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## Core Strategy Summary

# Bath



This is one of a series of 8 summary leaflets about the Core Strategy Spatial Options document. This leaflet summarises the options for Bath.

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Bath is a World Heritage Site, a major centre for business and shopping and an international tourist destination. It will experience much change and development during the next 15-20 years.

The Core Strategy will establish the framework and principles for this change.

**What do you think Bath should be like in 20 years time?**

**What should change and what should remain the same?**

We have set out a Spatial Vision and Objectives that should guide change and options for accommodating new development. A brief summary is set out below.

### Key Elements of Emerging Spatial Vision for Bath

- Enhancing Bath's identity by using necessary change to strengthen its role as an attractive place for people to live and work and an appealing destination for shopping and visitors
- Ensuring Bath is a prosperous and productive city with a carbon conscious economy, supported by an educated and multi skilled work force
- Regeneration along the river corridor that looks to the future whilst respecting and complementing Bath's cultural inheritance and renowned urban design tradition
- Much needed new housing provided within the city
- A new neighbourhood to the south/ south west of the city (see separate summary leaflet)

## Some of the Spatial Objectives proposed for Bath

The proposed vision is supported by a number of objectives. They include:

- Increasing the availability of new office workspace, focusing on the needs of local companies and the need for high spec open plan accommodation.
- Maintaining a range of and premises for industrial enterprise.
- Making sure that new development conserves and enhances the special qualities of Bath's urban heritage and outstanding universal values of the World Heritage Site.
- Making sure that new housing is suited to a range of incomes and sizes/types of household.
- Improving circulation and access within Bath and between the city and the wider area, addressing congestion, air quality and the reliability and appeal of public transport.
- Enabling the growth of higher education, whilst addressing the need for student accommodation.

### New housing within Bath – Options

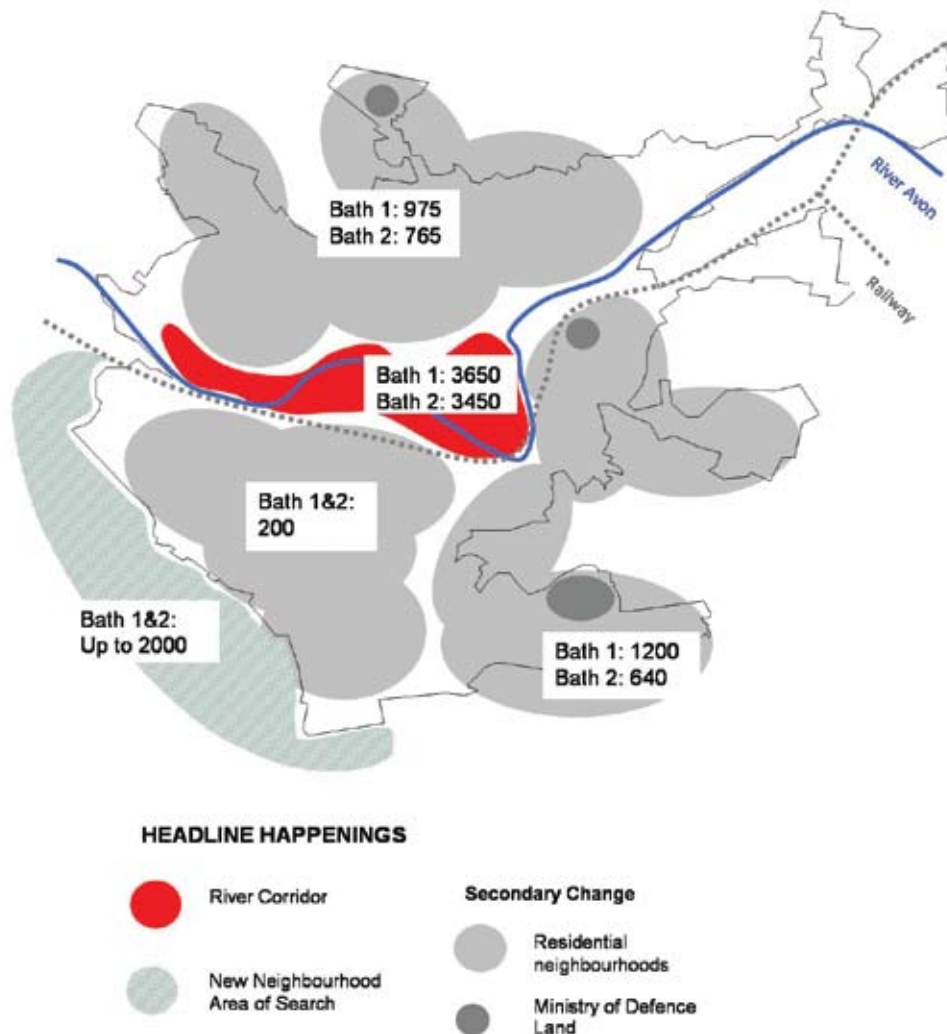
#### Option 1 – 6,000 new homes

Development focussed on regeneration of brownfield sites particularly in the river corridor  
All identified potential sites would need to be delivered including land used by the Ministry of Defence.

#### Option 2 – 5,000 new homes

Similar focus on regeneration but less housing anticipated to be built in the river corridor by 2026 and no allowance made for redevelopment of MoD land due to uncertainty about its availability.

The plan below shows approximate numbers of new homes that might be built in different parts of the city under the two options.



## Office Space and Shops within Bath – Options

The district-wide locational options (see separate leaflet) propose two levels of economic growth between 2006 and 2026:

**Option 1** seeks to facilitate an additional 12,250 jobs at Bath

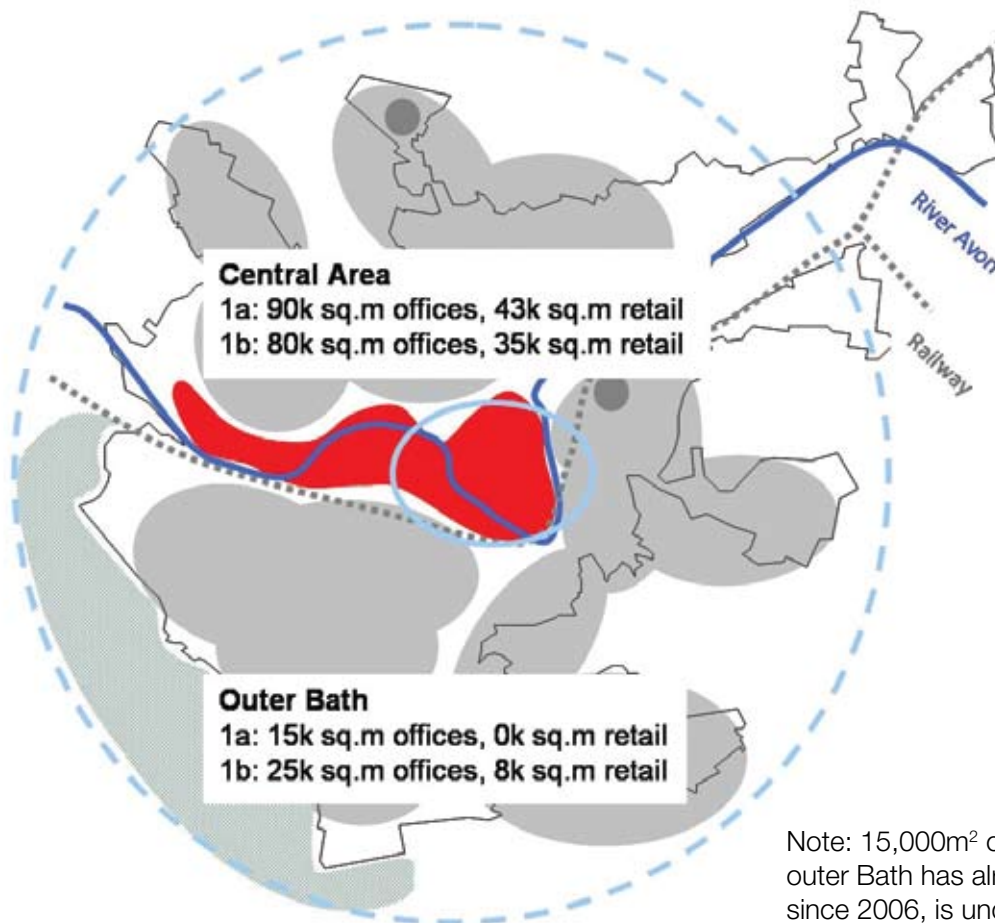
**Option 2** seeks to facilitate an additional 10,500 jobs at Bath

If Bath is to achieve this growth, most of the new jobs are likely to be provided in offices and shops.

The Central Area will be the focus for new office and non-food shopping development, alongside other city centre uses, including housing. The Core Strategy must determine the strength of focus i.e. what proportion of the new offices and shops provided in Bath should be directed to the Central Area as opposed to other parts of the city.

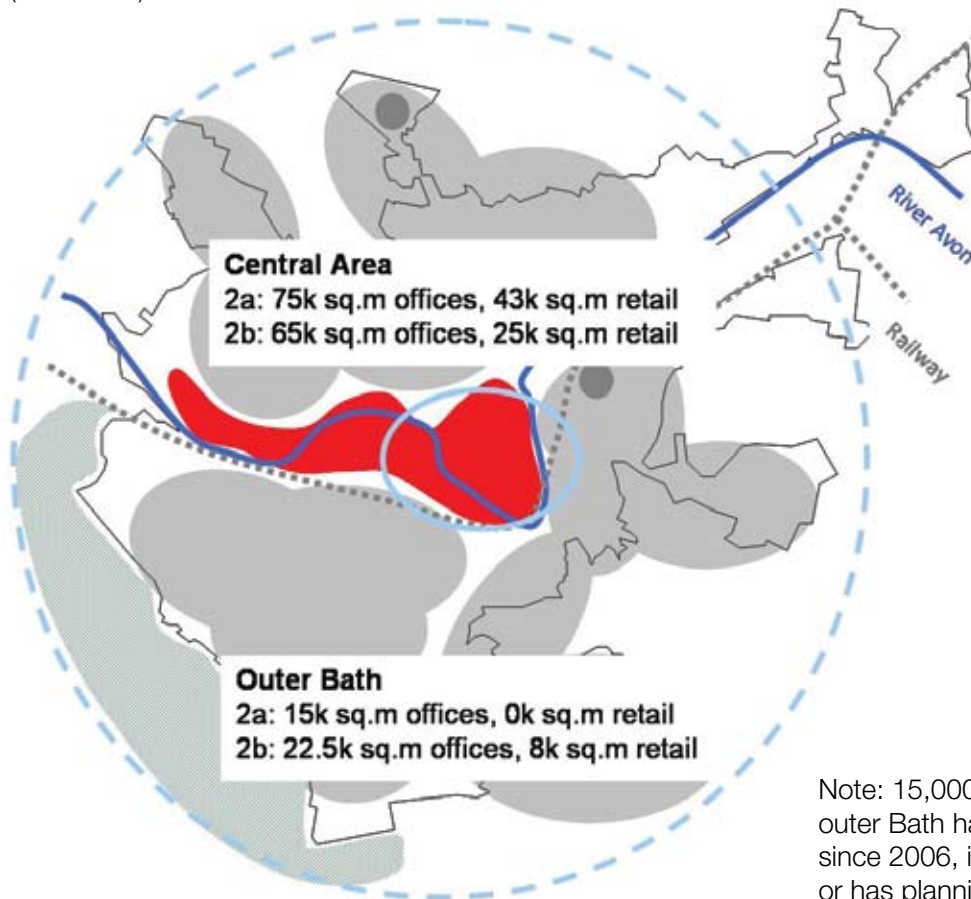
Each job growth Option (1 and 2) contain 'sub-options' setting out the level of concentration of activity in the Central Area. These are referred to as maximum concentration ('a') and minimum concentration ('b').

**Option 1:** The jobs growth figure for Option 1 equates to an additional 105,000 m<sup>2</sup> of office space and up to a further 43,000 m<sup>2</sup> of non-food retail. The diagram below illustrates maximum and minimum concentration options (1a and 1b).



Note: 15,000m<sup>2</sup> of office space in outer Bath has already been built since 2006, is under construction or has planning permission

**Option 2:** The jobs growth figure for option 2 equates to an additional 90,000 m<sup>2</sup> of office space and 45,000 m<sup>2</sup> of non-food retail. The diagram below illustrates maximum and minimum concentration options (2a and 2b).



Note: 15,000m<sup>2</sup> of office space in outer Bath has already been built since 2006, is under construction or has planning permission

## Key Implications of Options 1a/1b and 2a/2b

- The greatest difference for the Central area and for the rest of Bath would be between the pursuance of **Option 1a** and **Option 2b**.
- Locating office and shops near to the city centre reduces reliance on the car as good bus and rail services are available.
- Concentration in the city centre relies on a small number of complex sites coming forward for development.
- Limiting new office space to the Central area could limit the type and price of premises that could come forward. Not all businesses need or want a central location.
- Minimum concentration means that some (7,500-10,000 m<sup>2</sup>) office space could be redirected to other parts of the city e.g. elsewhere in the River Corridor, the urban extension or to MoD land.
- Restricting new shops to the city centre may limit the size and type of new shops that could be built e.g. it would be more difficult to provide for retailers that favour large units with nearby parking. This may mean that some types of goods are not easily available in Bath e.g. DIY and Homewares.

### 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**

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