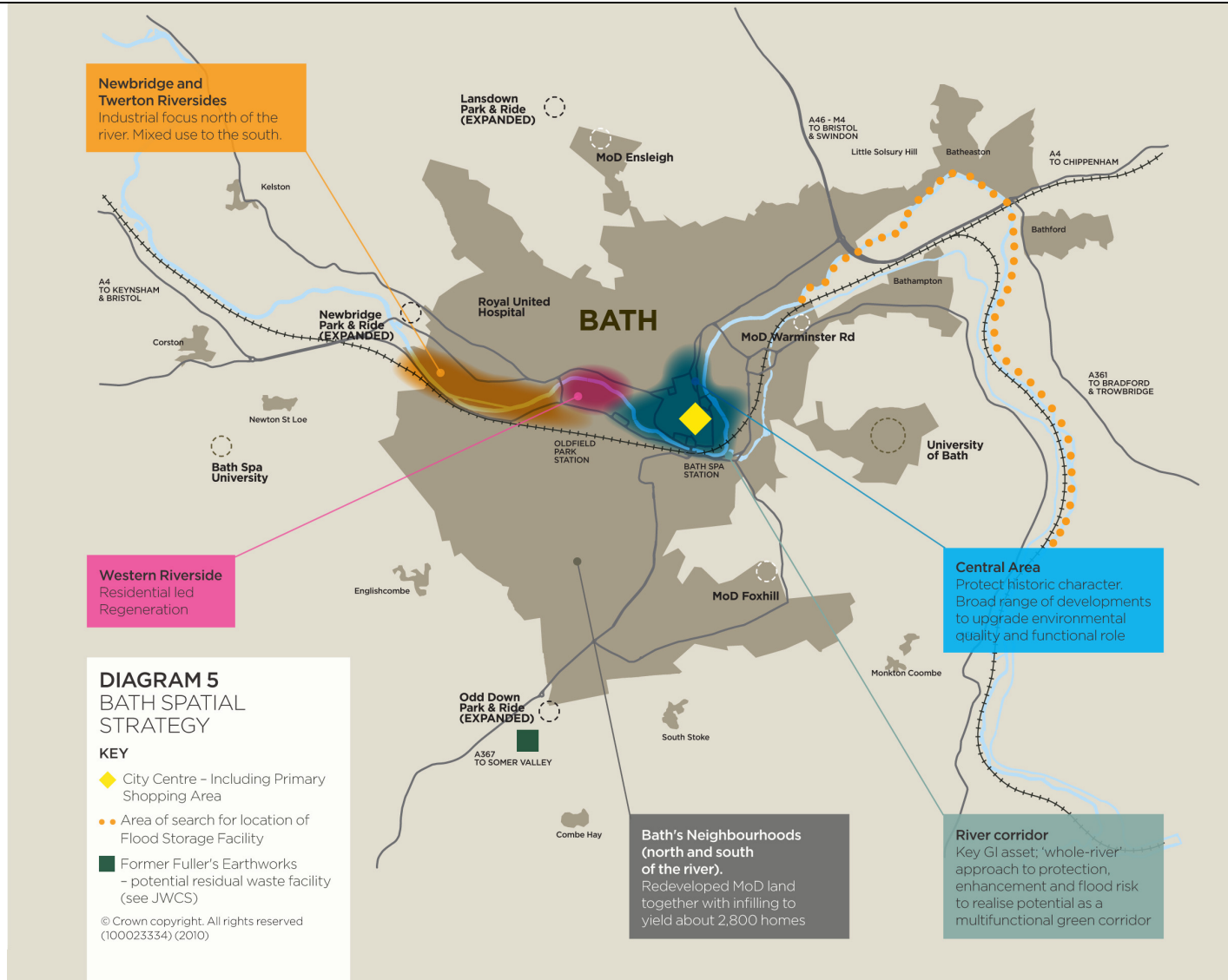
Proposed Change Ref	Page No Draft Core Strategy	Plan Reference	Proposed Change	Reason for change
			<p><u>Reduce the number of principal listed buildings recorded as 'at risk' on the Council's Buildings at Risk Register</u></p> <p><u>Increase the number of up to date Conservation Area Appraisals and Management Plans in place</u></p>	
<b>FPC27</b>	136	Table 9	<p>Amend the 'Indicator' column for strategic objective 4 and Policy CP12 to read:  <u>Health of the centres as indicated by retail floorspace losses, vacancy rates and land use mix changes in each of the centres listed in the hierarchy (city/town centres – annually and district/local centres – periodically)</u></p> <p>Amend the 'Target' column for the indicator above for strategic objective 4 and Policy CP12 to read:  <u>Health of each centre as measured by the indicators specified is maintained or enhanced</u></p> <p>Amend the 'Indicator' column by adding the following indicator for strategic objective 4 and Policy CP12:  <u>Market share of comparison goods spending in Bath city centre and the town centres</u></p> <p>Amend the 'Target' column for the indicator above to read:  <u>The market share of comparison goods spending as measured by household surveys undertaken about every 5 years is maintained or enhanced</u></p>	Change made in response to the Inspector's queries.
<b>FPC28</b>	136	Table 9	<p>Amend the 'Target' column for the respective indicator for strategic objective 5 and Policy DW1 to read:  <del>National target of 60%</del>  <u>At least 80% of new housing provided between 2006 and 2026</u></p>	Change made in response to the Inspector's queries.

Proposed Change Ref	Page No Draft Core Strategy	Plan Reference	Proposed Change	Reason for change
			<u>should be on previously developed land</u>	
<b>FPC29</b>	136	Table 9	Amend the 'Target' column for the respective indicator for strategic objective 5 and Policy CP9 to read: <u>3,400 affordable homes completed by 2026</u> Average of 35% of <u>all</u> homes provided on large sites across the District <u>should be affordable homes</u>	Change made in response to the Inspector's queries.
<b>FPC30</b>	136	Table 9	Amend the 'Target' column for the indicator for strategic objective 5 and Policy CP11 to read: <u>Delivery of 22 permanent and 20 transit pitches for Gypsies and Travellers by 2016</u>	Change made in response to the Inspector's queries.
<b>FPC31</b>	136	Table 9	Amend the 'Target' column for the Air Quality indicator for strategic objective 6 and Policy CP13 to read: <u>By 2016 within the Bath AQMA and Keynsham AQMA annual average concentrations of Nitrogen Dioxide (NO<sub>2</sub>) not to exceed 40µg/m<sup>3</sup></u>	Change made in response to the Inspector's queries.
<b>FPC32</b>	136	Table 9	Amend the 'Indicator' column for strategic objective 7 to read: <del>17</del> <u>11</u> transport related <del>targets</del> <u>indicators</u> are monitored as part of JLTP3. <a href="http://www.travelplus.org.uk/media/187017/12%20targets%20and%200monitoring.pdf(page2)"><u>http://www.travelplus.org.uk/media/187017/12%20targets%20and%200monitoring.pdf(page2)</u></a>	Change made in response to the Inspector's queries.



PC15 as amended

Amended Diagram 5 – Bath Spatial Strategy



# Annex A – Proposed Changes to Diagrams

PC24

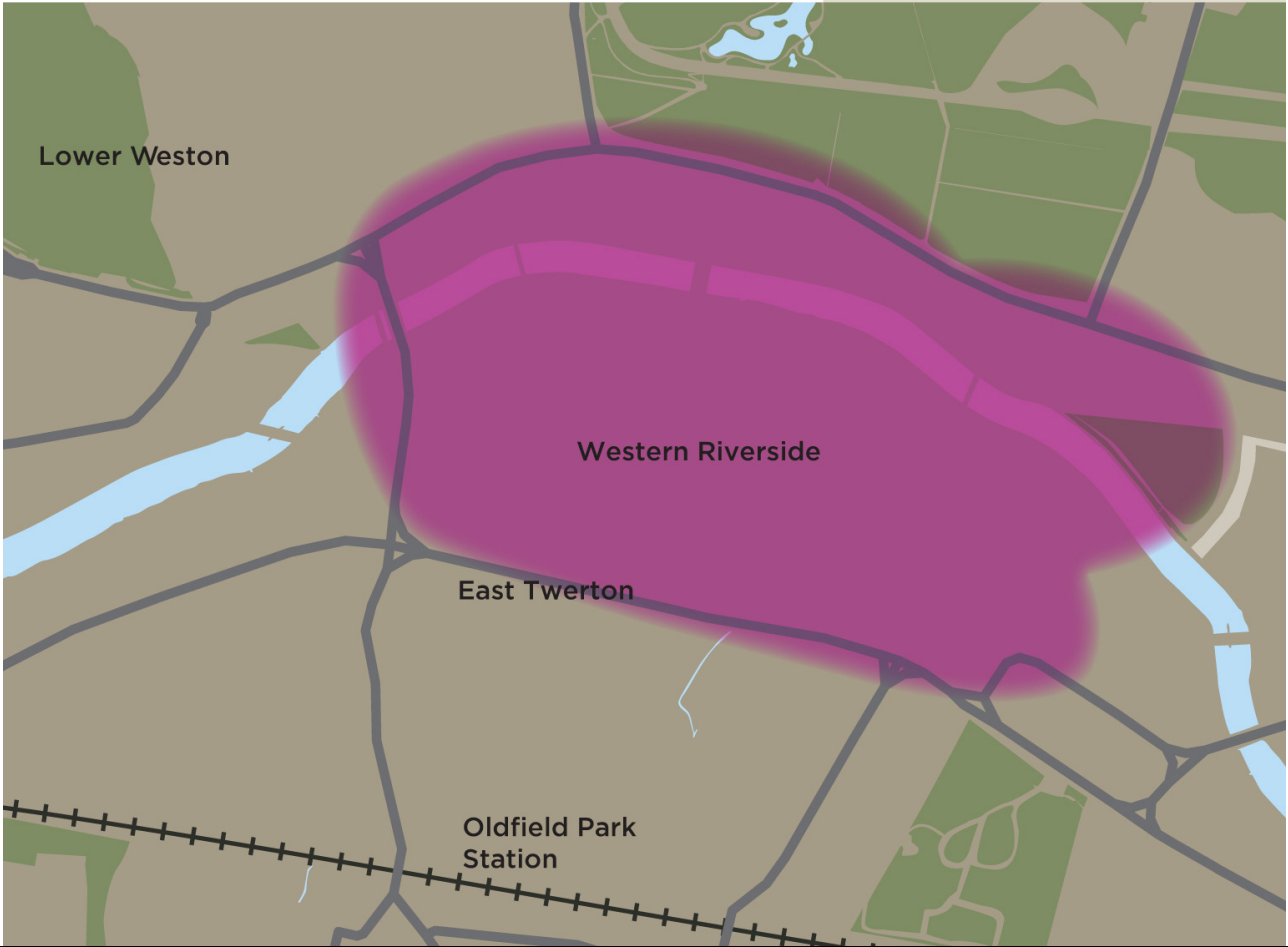
Amended Diagram 7 - General Extent of the Central Area

▼ **DIAGRAM 7**  
GENERAL EXTENT OF THE CENTRAL AREA  
KEY

- Central Area – City Centre
- - - Central Area – Areas Neighbouring the City Centre
- Key Development Hotspots

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<p><b>PC29</b></p>	<p>Include New Diagram 8a – <u>Western Riverside</u></p>
	<p>▼ <b>DIAGRAM 8A</b> WESTERN RIVERSIDE</p> <p>© Crown copyright. All rights reserved (100023334) (2010)</p>  <p>The diagram shows a map of the Western Riverside area. A central region is highlighted in a dark purple color and labeled 'Western Riverside'. To the west of this area is 'Lower Weston', and to the south is 'East Twerton'. Further south, near a railway line, is 'Oldfield Park Station'. The map includes a network of roads and a light blue river or stream flowing through the area.</p>

FPC17

Include New Diagram 20a: General extent of the surface coal Mineral Safeguarding Area (based on data supplied by the Coal Authority, 2009)

