

# 2

## Core Strategy Summary



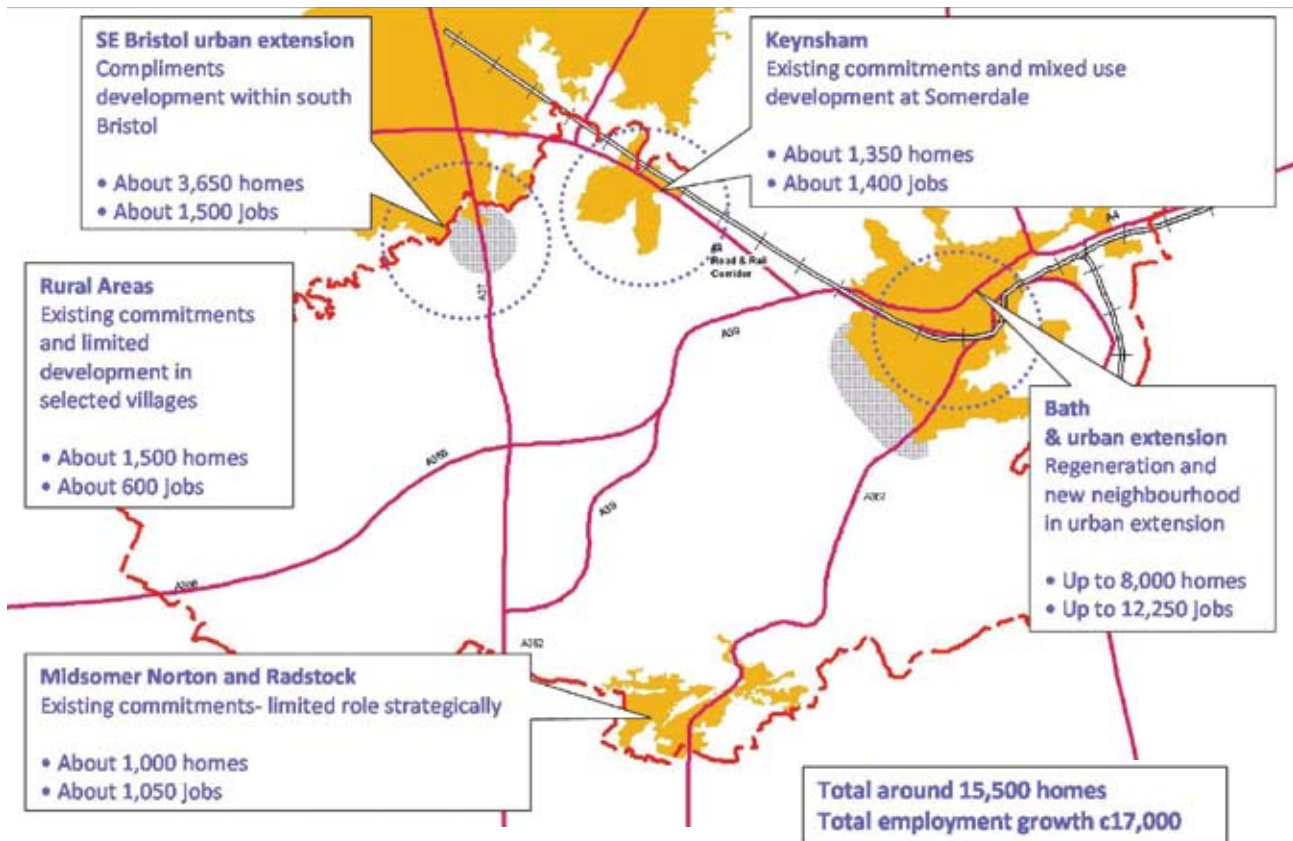
# Locational Options for the District

This is one of a series of 8 summary leaflets about the Core Strategy Spatial Options and sets the context for options in Bath, Keynsham, Midsomer Norton, Radstock and the villages.

Before you comment pick up a copy of the full document or visit our website: [www.bathnes.gov.uk/corestrategy](http://www.bathnes.gov.uk/corestrategy)

Whilst no decision has been made on the Regional Spatial Strategy (RSS) for the South West the Council is basing its Core Strategy on housing and economic growth levels set out in the draft RSS. Planning for this level of growth will be challenging and district-wide options are set out below.

### OPTION 1 – New development focussed in and around the cities with a limited role for the towns and rural areas



## Key Features of Option 1 – this would mean...

- New housing and employment will be focused on Bristol and Bath which broadly reflects the spatial strategy set out in draft RSS.
- Housing and employment development must have major improvements to the strategic transport infrastructure.
- Job growth will be concentrated in Bath as it is the most successful and significant centre of employment in the District.
- Regeneration of major sites in and close to Bath city centre and along the river corridor to be completed by 2026.
- Urban brownfield land will be redeveloped before any expansion into greenfield areas.
- Mixed use urban extensions will create sustainable new communities in the south/south west Bath (up to 2,000 new homes) and south east Bristol. This would lead to the removal of large areas of land from the Green Belt, which would have a significant effect on the district's landscape and heritage.
- Some employment in Keynsham, Midsomer Norton and Radstock (mainly in the town centres) to balance the need for new housing in each of these towns.
- Housing development at Keynsham, Midsomer Norton and Radstock will be focussed on the central areas and sites already earmarked for development. This will help contribute to the regeneration of the town centres.
- Limited new housing development the rural areas where needed, mainly focused on a selection of the most sustainable villages.
- Diversification in rural economies will be encouraged to maintain the vitality and long term future of these communities. The main focus for jobs growth will be Paulton and Peasedown St John.

## Key Infrastructure and delivery requirements

An initial assessment of the infrastructure requirements relating to this option:

### Transport

- Improvements to the transport infrastructure will focus on the new urban extension adjoining south east Bristol and the Keynsham and Saltford area.
- Transport improvements will help to address the impact of development. Investigations are also underway to work out what further improvements are needed.

### Children's Services

- New schools will be needed, particularly within the new urban extensions. These will mainly be new primary schools, but south east Bristol will also need an additional secondary school.

### Utilities

- There will be contributions from developers towards local improvements.
- The development proposed will not create any capacity issues for the electricity and gas transmission networks.
- The implications of the development on the current water supply are still being investigated.

### Green Infrastructure

- The provision of Green Infrastructure will need to be made in accordance with the Council's Green Infrastructure Strategy currently being prepared.
- Strategic Green Infrastructure 'corridors' will be included within urban extensions.

### Other

- Work is underway to find out what measures are needed to manage flood risk within redevelopments in Bath.

### Community Facilities

- No strategic requirements arising.

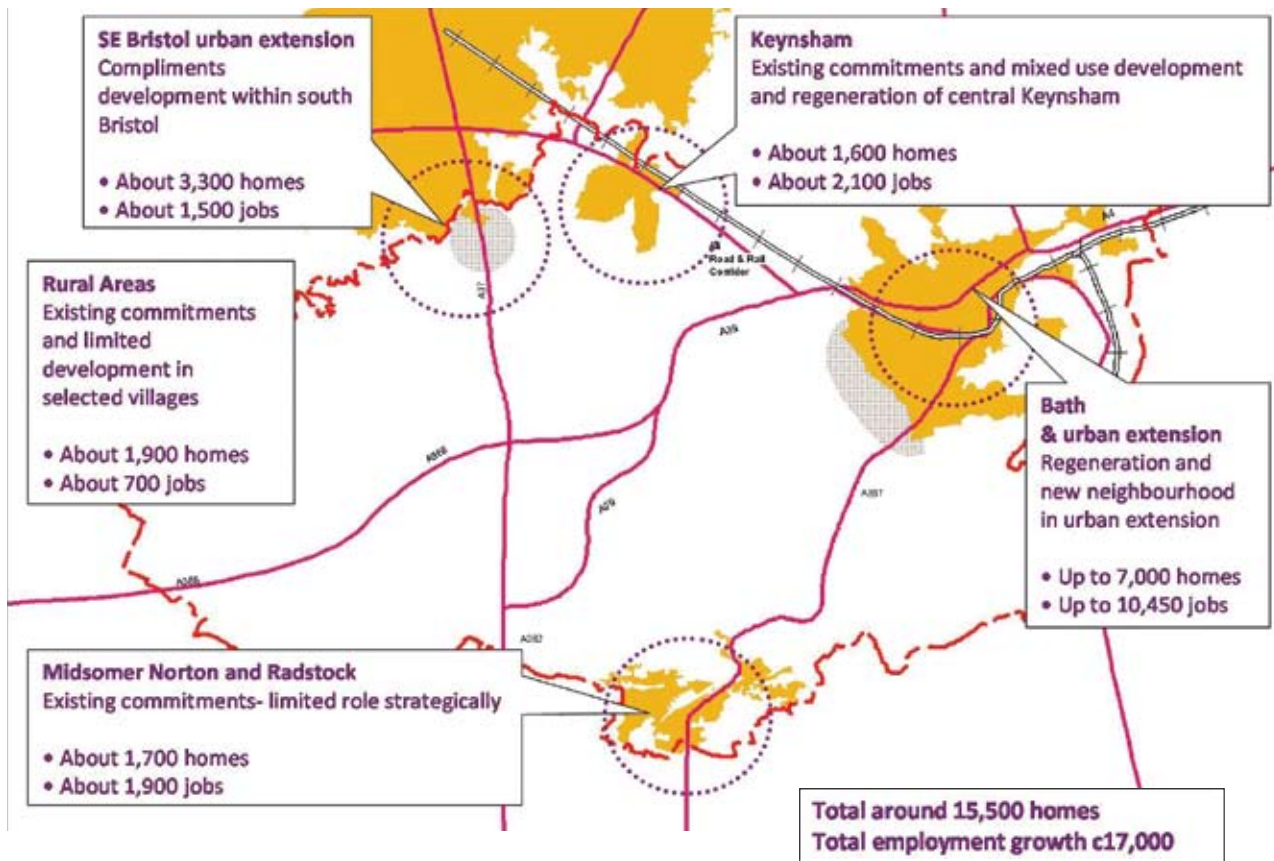
### Waste

- Strategic waste issues are being addressed through the West of England Joint Waste Core Strategy.

### Health

- No strategic requirements identified by the Strategic Health Authority and the south east Bristol urban extension residents will be served by proposed new hospital in south Bristol.

## OPTION 2 – New development less focussed on the cities with a greater role for the towns and rural areas



### Key features of option 2 – this would mean...

- Less focus on development within Bath and Bristol and recognises the difficulties of developing some of the brownfield areas within Bath. This takes more account of the potential environmental impact of the south east Bristol urban extension.
- Less economic development (particularly office based employment) will be directed towards Bath which reflects some concerns about the concentration of office development in the city.
- A greater role for the towns of Keynsham, Midsomer Norton and Radstock. More housing and employment opportunities will be developed in these areas.
- In Keynsham, new employment will mainly be in office based sectors while in Midsomer Norton and Radstock the increased housing will create opportunities for more service based jobs.
- More intensive and enhanced regeneration of central Keynsham.
- More housing development in Midsomer Norton and Radstock will help regenerate the town centres as well as the brownfield sites elsewhere in the town.
- Developing urban brownfield land first will help avoid expansion into greenfield land.
- A wider spread of new homes and new jobs across the District.
- More housing development in rural areas focussed on a wider range of sustainable villages.
- Diversification in rural economies will be encouraged to maintain the vitality and long term future of these communities. The main focus for jobs growth will be Paulton and Peasedown St John.

## Key Infrastructure and delivery requirements specific to option 2

The strategic infrastructure and delivery requirements of Option 2 are similar to those for Option 1. The key area of difference is outlined below. More specific differences are also highlighted under the related options for Bath, Keynsham, Midsomer Norton, Radstock and the villages (see separate leaflets).

Key different infrastructure requirements for Option 2:

### Children's Services

- Smaller urban extension to south east Bristol makes it more difficult to support provision of a new secondary school.

## Council's Preferred Strategy

Both options will help to deliver most of the Spatial Objectives (see separate leaflet) and so there is little difference between them. Option 2 is the more deliverable, as it takes a more realistic view of what can be built within Bath and the south east Bristol urban extension. This is especially true given the current economic recession which has slowed down progress in bringing sites forward for development, thereby affecting the amount of development that can be delivered by the end of the Core Strategy period.

Option 2 also enables the Council to better achieve its objectives of regenerating the central areas of Keynsham, Midsomer Norton and Radstock and make these towns more sustainable communities.

Therefore, option 2 represents the Council's preferred option.

### Other summary leaflets in this series:

1. Vision, Objectives and Core Policies 2. Locational Options for the District 3. Bath  
3a. New Neighbourhood in an urban extension to Bath 4. Keynsham 5. New Neighbourhood in an urban extension to South East Bristol 6. Midsomer Norton and Radstock 7. Rural Areas

**Make your comments on the Core Strategy Spatial Options by 11 December 2009**

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

**Planning Policy: telephone 01225 477548**