

# CORE STRATEGY UPDATE

CONSULTATION OPEN  
26TH MARCH - 5PM  
8TH MAY 2013

**This is your opportunity to give your views on the Core Strategy changes. These include new proposals for housing development on the edge of Bath, Keynsham, at Whitchurch village, the Somer Valley and in the rural areas. Find out how to submit your comments so that they are considered by the Planning Inspector, before the Core Strategy is finalised.**

Find out more and respond online at  
**[www.bathnes.gov.uk/corestrategy](http://www.bathnes.gov.uk/corestrategy)**

# CONSULTATION ON PROPOSED CHANGES TO THE SUBMITTED CORE STRATEGY

# CONSULTATION: QUICK GUIDE

## THE CORE STRATEGY

The Core Strategy is the principal planning document for guiding development in the district to 2029. Local authorities are required to produce such plans, which must be in accordance with national planning policy requirements and methodologies.

The Core Strategy must be examined and found sound by a Government appointed Planning Inspector before it can be given full weight in the determination of Planning Applications in the district.

Bath & North East Somerset's Core Strategy examination hearings started in January 2012; they are currently suspended so that the Council can respond to the Inspector's initial conclusions.

The Inspector was concerned that the Council's Core Strategy may not be planning for a sufficient amount of new housing and that the methodology to calculate housing need was not compliant with new national policy requirements. The Inspector agreed to suspend the examination to enable the Council to do further work to address his concerns.

The Core Strategy examination hearings are due to resume in July 2013.

## THE PROPOSALS

A proposal for a revised number of homes as part of Bath & North East Somerset Council's Core Strategy was approved by Bath & North East Somerset Council on 4th March 2013.

The Planning Inspector will now consider a plan for 12,700 new homes between 2011 and 2029 - this compares to 11,500 in the previous version of the Core Strategy 2006 to 2026. In addition to the land proposed for new homes in the previous draft Core Strategy, the following locations were agreed:

- Land adjoining Odd Down, Bath - 300 homes;
- Land adjoining Weston, Bath - 300 homes;
- Extension to MoD Enleigh - 120 homes;
- Land adjoining East Keynsham - 250 homes;
- Land adjoining South West Keynsham - 200 homes;
- Land at Whitchurch - 200 homes;

- Sites in the Somer Valley and Rural Areas to be determined through the Placemaking Plan for 500 homes.

The proposals will help to support economic prosperity, provide choice in the homes market to local people, and prevent unplanned development.

Other specific changes to respond to the Inspector's concerns have also been agreed for consultation.

## CONSULTATION

The Council are providing the opportunity for comments to be made on the Proposed Changes to the Submitted Core Strategy document. This consultation is your chance to submit your views to the Planning Inspector, before the Core Strategy examination hearings.

All comments received will be collated by the Council and passed on to the Planning Inspector to be considered during the examination of the Core Strategy.

The proposed changes are summarised on the following pages.

The consultation runs until 5pm on 8th May 2012.

## CORE STRATEGY EXAMINATION

Only objectors to the Core Strategy have the opportunity to be heard at the examination hearings. The sessions are open so anyone can watch the proceedings.

All of the comments made will be considered by the Inspector before he makes a decision about whether the Strategy is sound.

The purpose of the examination is for the Inspector to consider if the plan is legally compliant and sound. The Core Strategy must be judged to ensure it is legally compliant and that it meets four tests:

1. Is the plan positively prepared?
2. Is the plan justified?
3. Is the plan effective?
4. Is the plan consistent with national policy?

## WHERE TO FIND MORE DETAIL

This is a summary of the Proposed Changes to the Submitted Core Strategy.

You can view the full schedule of changes and other background documents including the 4th March 2013 Council Report:

- All libraries in the district
- Main Council offices (One Stop Shop, Bath; The Hollies Midsomer Norton and Riverside Keynsham) during opening hours
- At the consultation events
- At [www.bathnes.gov.uk/corestrategy](http://www.bathnes.gov.uk/corestrategy)

## HOW TO MAKE A COMMENT

Please use the comment forms to let us know your views on the proposed changes. Comment forms are available at the locations listed above.

A Guidance note has also been prepared to assist you to fill out the comment form, extra assistance is available on request.

Please make sure that you clearly reference which change you would like to comment on. You can add a text description and if possible please include a change reference number. These change reference numbers start with the prefix "SPC". The change references are highlighted throughout this summary. For example:

**CHANGE REFERENCE SHOWN HERE**

## HOW TO READ THE MAPS/DIAGRAMS IN THIS SUMMARY

A number of the maps in this summary are replicated from the Core Strategy diagrams. Where this is the case this is highlighted so that you can refer to them in your comments.

Illustrative diagrams are included for each of the locations in this summary which show constraints and opportunities. These are illustrative only and are included to aid discussion, they are not included in the Core Strategy changes. The red line on the diagrams indicate study areas for the purposes of technical work.

In relation to the additional land for new homes, only broad locations are proposed in the Core Strategy. There are no site boundaries.

Further work as part of the Placemaking Plan will establish the precise location of development, site boundaries and detailed site requirements.

Please see the label on each diagram for clarification. For example:

**Diagram label shown here**  
Text about the diagram

Bath & North East Somerset Council  
Core Strategy Proposed Changes  
Comment Form Part 1

For official use only:  
Received:  
Acknowledged:  
Respondent No.:

For guidance on filling in this form, see note on our website: [www.bathnes.gov.uk/corestrategy](http://www.bathnes.gov.uk/corestrategy)

Please return this form to Planning Services by 5pm on 8<sup>th</sup> May 2013 ideally by email to [core\\_strategy@bathnes.gov.uk](mailto:core_strategy@bathnes.gov.uk) or, if you do not have access to email, by post to: Planning Policy Core Strategy Changes, B&NES Council, PO Box 5006, Bath, BA1 1JG.

The Core Strategy is being examined by an independent Inspector and your comment(s) will be considered as part of this process. Please comment on the Proposed Changes only, these are available on the above website. Using this form will help ensure your comments are valid.

This form (Part 1) need only be completed once, but should accompany each submission of Part 2 of the Comment Form. The Schedule of Changes, the Comment Form Part 1 and Part 2, and the Guidance Note can be downloaded from the website above. Please contact Planning Policy on 01225 477548 if you do not have internet access.

**Part 1: Contact details**  
Please note that email is the Council's preferred method of communication and enables us to contact you quickly and efficiently. Please also provide a postcode with details of your address.

Personal Details		Agent Details (if applicable)	
Title		Title	
First Name		First Name	
Surname		Surname	
Job Title		Job Title	
Organisation		Organisation	
Email		Email	
Address		Address	
Postcode		Postcode	
Signature		Signature	
Date		Date	

Please note that names and comments will be published.

# PROPOSED ADDITIONAL STRATEGIC DEVELOPMENT

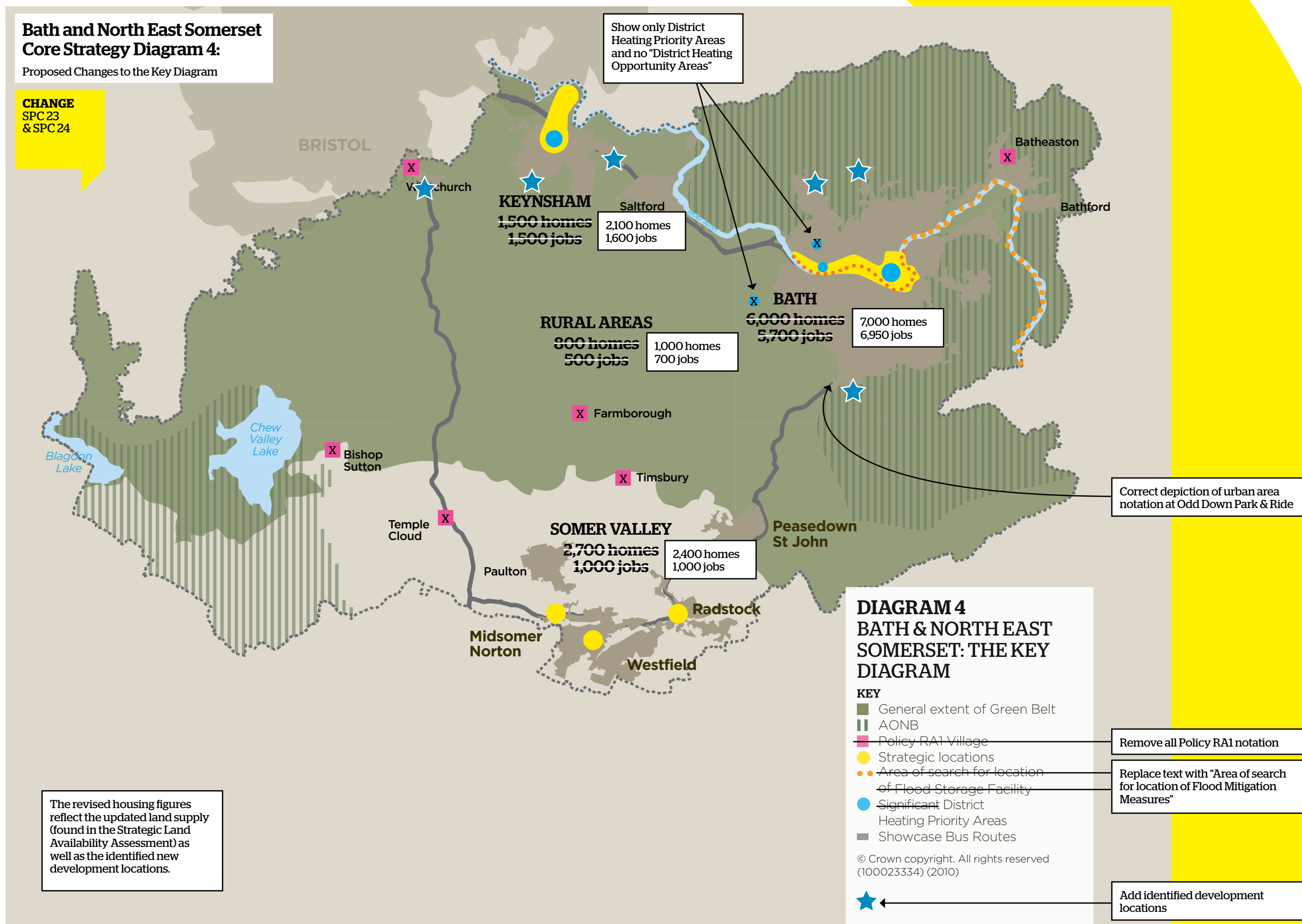
## The Proposals

Strategic areas have been identified where the Green Belt boundary will be altered to accommodate new development. There are no precise development site boundaries or specific proposals at this stage.

The Council has agreed high level Development Requirements for each of the locations in the *Proposed Changes to the Submitted Core Strategy 2013*. Copies of this document are available at the events, libraries and Council Offices and online.

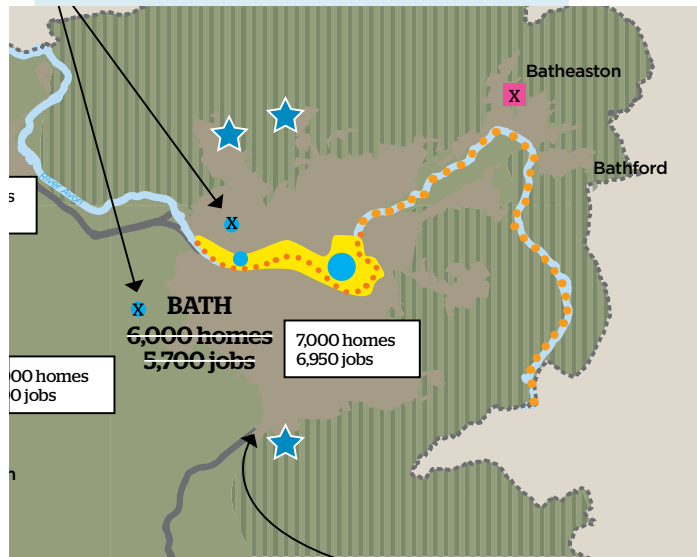
Detailed requirements including development site boundaries will need to be carefully determined through working with local communities and developers in the Council's Placemaking Plan.

[www.bathnes.gov.uk/corestrategy](http://www.bathnes.gov.uk/corestrategy)





# PROPOSED ADDITIONAL STRATEGIC DEVELOPMENT AT BATH



**CHANGE  
SPC 87**

There is currently a supply of land for around 6,280 new houses in Bath.

In addition to the land proposed for new homes in the previous draft Core Strategy, the following locations were agreed by the Council:

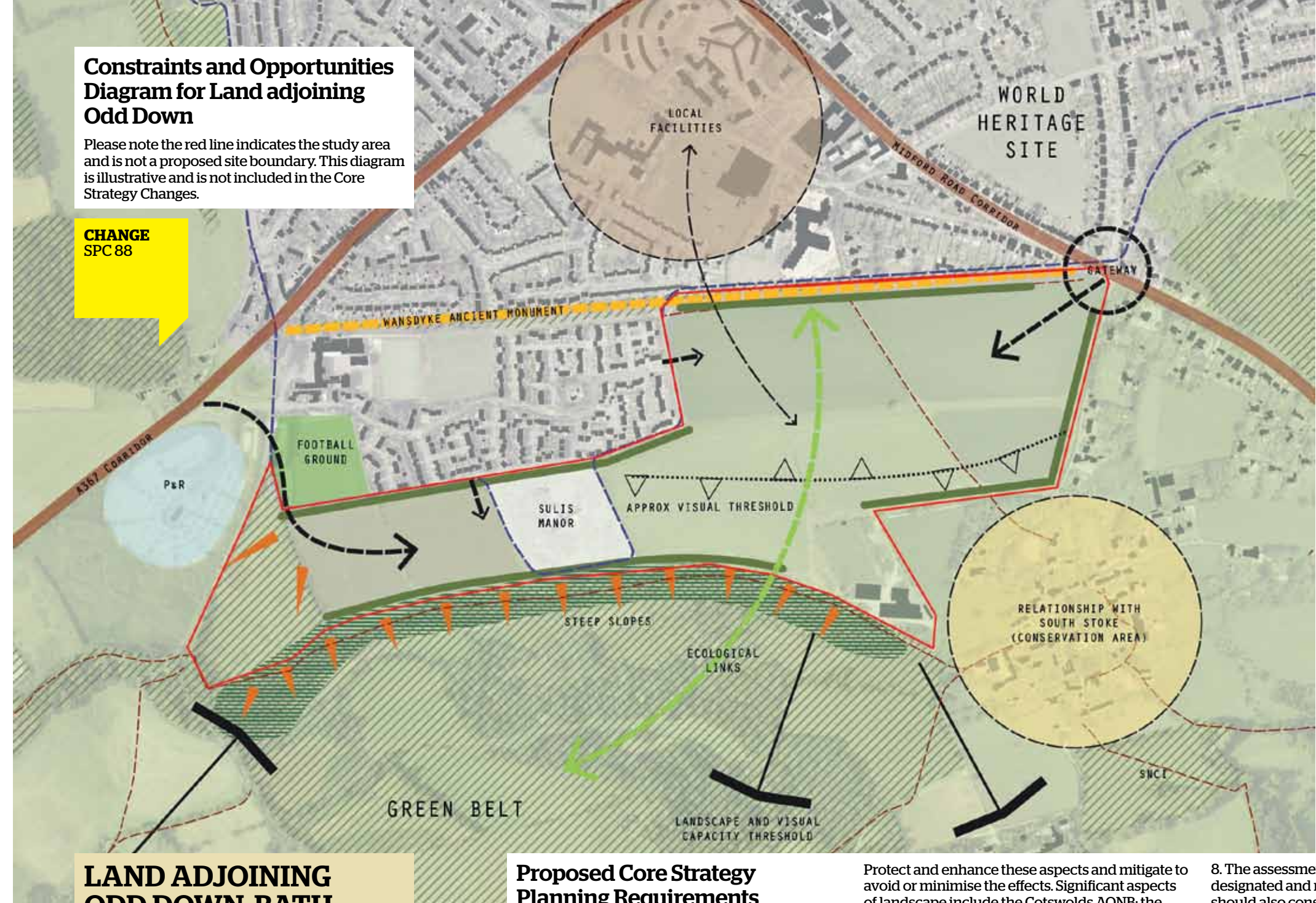
- Land adjoining Odd Down, Bath - 300 homes;
- Land adjoining Weston, Bath - 300 homes;
- Extension to MoD Ensleigh - 120 homes;

In combination releasing this additional land for development would boost Bath's housing land supply by around 720 dwellings to 2029 in accordance with the spatial strategy of seeking to focus new development at Bath as far as possible. The total allocation in the Core Strategy for Bath therefore rises to around 7,000 dwellings. Each of the locations is discussed in turn.

## Constraints and Opportunities Diagram for Land adjoining Odd Down

Please note the red line indicates the study area and is not a proposed site boundary. This diagram is illustrative and is not included in the Core Strategy Changes.

**CHANGE  
SPC 88**



## LAND ADJOINING ODD DOWN, BATH

- The environmental sensitivities are recognised, it is located within the Cotswolds Area of Outstanding Natural Beauty and adjacent to the Wansdyke Scheduled Ancient Monument, in close proximity to the South Stoke Conservation Area and sensitive landscape to the south.
- Nevertheless it is considered that with a carefully designed development and with the necessary safeguards, there is scope to release land from the Green Belt at this location for 300 dwellings in the plan period.
- The location has been identified in the Core Strategy to deliver around 300 dwellings in the plan period.
- The proposed conditions of development will need to be carefully determined through working with local communities in the Placemaking Plan.
- The detailed inner Green Belt boundary will be determined through the Placemaking Plan.

## Proposed Core Strategy Planning Requirements

1. Residential led mixed use development of around 300 dwellings in the plan period.
2. Be developed to a comprehensive Masterplan, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that it is well integrated with neighbouring areas, including the sensitive incorporation of Sulis Manor.
3. Ensure that the principles and benefits of Green Infrastructure contained in the Green Infrastructure Strategy and other guidance and best practice are embedded in the design and development process from an early stage. Key requirements include provision of habitat connectivity through the retention and enhancement of the existing high valued habitat; provision of well integrated green space (formal, natural and allotments); provision of well integrated Sustainable Urban Drainage Systems; and provision of cycle and pedestrian links through the site connecting to the existing network particularly towards Bath city centre and Odd Down and Combe Down local centres.
4. Appropriate site assessment and ecological surveys to be undertaken to inform site master planning with particular attention to potential impacts to Bradford-upon-Avon bats and Mells SACs. An Ecological Mitigation Strategy and Management scheme is required to ensure satisfactory compensation, mitigation and protection of European protected bat species and their habitats (to include protection of dark skies to the south of the location, retention and cultivation of linear planting features and off-site habitat protection and compensation on land south of this location), and protection of Priority Species.
5. Identify and assess the landscape character, landscape features and significant view points and the likely effects of development on them.

Protect and enhance these aspects and mitigate to avoid or minimise the effects. Significant aspects of landscape include the Cotswolds AONB; the World Heritage Site and its setting; South Stoke Conservation Area and its setting; the character of the Cam Brook valley and Sulis Manor plateau; trees including ancient woodland, tree belts, hedges and field patterns; Midford Road and South Stoke Lane and their open rural character; and tranquillity. Significant viewpoints include local properties; medium and long distance views such as Upper Twinhoe and Baggridge Hill; Wansdyke Scheduled Ancient Monument; Midford Road and Cross Keys junction; South Stoke Lane; Combe Hay Lane; and local Public Rights of Way.

6. Assess and evaluate any direct or indirect impacts on designated heritage assets and their visual/landscape settings. Prepare and implement management schemes (including avoidance or physical separation) in order to mitigate the impacts of development and ensure the long-term protection and enhancement of the designated heritage assets and their settings. Designated heritage assets potentially affected by development at this location include the Cross Keys Inn (Grade II), South Stoke Conservation Area including its Listed Buildings, Wansdyke Scheduled Ancient Monument and Bath World Heritage Site.
7. Assess and evaluate any impacts on non-designated heritage assets. The degree of harm to or loss of non-designated heritage assets will be balanced against the positive contribution made by the development and the extent to which harm/loss can be mitigated. Non-designated heritage assets of equal significance to designated heritage assets will be subject to the same considerations as designated historic assets. Non-designated heritage assets potentially affected by development at this location include Prehistoric activity and flint scatters, Bronze Age and Roman occupation, and Midford Road turnpike and markers.

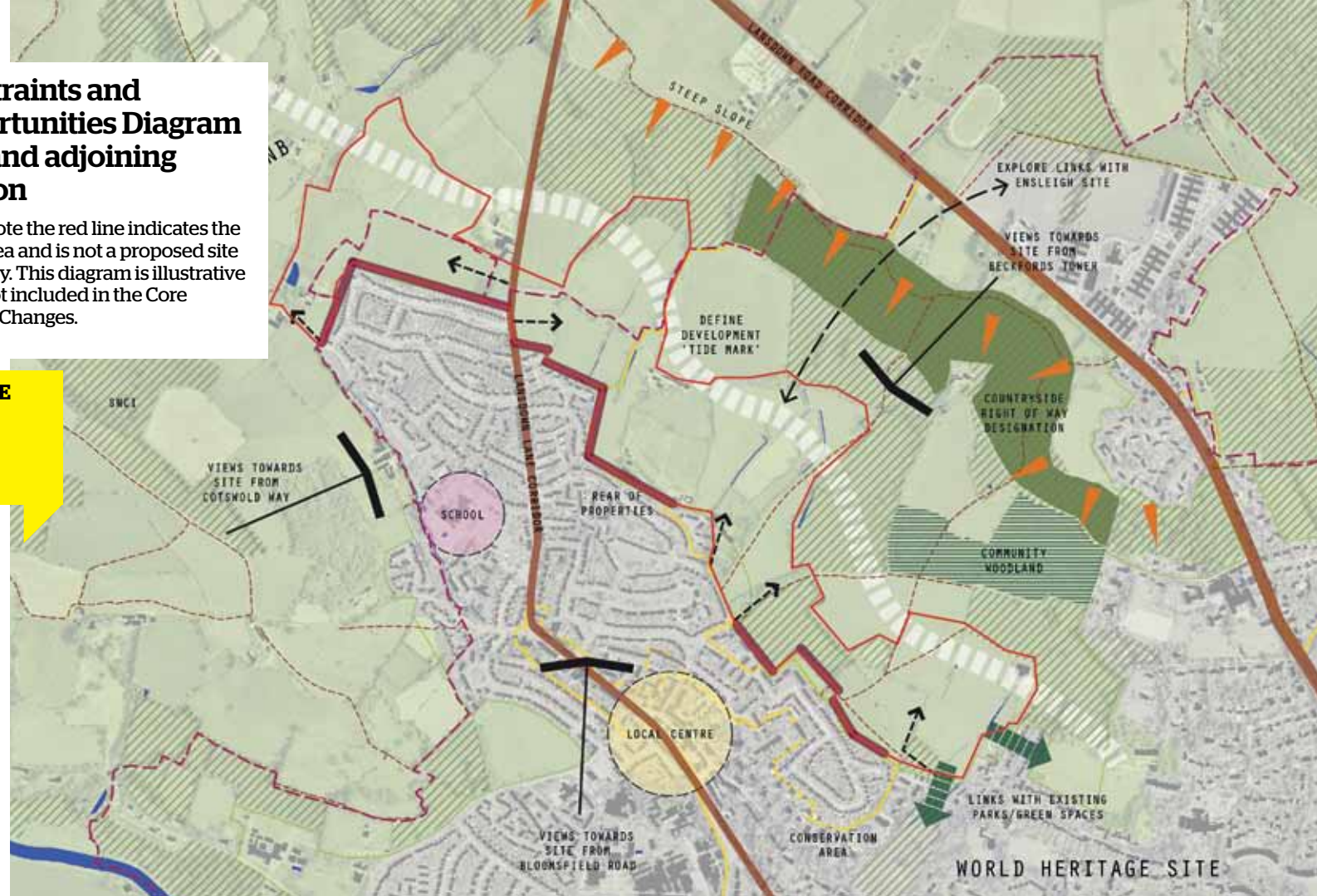
8. The assessment and evaluation of the above designated and non-designated heritage assets should also consider their cumulative or collective "group value" and also understand the heritage assets' relationship to other environmental considerations such as landscape, historic hedgerows, ancient woodland and ecology.
9. Ensure good public transport provision.
10. Junction improvements at the B3110 Midford Rd/Southstoke Rd (Cross Keys) and A367 junctions to provide the principle vehicular accesses to the location
11. Development should scope potential for and incorporate renewable energy, including investigation of District Heating opportunities (linking to the Odd Down District Heating Opportunity Area).
12. Educational needs generated by the development must be met; a primary school is to be provided on site, unless an alternative solution can be found and agreed with the Education Authority.
13. Provide integrated waste management infrastructure.
14. Ensure any areas of land instability are either avoided or addressed.



## Constraints and Opportunities Diagram for Land adjoining Weston

Please note the red line indicates the study area and is not a proposed site boundary. This diagram is illustrative and is not included in the Core Strategy Changes.

**CHANGE SPC 89**



## PROPOSED CORE STRATEGY PLANNING REQUIREMENTS

- Whilst there are significant advantages of development in this location, the environmental sensitivities are recognised.
- Particular issues are the impact on the World Heritage Site setting, its location in the Cotswolds Area of Outstanding Natural Beauty and the existing hydrological issues in the area.
- Impacts can be minimised if development is restrained in scale and restricted to the lower slopes.
- This location has been identified in the Core Strategy to deliver 300 dwellings in the plan period.
- Whilst the evidence suggested that the overall scale of development might be greater, this reduced capacity recognises the location's environmental sensitivities and deliverability of development.
- The proposed conditions of development will need to be carefully determined through working with local communities in the Placemaking Plan.
- The detailed inner Green Belt detailed boundary will be determined through the Placemaking Plan.

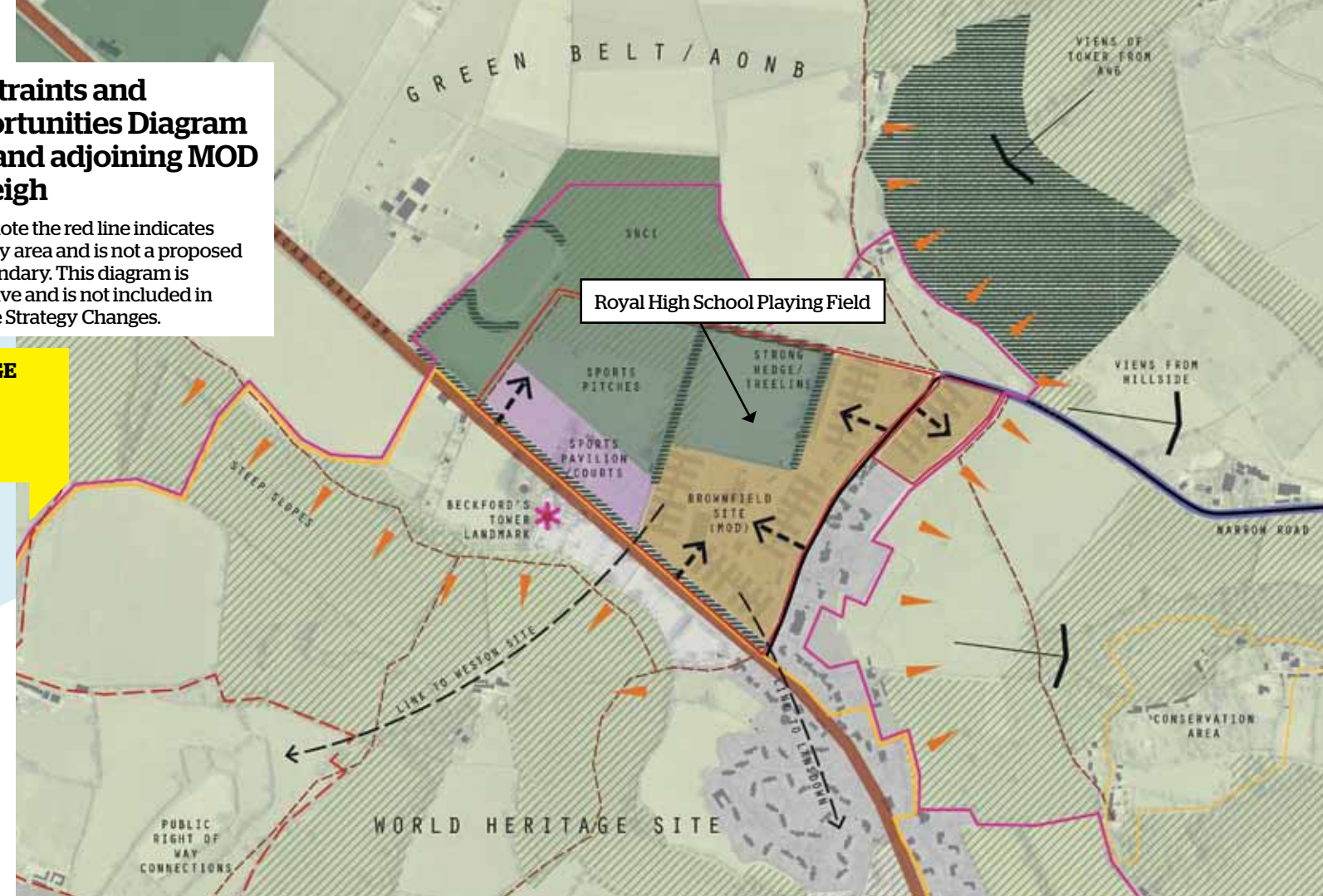
1. Residential led mixed use development of around 300 dwellings in the plan period.
2. Be developed to a comprehensive Masterplan, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that it is well integrated with neighbouring areas.
3. Ensure that the principles and benefits of Green Infrastructure contained in the Green Infrastructure Strategy and other guidance and best practice are embedded in the design and development process from an early stage. Key requirements include provision of habitat connectivity through the retention and enhancement of the existing high valued habitat; provision of well integrated green space (formal, natural and allotments); provision of cycle and pedestrian links through the site connecting to the existing network particularly towards Bath city centre and Weston local centre; and provision of well integrated Sustainable Urban Drainage Systems. All watercourses running through the area should remain open and will need to be incorporated into development proposals.
4. Appropriate site assessment and ecological surveys to be undertaken to inform site master planning with particular attention to potential impacts to protected sites, priority species, and Bradford-upon-Avon SAC. An Ecological Mitigation Strategy and Management Plan are required to retain, protect and enhance protected ecological habitats and species, and to safeguard and enhance key SAC bat foraging areas and flight lines.
5. Identify and assess the landscape character, landscape features and significant view points and the likely effects of development on them. Protect and enhance these aspects and mitigate to avoid or minimise the effects. Significant aspects of landscape include the Cotswolds AONB; the World Heritage Site and its setting; Bath Conservation Area and its setting; designated (and local) Historic Parks and Gardens; the character of the Cotswolds escarpment and the Lansdown Plateau; trees including ancient woodland, tree belts, hedges and field patterns; Lansdown Lane and its open rural character; and tranquillity. Significant viewpoints include local properties; long distance views such as Bath City Farm and Alexandra Park; Beckford's Tower and Lansdown Cemetery; Prospect View; the Cotswolds Way at Dean Hill; and local Public Rights of Way.

6. Assess and evaluate any direct or indirect impacts on designated heritage assets and their visual/landscape settings. Prepare and implement management schemes (including avoidance or physical separation) in order to mitigate the impacts of development and ensure the long-term protection and enhancement of the designated heritage assets and their settings. Designated heritage assets potentially affected by development at this location include Beckford's Tower (Grade I), Bath Conservation Area including its Listed Buildings, Bath World Heritage Site, and Kelston Park Historic Park and Garden.
7. Assess and evaluate any impacts on non-designated heritage assets. The degree of harm to or loss of non-designated heritage assets will be balanced against the positive contribution made by the development and the extent to which harm/loss can be mitigated. Non-designated heritage assets of equal significance to designated heritage assets will be subject to the same considerations as designated historic assets. Non-designated heritage assets potentially affected by development at this location include Romano-British finds, medieval strip lynchets and Summerfield School (local Park and garden).
8. The assessment and evaluation of the above designated and non-designated heritage assets should also consider their cumulative or collective "group value" and also understand the heritage assets' relationship to other environmental considerations such as landscape, historic hedgerows, ancient woodland and ecology.
9. Ensure good public transport provision.
10. Vehicular access to the east, west and south of the location should be provided.
11. Development should scope potential for and incorporate renewable energy, including investigation of District Heating opportunities (linking to the RUH District Heating Opportunity Area).
12. Educational needs generated by the development must be met; a primary school is to be provided on site, unless an alternative solution can be found and agreed with the Education Authority.
13. Provide integrated waste management infrastructure.

## Constraints and Opportunities Diagram for Land adjoining MOD Ensleigh

Please note the red line indicates the study area and is not a proposed site boundary. This diagram is illustrative and is not included in the Core Strategy Changes.

**CHANGE SPC 90**



## PROPOSED CORE STRATEGY PLANNING REQUIREMENTS

- There are sustainability benefits in increasing the development capacity of the existing proposals on the adjacent MOD site.
- The playing fields North West of the Ensleigh MOD site are neither in the Green Belt nor are they within the Cotswolds Area of Outstanding Natural Beauty.
- The impact of development on the landscape is greater on the playing fields further to the north and west of the MoD site.
- The land immediately adjoining the MOD site - the Royal High School playing field - is identified for development.
- This site has been identified to provide an additional 120 dwellings and requires the relocation of the school playing fields as needed.
- The proposed conditions of development will need to be carefully determined through working with local communities in the Placemaking Plan.

1. Residential led mixed use development of around 120 dwellings in the plan period.
2. Be developed to a comprehensive Masterplan for the wider Ensleigh MOD site and in accordance with the Council's Concept Statement for the MoD Ensleigh site. The wider site should be more self-contained with its own local facilities. Development should reflect best practice as embodied in 'By Design' (or successor guidance) ensuring that it is well integrated with neighbouring areas.
3. Development phasing should start with the current MoD Ensleigh site.
4. Ensure that the principles and benefits of Green Infrastructure contained in the Green Infrastructure Strategy and other guidance and best practice are embedded in the design and development process from an early stage. Key requirements include provision of habitat connectivity through the retention and enhancement of the existing high valued habitat; provision of well integrated green space (formal, natural and allotments); provision of well integrated Sustainable Urban Drainage Systems; and provision of cycle and pedestrian links through the site connecting to the existing network particularly towards Bath city centre and Weston and Larkhall local centres.
5. Appropriate site assessment and ecological surveys to be undertaken to inform site master planning with particular attention to the SNCI and potential impacts to Bradford-upon-Avon bats SAC.
6. Identify and assess the landscape character, landscape features and significant view points and the likely effects of development on them. Protect and enhance these aspects and mitigate to avoid or minimise the effects. Significant aspects of landscape include the Cotswolds AONB; the World Heritage Site and its setting; Bath Conservation Area and its setting; the character of the Lansdown plateau; trees including ancient woodland, tree belts, hedges and field patterns; Lansdown Road and its open rural character; and tranquillity. Significant viewpoints include local properties; Upper Swainswick; Beckford's Tower; Lansdown Road; and local Public Rights of Way.

7. Assess and evaluate any direct or indirect impacts on designated heritage assets and their visual/landscape settings. Prepare and implement management schemes (including avoidance or physical separation) in order to mitigate the impacts of development and ensure the long-term protection and enhancement of the designated heritage assets and their settings. Designated heritage assets potentially affected by development at this location include Beckford's Tower (Grade I), Ensleigh House and Lansdown Cemetery Gates (Grade II), Bath Conservation Area and Bath World Heritage Site.
8. Assess and evaluate any impacts on non-designated heritage assets. The degree of harm to or loss of non-designated heritage assets will be balanced against the positive contribution made by the development and the extent to which harm/loss can be mitigated. Non-designated heritage assets of equal significance to designated heritage assets will be subject to the same considerations as designated historic assets. Non-designated heritage assets potentially affected by development at this location include Bronze Age barrow cemetery, Roman road and roadside burials, and medieval settlement and chapel.
9. The assessment and evaluation of the above designated and non-designated heritage assets should also consider their cumulative or collective "group value" and also understand the heritage assets' relationship to other environmental considerations such as landscape, historic hedgerows, ancient woodland and ecology.
10. Ensure good public transport provision.
11. Development should scope potential for and incorporate renewable energy.
12. Educational needs generated by the development must be met; a primary school is to be provided on site, unless an alternative solution can be found and agreed with the Education Authority.
13. Provide integrated waste management infrastructure.
14. Ensure that displaced playing pitches are re-provided at an appropriate and suitable location.



# PROPOSED ADDITIONAL STRATEGIC DEVELOPMENT AT KEYNSHAM, WHITCHURCH VILLAGE, SOMER VALLEY AND THE RURAL AREAS.

CHANGE SPC130

## SOMER VALLEY

- The relative unsustainability of this area makes it inappropriate for a significant boost in housing land supply to meet strategic needs.
- New housing will inevitably exacerbate out-commuting.
- The relationship of existing commitments of housing to jobs is already unsustainable
- There is a case to argue that housing should not be increased above existing commitments. However, there is a need to accommodate some additional housing to meet district needs and show flexibility in provision.
- The Council will be seeking to ensure economic benefits of development
- This would contribute an additional 300 to the district's housing land supply. These would all be greenfield sites because brownfield opportunities have already been exhausted.
- Sites will be identified through working with local communities through the Placemaking Plan or Neighbourhood Planning.

CHANGE SPC143 & SPC144

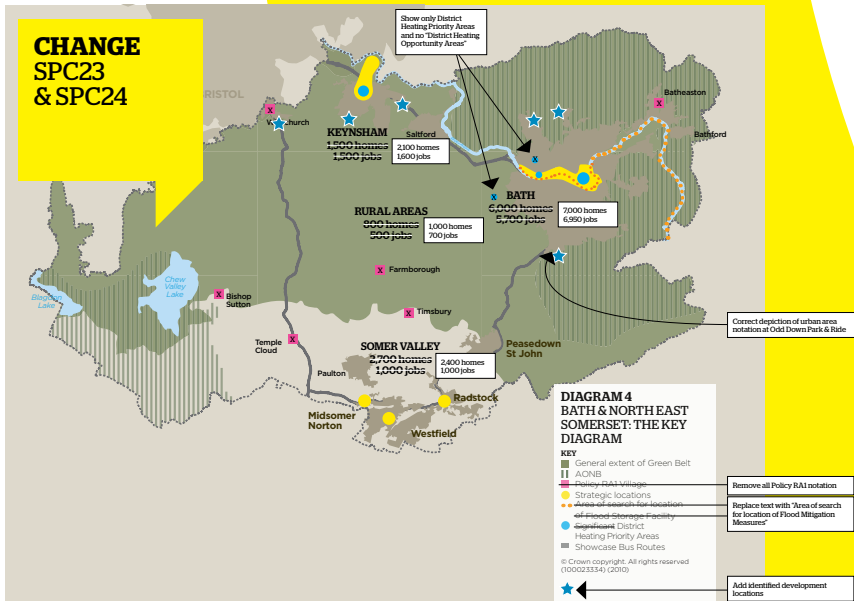
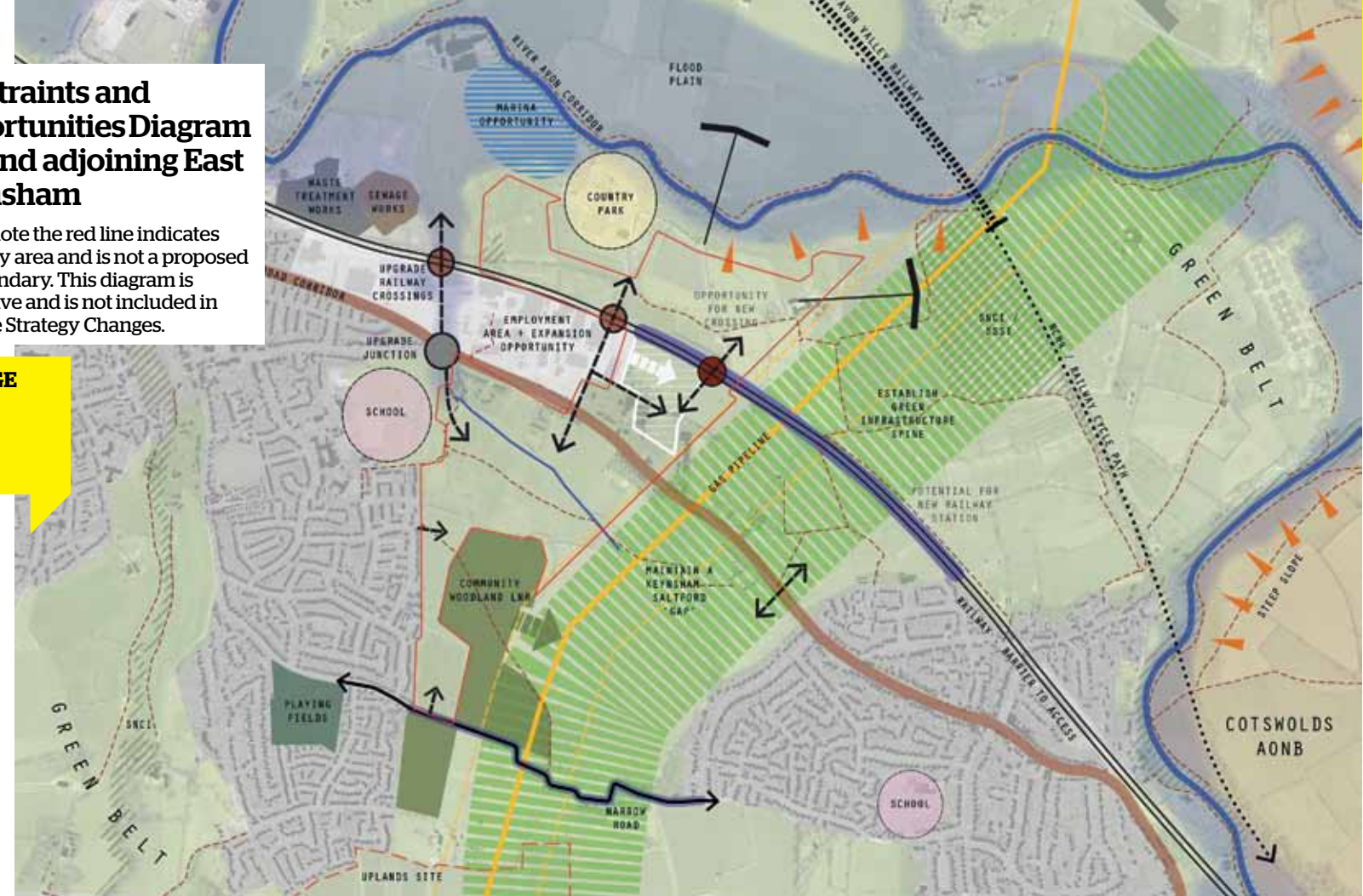
## RURAL AREAS

- It is reasonable for villages that meet the requirements of Policy RA1 (the most sustainable villages) to review their Housing Development Boundaries over the plan period to allocate a site of around 20 extra dwellings each through the Placemaking Plan or Neighbourhood Planning. This yields about 80 extra dwellings.
- It is considered that villages that meet the requirements of Policy RA2 can accommodate around 15 extra dwellings in the plan period and this yields around 120 additional dwellings
- Not only does this make a contribution to housing land supply, it has benefits of bolstering local services but not to a point where development is dispersed in a way which encourages unsustainable patterns of development.
- In total this yields a total of around 200 extra dwellings in the plan period.
- Sites will be identified through working with local communities through the Placemaking Plan or Neighbourhood Planning.

## Constraints and Opportunities Diagram for land adjoining East Keynsham

Please note the red line indicates the study area and is not a proposed site boundary. This diagram is illustrative and is not included in the Core Strategy Changes.

CHANGE SPC119



In addition to the existing proposals for the following locations were agreed at Keynsham, Whitchurch village, Somer Valley and the rural areas:

- Land adjoining East Keynsham - 250 homes and employment land;
- Land adjoining South West Keynsham - 200 homes;
- Land at Whitchurch - 200 homes;
- Sites in the Somer Valley, 300 homes. Sites to be determined through the Placemaking Plan.
- Sites in the Rural Areas, 200 homes. Sites to be determined through the Placemaking Plan.

Each of the locations are discussed in turn.

## RESIDENTIAL & EMPLOYMENT EXTENSION TO EAST KEYNSHAM

- Despite this location lying within a highly sensitive part of the Green Belt and transport concerns this is seen to be a good location for both housing and employment development.
- The Council considers there is scope for a moderate level of development before substantial infrastructure requirements are triggered or substantial harm is caused to the Green Belt.
- Therefore it is proposed that land is released from the Green Belt to provide for a mixed use development comprising both homes and jobs entailing around 250 dwellings as well 25-30,000 m<sup>2</sup> of employment floorspace.
- The revisions are consistent with the existing objective for the town in the Core Strategy, of encouraging self-containment, by allowing an increase in both dwellings and employment floorspace at Keynsham.
- The proposed conditions of development will need to be carefully determined through working with local communities in the Placemaking Plan.
- The detailed inner Green Belt detailed boundary will be determined through the Placemaking Plan

## Proposed Core Strategy Planning Requirements

1. Mixed use development to include 25,000-30,000 m<sup>2</sup> of employment land in an expansion to Broadmead/Ashmead/Pixash Industrial Estate and around 250 dwellings in the plan period.
2. Be developed to a comprehensive Masterplan, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that it is well integrated with Keynsham. Dwellings should face onto the open countryside and create an attractive boundary treatment.
3. Ensure that the principles and benefits of Green Infrastructure contained in the Green Infrastructure Strategy and other guidance and best practice are embedded in the design and development process from an early stage. Key requirements include provision of habitat connectivity through the retention and enhancement of the existing high valued habitat; provision of well integrated green space (formal, natural and allotments); provision of cycle and pedestrian links through the site connecting to the existing network particularly towards Keynsham town centre, Clay Lane Bridge and NCN4; and provision of well integrated Sustainable Urban Drainage Systems. All watercourses running through the area should remain open and will need to be incorporated into development proposals.
4. Appropriate site assessment and ecological surveys to be undertaken to inform site master planning with particular attention to potential impacts to protected sites and priority species. Species rich hedgerows, ponds, ditches and trees should be retained and enhanced, and habitat suitable for priority species provided as required.
5. Identify and assess the landscape character, landscape features and significant view points and the likely effects of development on them. Protect and enhance these aspects and mitigate to avoid or minimise the effects. Significant aspects of landscape include the character of the Avon Valley; trees and woodland, tree belts, hedges and field patterns; Ellsbridge Historic Park and Garden; and Manor Road community woodland. Significant viewpoints include local properties; long distance views from the Cotswolds escarpment; the River Avon Trail; local Public Rights of Way; and Manor Road community woodland.

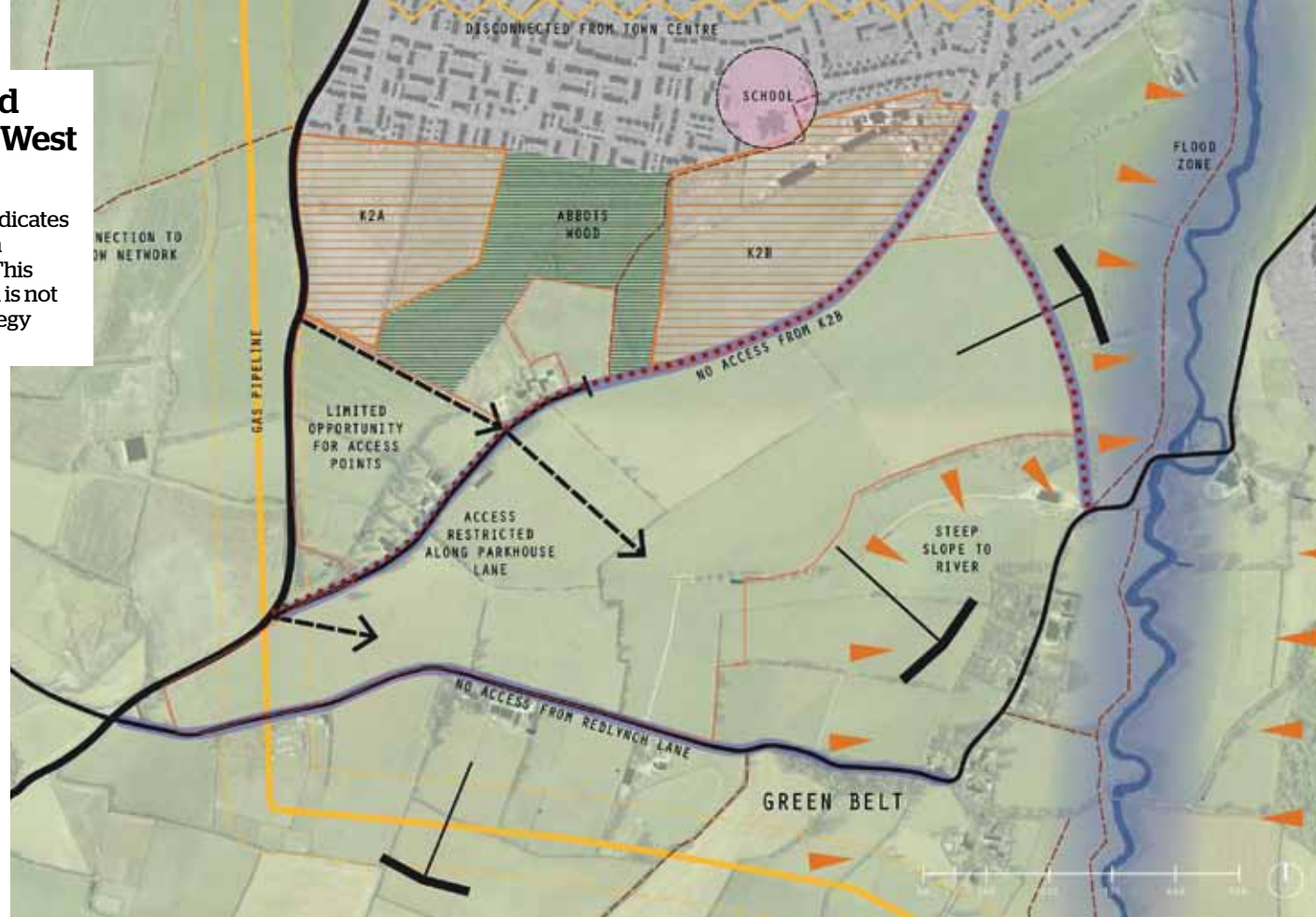
6. Assess and evaluate any direct or indirect impacts on designated heritage assets and their visual/landscape settings. Prepare and implement management schemes (including avoidance or physical separation) in order to mitigate the impacts of development and ensure the long-term protection and enhancement of the designated heritage assets and their settings. Designated heritage assets potentially affected by development at this location include Keynsham Manor (Grade II), Manor West (Grade II) and Elsbridge House (Grade II).
7. Assess and evaluate any impacts on non-designated heritage assets. The degree of harm to or loss of non-designated heritage assets will be balanced against the positive contribution made by the development and the extent to which harm/loss can be mitigated. Non-designated heritage assets of equal significance to designated heritage assets will be subject to the same considerations as designated historic assets. Non-designated heritage assets potentially affected by development at this location include Medieval Keynsham Manor and fishponds, Prehistoric and Roman occupation, and Elsbridge House (local Park and Garden).
8. The assessment and evaluation of the above designated and non-designated heritage assets should also consider their cumulative or collective "group value" and also understand the heritage assets' relationship to other environmental considerations such as landscape, historic hedgerows, ancient woodland and ecology.
9. Ensure good public transport provision particularly towards Keynsham town centre, the railway station and other local facilities and services.
10. Provision of routes crossing the A4 for pedestrians and cyclists.
11. Development should scope potential for and incorporate renewable energy.
12. Educational needs generated by the development must be met; a primary school is to be provided on site, unless an alternative solution can be found and agreed with the Education Authority.
13. Provide integrated waste management infrastructure.
14. New water mains and sewer site connections required, including separate systems of drainage and downstream sewer improvements to critical sewers.



## Diagram for Land adjoining South West Keynsham

Please note the red line indicates the study area and is not a proposed site boundary. This diagram is illustrative and is not included in the Core Strategy Changes.

**CHANGE**  
SPC120



## Constraints and Opportunities Diagram for Land at Whitchurch

Please note the red line indicates the study area and is not a proposed site boundary. This diagram is illustrative and is not included in the Core Strategy Changes.

**CHANGE**  
SPC120



## LAND ADJOINING SOUTH WEST KEYNSHAM (SOUTH OF LOCAL PLAN ALLOCATION K2)

- The need for housing and the advantages of Keynsham's location provide the exceptional circumstances justifying the release of land in this location
- Whilst its transport detractors are recognized and development here could potentially affect the village of Queen Charlton, this location does have advantages.
- Land south of K2 has less impact on the purposes of the Green Belt than some of the other locations, this is already an area of change in the town and there is scope for development here to be co-ordinated with the existing development sites at K2.
- It has therefore been agreed that land will be released from the Green Belt to accommodate around 200 additional homes in the Plan period at this location.
- The proposed conditions of development will need to be carefully determined through working with local communities in the Placemaking Plan.
- The detailed inner Green Belt detailed boundary will be determined through the Placemaking Plan

### Proposed Core Strategy Planning Requirements

1. Residential led mixed use development of around 200 dwellings in the plan period.
2. Be developed to a comprehensive Masterplan, reflecting best practice as embodied in 'By Design' (or successor guidance) ensuring that it is well integrated with the neighbouring development locations. Development should front onto Charlton Road and Parkhouse Lane as well as any significant access roads and face outwards towards the open countryside.
3. Ensure that the principles and benefits of Green Infrastructure contained in the Green Infrastructure Strategy and other guidance and best practice are embedded in the design and development process from an early stage. Key requirements include provision of habitat connectivity through the retention and enhancement of the existing high valued habitat; provision of well integrated green space (formal, natural and allotments); provision of well integrated Sustainable Urban Drainage Systems; and provision of cycle and pedestrian links through the site connecting to the existing network particularly towards Keynsham town centre.
4. Appropriate site assessment and ecological surveys to be undertaken to inform site master planning with particular attention to potential impacts to protected sites and priority species. Any impact on bat foraging habitat and commuting routes should be mitigated. Hedgerows throughout the site should be maintained and enhanced, especially the hedgerow along Parkhouse Lane which is of ecological importance. Hedgerows on the perimeter of the site should be maintained and enhanced to frame residential development.
5. Identify and assess the landscape character, landscape features and significant view points and the likely effects of development on them. Protect and enhance these aspects and mitigate to avoid or minimise the effects. Significant aspects of landscape include Queen Charlton Conservation Area and its setting; the character of the open plateau falling towards the Chew Valley; trees, woodland, tree belts, hedges and field patterns; and Parkhouse Lane. Significant viewpoints include local properties; Queen Charlton; and local Public Rights of Way.
6. Assess and evaluate any direct or indirect impacts on designated heritage assets and their visual/landscape settings. Prepare and implement management schemes (including avoidance or physical separation) in order to mitigate the impacts of development and ensure the long-term protection and enhancement of the designated heritage assets and their settings. Designated heritage assets potentially affected by development at this location include Parkhouse Farm (Grade II) and Queen Charlton Conservation Area.
7. Assess and evaluate any impacts on non-designated heritage assets. The degree of harm to or loss of non-designated heritage assets will be balanced against the positive contribution made by the development and the extent to which harm/loss can be mitigated. Non-designated heritage assets of equal significance to designated heritage assets will be subject to the same considerations as designated historic assets. Non-designated heritage assets potentially affected by development at this location include Prehistoric finds and activity, and medieval finds and activity.
8. The assessment and evaluation of the above designated and non-designated heritage assets should also consider their cumulative or collective "group value" and also understand the heritage assets' relationship to other environmental considerations such as landscape, historic hedgerows, ancient woodland and ecology.
9. Ensure good public transport provision particularly towards Bristol, Bath, Keynsham town centre and railway station and other local facilities and services.
10. Pedestrian, cycling and vehicular links should be made with both K2 development sites to the north.
11. Charlton Road to provide the principle vehicular access to the location (the widening of Parkhouse Lane will be sought).
12. Road improvements to improve access from the location to the wider road network, especially the A37, to alleviate traffic through Keynsham town centre.
13. Development should scope potential for and incorporate renewable energy.
14. Educational needs generated by the development must be met; a primary school is to be provided on site, unless an alternative solution can be found and agreed with the Education Authority.
15. Provide integrated waste management infrastructure.
16. New water mains and sewer connections required, including downstream upsizing works and pumping station upgrade.

## LAND AT WHITCHURCH

- There is scope for some development in this location but it is not well placed to meet the needs of Bath.
- The Bristol Core Strategy does not envisage housing coming forward in this location and Bristol is concerned about the impact that any development would have on their regeneration aspirations for south Bristol and loss of Green Belt land.
- Capacity in this location is constrained by environmental assets such as Maes Knoll as well as the need for substantial transport infrastructure.
- The land in this area plays an important Green Belt function and development can only be justified if the need for development could not be met in relatively more sustainable locations.
- In light of the fact there is an outstanding need to identify a further 200 houses to meet the District's housing land requirement, it is recommended that land from the Green Belt is released to enable the delivery of 200 homes.
- The proposed conditions of development will need to be carefully determined through working with local communities in the Placemaking Plan.
- The detailed inner Green Belt detailed boundary will be determined through the Placemaking Plan

### Proposed Core Strategy Planning Requirements

1. Residential led mixed use development of around 200 dwellings in the plan period.
2. Be developed to a comprehensive Masterplan, reflecting best practice as embodied in 'By Design' (or successor guidance), ensuring that it is well integrated with Whitchurch village and South East Bristol.
3. Ensure that the principles and benefits of Green Infrastructure contained in the Green Infrastructure Strategy and other guidance and best practice are embedded in the design and development process from an early stage. Key requirements include provision of habitat connectivity through the retention and enhancement of the existing high valued habitat; provision of well integrated green space (formal, natural and allotments); provision of well integrated Sustainable Urban Drainage Systems; retention and integration of the former railway line; and provision of cycle and pedestrian links through the site connecting to the existing network particularly towards Whitchurch village local centre and South East Bristol.
4. Appropriate site assessment and ecological surveys to be undertaken to inform site master planning with particular attention to potential impacts to protected sites and priority species.
5. Identify and assess the landscape character, landscape features and significant view points and the likely effects of development on them. Protect and enhance these aspects and mitigate to avoid or minimise the effects. Significant aspects of landscape include Queen Charlton Conservation Area and its setting; Maes Knoll; the character of the open plateau landscape leading towards the Chew Valley; trees, woodland, tree belts, hedges and field patterns; and the disused railway line. Significant viewpoints include local properties; Maes Knoll and the associated Scheduled Ancient Monuments; Queen Charlton; local Public Rights of Way; and the disused railway line.
6. Assess and evaluate any direct or indirect impacts on designated heritage assets and their visual/landscape settings. Prepare and implement management schemes (including avoidance or physical separation) in order to mitigate the impacts of development and ensure the long-term protection and enhancement of the designated heritage assets and their settings. Designated heritage assets potentially affected by development at this location include St Nicholas Church and Lyons Court Farmhouse (Grade II\*), Whitewood Farmhouse (Grade II), Queen Charlton Conservation Area, and Maes Knoll and Wansdyke Scheduled Ancient Monuments.
7. Assess and evaluate any impacts on non-designated heritage assets. The degree of harm to or loss of non-designated heritage assets will be balanced against the positive contribution made by the development and the extent to which harm/loss can be mitigated. Non-designated heritage assets of equal significance to designated heritage assets will be subject to the same considerations as designated historic assets. Non-designated heritage assets potentially affected by development at this location include Bronze Age ring ditch or henge monument, Roman occupation, medieval ridge and furrow, radiating early medieval fields around the village, and the line of the former North Somerset Railway.
8. The assessment and evaluation of the above designated and non-designated heritage assets should also consider their cumulative or collective "group value" and also understand the heritage assets' relationship to other environmental considerations such as landscape, historic hedgerows, ancient woodland and ecology.
9. Ensure good public transport provision, particularly towards Bristol, Keynsham and other local facilities and services such as Hengrove Community Hospital.
10. Development should scope potential for and incorporate renewable energy.
11. Educational needs generated by the development must be met; a primary school is to be provided on site, unless an alternative solution can be found and agreed with the Education Authority.
12. Provide integrated waste management infrastructure.
13. Development should complement the regeneration plans for South Bristol and look to this area for local employment, facilities and services.



# CORE STRATEGY SUMMARY OF OTHER CHANGES

A summary of the other key changes being consulted on is included in the following summary.

For full details of the changes being consulted on can be found in the Schedule of the Proposed Changes to the Submitted Core Strategy 2013.

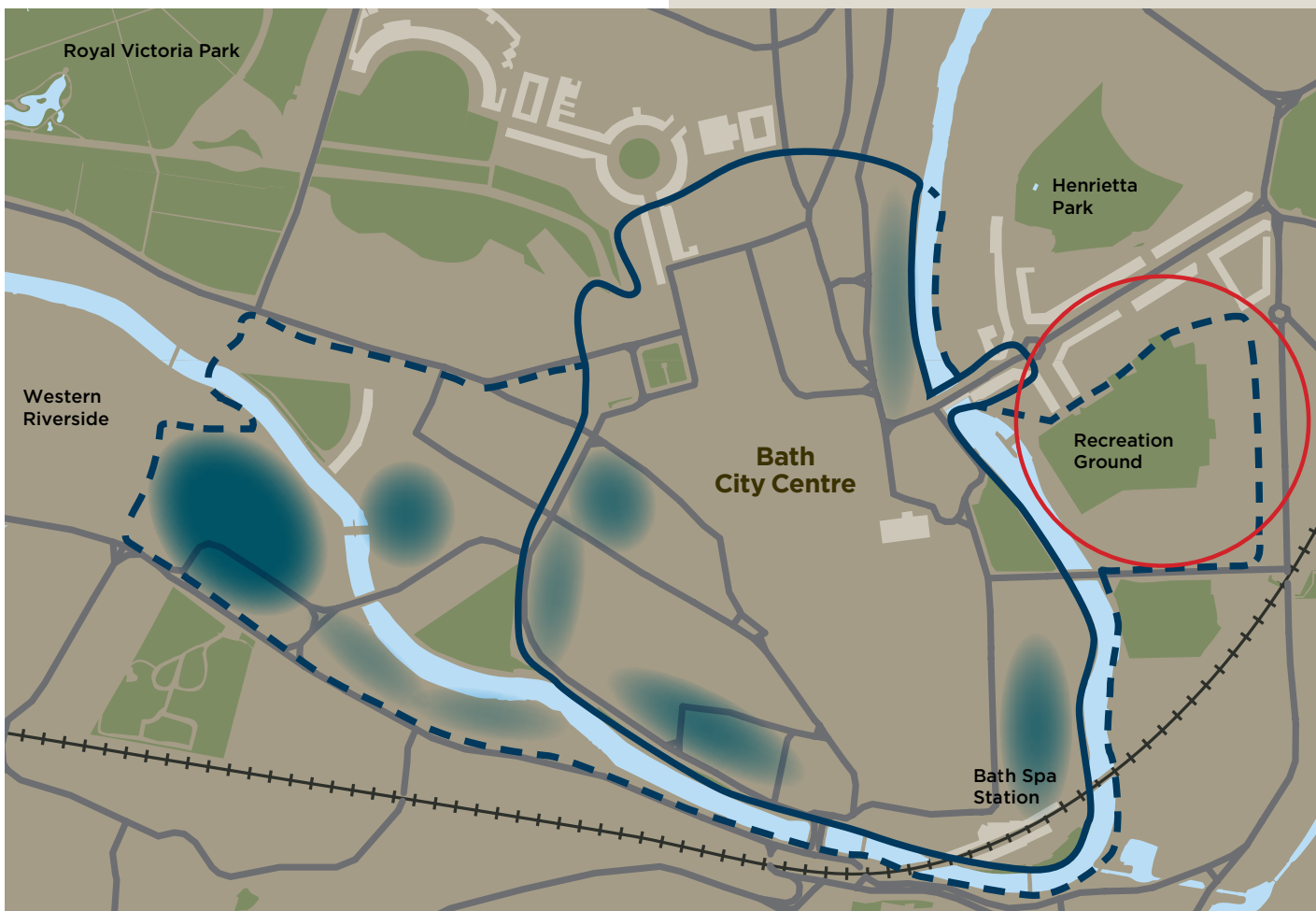
To respond to issues raised that the examination around the policy for the Recreation Ground in Bath. A change is proposed to the Central Area boundary so that it follows the riverside walk along the eastern riverside walk (outer bend) of the River Avon (between North Parade and Pulteney Bridge), rather than encompassing the Recreation Ground/North Parade Road.

**CHANGE SPC63 & 64**

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

**KEY**  
  
 Central Area - City Centre  
 Central Area - Areas Neighbouring the City Centre  
 Key Development Hotspots  
 © Crown copyright. All rights reserved (100023334) (2010)

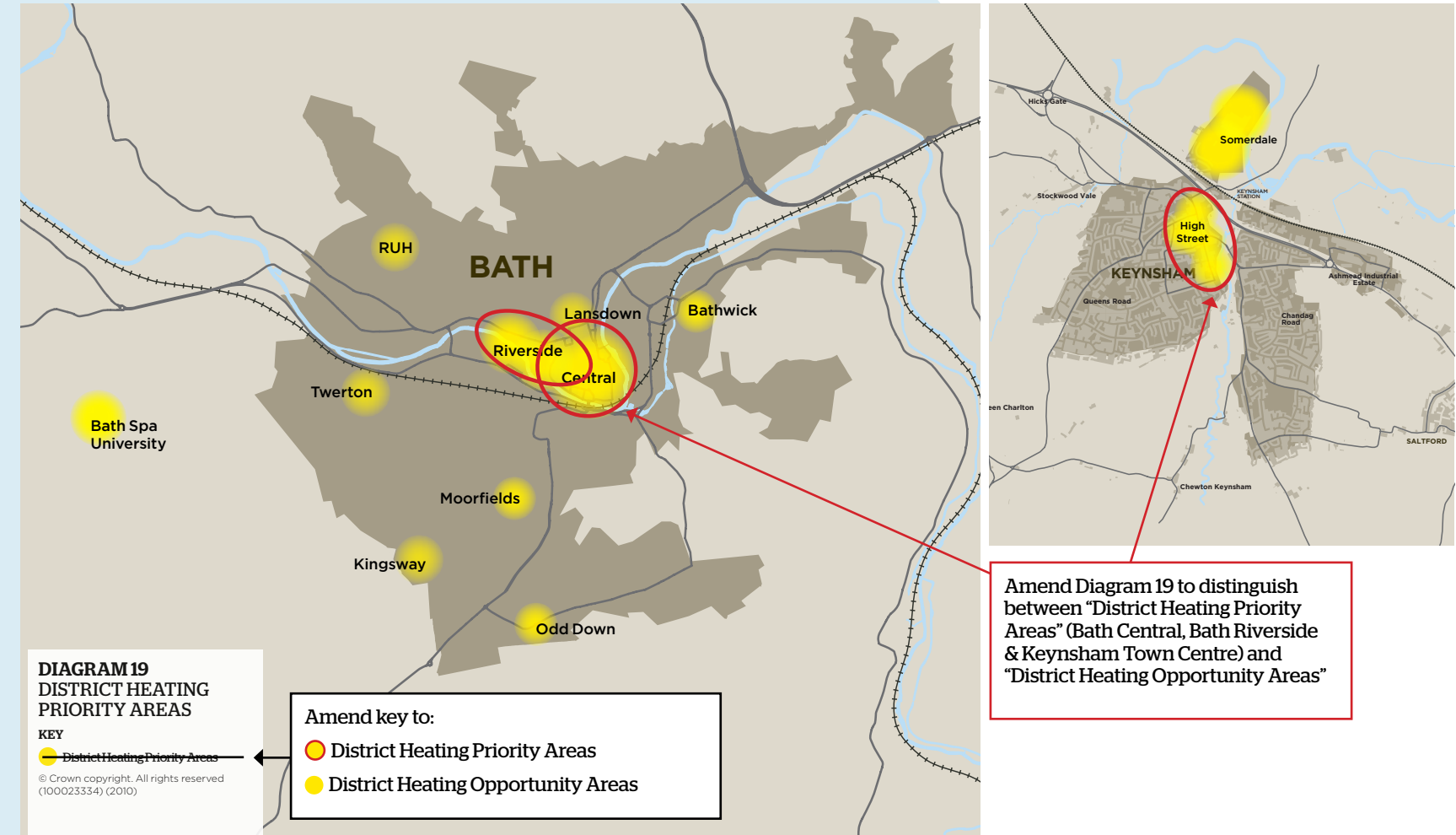
Amend Central Area notation: City Centre (indicative boundary only - detailed boundary is shown on the Proposals Map)



Amend Central Area boundary so that it follows the riverside walk along the eastern riverside walk (outer bend) of the River Avon (between North Parade and Pulteney Bridge), rather than encompassing the Recreation Ground/North of Parade Road.

**CHANGE SPC158**

To respond to concerns raised by the Inspector, it is proposed that the District Heating policy is amended to differentiate between “priority” areas and “opportunity” areas.



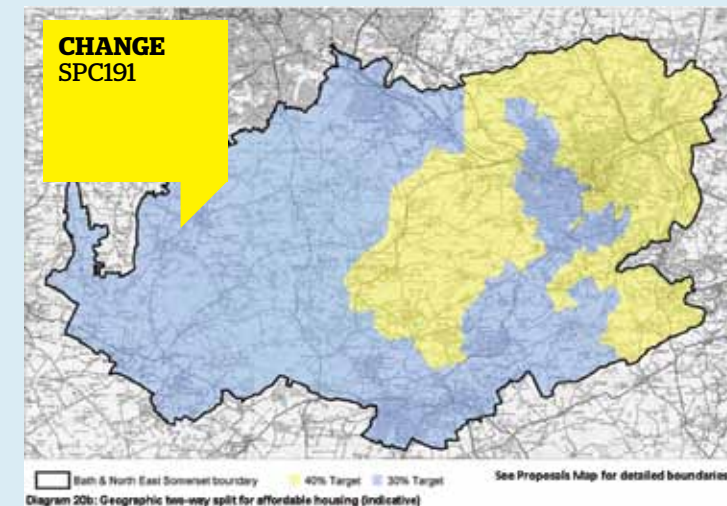
**DIAGRAM 19**  
DISTRICT HEATING PRIORITY AREAS

**KEY**  
  
 District Heating Priority Areas  
 District Heating Opportunity Areas  
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Amend key to:  
  
 District Heating Priority Areas  
 District Heating Opportunity Areas

Amend Diagram 19 to distinguish between “District Heating Priority Areas” (Bath Central, Bath Riverside & Keynsham Town Centre) and “District Heating Opportunity Areas”

**CHANGE SPC191**



A change is proposed to the Core Strategy affordable housing policy. The Inspector raised concerns about a single 35% target for affordable housing. Instead a split target is proposed to greater reflect viability differences.

A requirement for 30% affordable housing is proposed for sites within the blue area and 40% for sites within the yellow area.



# PLACEMAKING PLAN

The Placemaking Plan will complement the Core Strategy by setting out the development aspirations and the specific detailed planning requirements for the delivery of key development sites. It will also allocate the development sites and will include a red line site boundary.

If you are a local resident, a developer or other stakeholder work on the Placemaking Plan will enable you to get involved in determining the specifics of the development proposed in the Core Strategy, including the additional locations proposed for development.

Photo: Placemaking Plan workshop for Parish & Town Councils, February 2013



## SCOPE

The Placemaking Plan will:

- facilitate the delivery of key development sites by providing the necessary level of policy guidance and site requirements to meet Council objectives
- safeguard and enhance the quality and diversity of places in B&NES and identify opportunities for change
- be prepared in a collaborative way to ensure that it responds to the aspirations of local communities
- address how infrastructure requirements will be met and how other obstacles to the delivery of development sites will be overcome. It will update the B&NES Infrastructure Delivery Plan
- To be aligned with the production of the Community Infrastructure Levy

The first stage in the production of the Placemaking Plan is the Launch Document. This is scheduled for release this Spring and this initial phase is primarily about stimulating debate and discussion.

It will cover the following areas:

- the development of key sites; what detailed site requirements should be put in place; what are the site allocation boundaries?
- What important assets should be protected, and how could they be enhanced?
- the development management policies that are needed to deliver the right development in the right places
- the extent of local designations and whether any of these should be reviewed e.g. housing development boundaries
- Provision of a planning framework for local communities

The programme of community engagement is currently being devised. It will include a series of events and activities that enable the different communities of Bath and North East Somerset to play and active role in the process of preparing the Plan.

The Council has already started working together with communities to develop a collaborative approach towards producing the Placemaking Plan.

Find out more on our website:

[www.bathnes.gov.uk/  
placemakingplan](http://www.bathnes.gov.uk/placemakingplan)

Please contact us if you would like more information about the Core Strategy or Placemaking Plan.

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