



Bath and North East Somerset

Core Strategy



Spatial Options Consultation – October 2009

Planning tomorrow today

Contents

1	Introduction	6
2	Spatial Options for the District and Core Policies	10
	Context	11
	Spatial Vision and Objectives	19
	Locational Strategy Options	29
	Core Policies	36
3	Spatial Options for Bath and New Neighbourhood in an Urban Extension to Bath	70
4	Spatial Options for Keynsham	118
5	New Neighbourhood at South East Bristol Urban Extension	130
6	Spatial Options for Midsomer Norton and Radstock	144
7	Spatial Options for the Rural Areas	160
8	Glossary	172

List of diagrams

Diagram 1	How Core Strategy fits into the Local Development Framework (LDF)	6
Diagram 2	Key Stages of preparation of the Core Strategy	9
Diagram 3	Contextual framework for the Core Strategy	13
Diagram 4	Core Strategy process and structure	13
Diagram 5	Geographical relationship of Bath & North East Somerset	14
Diagram 6	Bath & North East Somerset – Summary of key characteristics	18
Diagram 7	Draft RSS - West of England Spatial Strategy	26
Diagram 8	Geographical policy framework for the Core Strategy	28
Diagram 9	Key characteristics of District-wide Strategy Option 1	29
Diagram 10	Key characteristics of District-wide Strategy Option 2	32
Diagram 11	Summary of relationship between the District-wide Strategy Options and the place-based Strategy Options	35
Diagram 12	B&NES Assessment of Flood Risk	42
Diagram 13	The Waste Hierarchy	48
Diagram 14	Emerging Key Diagram	68
Diagram 15	The Citywide Framework showing likely housing distribution under Option 1 (8,000) and Option 2 (7,000)	80
Diagram 16	The River Corridor	82
Diagram 17	The Central Area in 2009	87
Diagram 18	The Central Area in 2026	87
Diagram 19	Decision making framework for Central Bath	91
Diagram 20	Presentation and Analysis of options for Central Bath	92
Diagram 21	Sliding Scale showing options for '000 sq.m. of offices at Central Bath and the associated proportion of District requirement that this represents	94
Diagram 22	Redevelopment Zones within Central Bath	96
Diagram 23	The “area of search” for a new neighbourhood in south and south west Bath and the options identified for the location of this development	103
Diagram 24	Cotswolds Area of Outstanding Natural Beauty	106

Diagram 25	Aerial photograph illustrating areas which are not presented as potential locations for a new neighbourhood	107
Diagram 26	Illustrative map showing broad location of West of Twerton option	108
Diagram 27	Aerial photograph showing broad location of West of Twerton option	110
Diagram 28	Some of the key considerations for a new neighbourhood to the West of Twerton (option 1)	111
Diagram 29	Illustrative map showing broad location of Odd Down/South Stoke Plateau (option 2)	112
Diagram 30	Aerial photograph showing broad location of Odd Down/South Stoke Plateau option	114
Diagram 31	Keynsham Strategic Site	123
Diagram 32	Keynsham Option 1	126
Diagram 33	Keynsham Option 2	127
Diagram 34	Land identified by B&NES within the draft RSS 'Area of Search' as potentially being the most suitable for development	134
Diagram 35	An aerial photograph to illustrate the location of the area around Hicks Gate roundabout	135
Diagram 36	Summary diagram from the Environmental Capacity Assessment for land at Hicks Gate	136
Diagram 37	Aerial photograph of Whitchurch location	137
Diagram 38	Environmental Capacity Assessment for land at Whitchurch	139
Diagram 39	Broad Location of Development at Whitchurch Highlighting the Key Environmental Constraints	141
Diagram 40	Geographical relationship of Midsomer Norton and Radstock to surrounding area	145
Diagram 41	Key characteristics of Option 1 for Midsomer Norton and Radstock	150
Diagram 42	Key characteristics of Option 2 for Midsomer Norton and Radstock	153
Diagram 43	Midsomer Norton Town Centre suggested Strategic Site boundary	156
Diagram 44	Radstock Town Centre suggested Strategic Site boundary	158
Diagram 45	Location of settlements in the Rural Areas	161
Diagram 46	Map identifying options for village 'C' status	167

1. Introduction

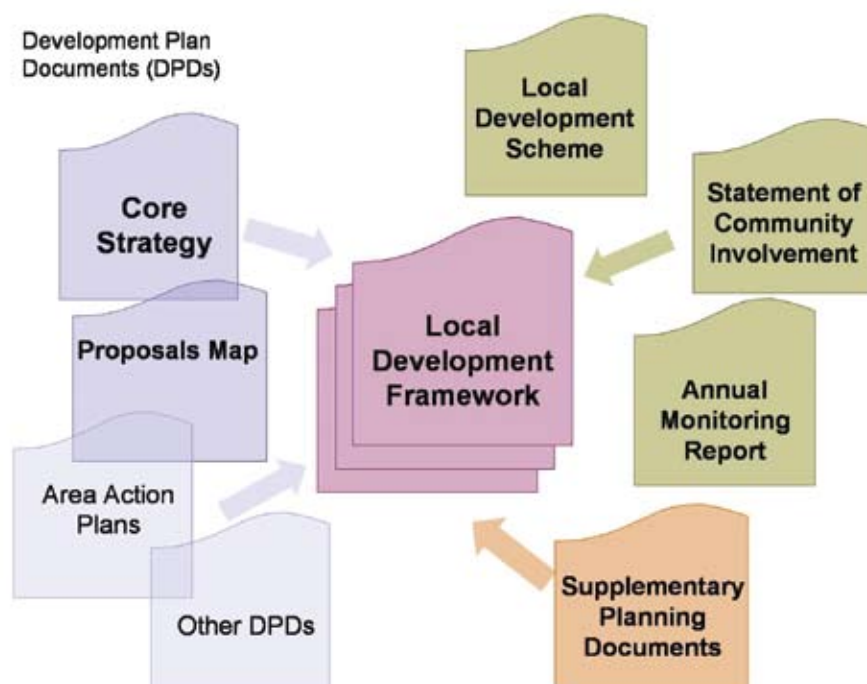
Context

- 1.1 Despite the fact that no final decision has been made on the Regional Spatial Strategy (RSS) by Government, the Council is required by the Government office for the South West to develop a Core Strategy for Bath & North East Somerset.
- 1.2 Legal advice we have taken has shown that that the B&NES Core Strategy should not be based on a housing growth figure lower than that set out in the draft RSS in 2006. Planning for even this level of growth is dependant on the necessary evidence coming forward through the Core Strategy process and the provision of infrastructure. The B&NES Core Strategy must also adhere to the broad locational strategy set out in the RSS.

About the Core Strategy

- 1.3 The Core Strategy is the primary document in the Local Development Framework (LDF), the authority's suite of planning documents. This OPTIONS document is a stepping stone in the preparation of the Core Strategy. It sets out a number of alternative policy options for further discussion with the local community and other stakeholders.
- 1.4 The Council is not yet committed to a specific option although in some cases it has indicated a preference. The next step will be to consider the comments received on this document and carry out further research where necessary before preparing a draft Core Strategy for public consultation.

Diagram 1: How Core Strategy fits into the Local Development Framework (LDF)



- 1.5 Core Strategies must be integrated with the plans and proposals of other bodies which are responsible for delivering public services and infrastructure. This includes the Primary Care Trust and utility companies. The Core Strategy will set out how the spatial (land-use) elements of all relevant plans and strategies are to be implemented. Meeting the spatial objectives of the Sustainable Community Strategy for the District as well as the Council's Corporate Vision and its eight priorities will be a key objective of the Core Strategy.
- 1.6 Once adopted in late 2011, the Core Strategy will replace the Local Plan and become the main planning document for B&NES. It will set out the long term spatial vision for Bath & North East Somerset up to 2026 and the broad locations for new housing, jobs and other strategic developments. It will also focus on the delivery of policy objectives and any infrastructure requirements. The Core Strategy will provide the policy context for other development plan documents (DPDs) in the LDF.

Purpose of this Spatial Options document

- 1.7 The purpose of this Options document is to invite discussion. It suggests Visions, Objectives and alternative options for the future development needed to meet the economic and community needs of the district. The Core Strategy will only look at the broad policies needed to solve the key issues faced by the district. More detailed policy solutions will be set out in the other Development Plan and supplementary documents.
- 1.8 The B&NES Core Strategy is required to be in general conformity with the RSS. However, the Secretary of State's Proposed Changes to the RSS would significantly increase the number of additional homes planned for the West of England. The West of England authorities have major concerns about the need for and the ability of the West of England to accommodate the scale of change and the implied delivery rates. It is felt that further consideration of the possible effects on sustainability, infrastructure needs, the environment and quality of life is needed. The options set out in this document are therefore based on the draft RSS proposed level of growth.
- 1.9 Accommodating even this level of development will be very challenging and the Council is committed to achieving this in a sustainable manner, as set out in the Sustainable Community Strategy. It is a fundamental prerequisite that new housing is closely linked to employment opportunities and supported by the necessary infrastructure. General infrastructure requirements have been identified and are discussed in the relevant chapters. Further work is also underway to identify more detailed requirements. If the necessary infrastructure cannot be secured, then the development cannot go ahead.
- 1.10 The relationship between new housing and employment growth has been taken into account in the options. Some of the options fare better than others in terms of the ability to generate economic growth and jobs. This is outlined in the relevant sections.
- 1.11 The options in this document reflect the Council's priority of the regeneration of brownfield land which is born out in the designation of Strategic Site Allocations in the urban areas. The Council acknowledges that, as outlined in the draft RSS, not all of the District's long term development needs can be met through brownfield regeneration. This means that there may be a need to develop greenfield urban extensions in the later part of the plan period. However, since the draft RSS was published, there has been a significant change in economic circumstances. The Council follows the 'plan, monitor and manage' approach and will continue to make changes to the policy framework at appropriate times. This may lead to a review of the need for greenfield urban expansion.

Sustainability Appraisal, Health and Equalities Impact

- 1.12 A Sustainability Appraisal (SA) will be published alongside this Options document. All local development documents also include a SA in order to test how they will help in the development of sustainable communities. The Core Strategy will be subject to SA at each stage of its preparation. It will also include the requirements of the EU Directive on Strategic Environmental Assessment (SEA). The results of the Habitats Regulations Assessment (HRA), Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA) will help inform the development of the Core Strategy and, with the SA, have an impact on the choices presented in the draft Core Strategy.
- 1.13 For each of the options, a Sustainability Appraisal (including Strategic Environmental Assessment), a Health Impact Assessment, an Appropriate Assessment (International Wildlife Sites) and an Equalities Assessment has been done and separate reports on these will be available.

Your views

- 1.14 We would like your views on the Core Strategy options put forward in this document and whether you feel that there are any alternative options. We would also like to know if there are any issues that you feel have not been addressed. To help you respond we have raised questions throughout the document – you do not have to answer them all. You can respond to our consultation online or by filling out a “Core Strategy Options Comment Form” available alongside this document, online and by contacting the Planning Policy team (contact details on page 9).

What happens next?

- 1.15 The next stage will be the preparation of a draft Core Strategy which will be published for consultation during 2010. Your views on the Options Document will be used to shape the proposals in the draft Core Strategy. The Core Strategy is currently due to be examined independently in spring 2011 and adopted by the end of 2011. However before we publish the draft Core Strategy, we may need to consult again on the options and issues, for instance when the Regional Spatial Strategy is finalised.

Diagram 2: Key Stages in the preparation of the Core Strategy

Core Strategy Launch (Issues)	September 2007
Broad public consultation on Issues	October to December 2007
Spatial options document: Broad public consultation on options	October to December 2009
Consultation on draft Core strategy	Autumn 2010
Submit for Examination	January 2011
Examination period	May – June 2011
Adoption	December 2011

We are
here

Please send your comments to us by 11th December 2009

Via the web: www.bathnes.gov.uk/corestrategy

By email: planning_policy@bathnes.gov.uk

By post: Planning Policy Team
Bath and North East Somerset Council
Trimbridge House
Trim Street
Bath BA1 2DP

By telephone: To discuss any aspects of this document, please contact us on: 01225 477548

We have prepared a comment form to assist you in commenting on the Core Strategy Spatial Options which is available from the above sources or local libraries and main Council offices.

Details of other related consultation activities can be viewed on our website www.bathnes.gov.uk/corestrategy. Copies of the consultation calendar are also available on request. Consultation will take place in accordance with the Council's adopted Statement of Community Involvement.

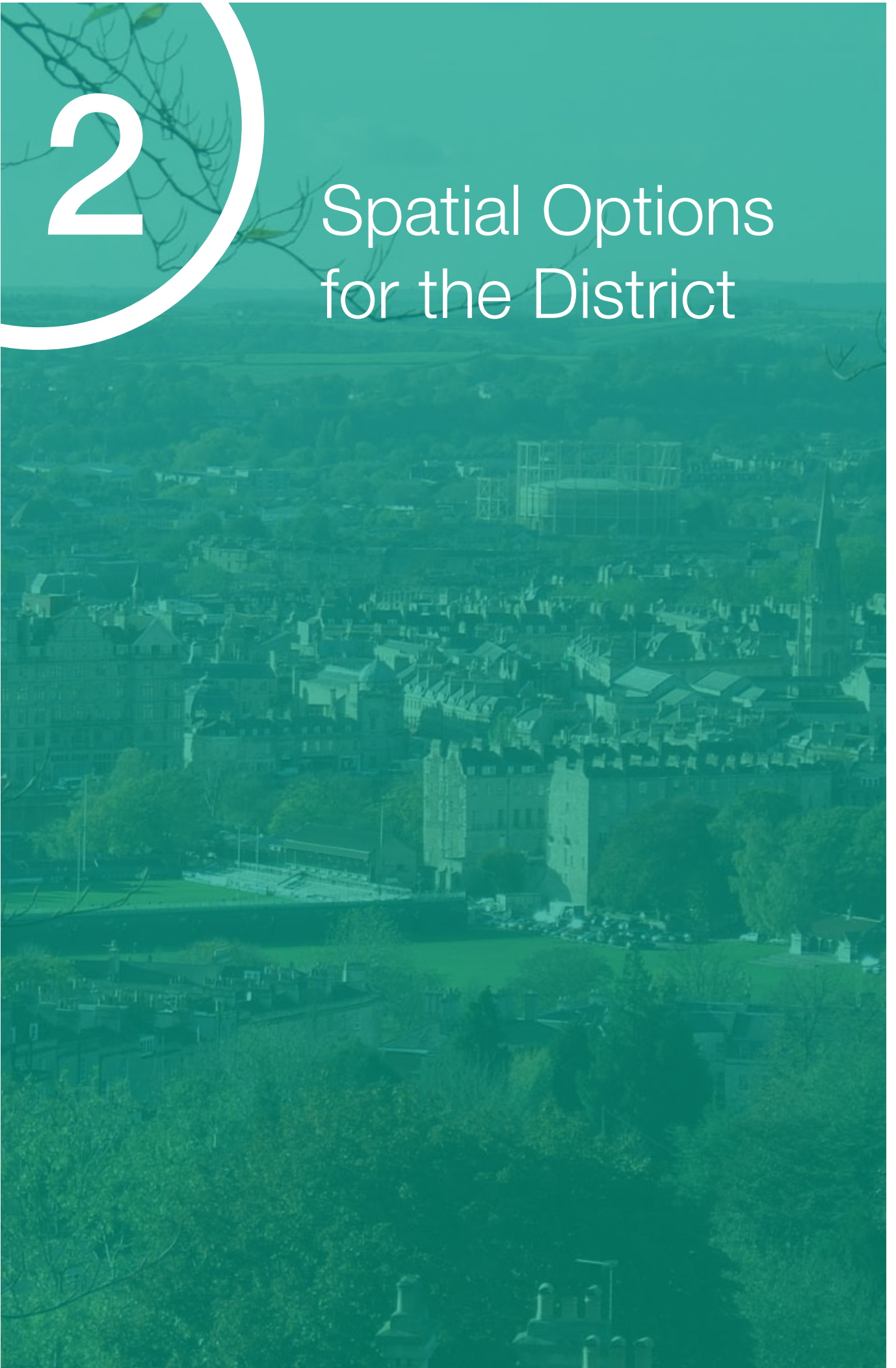
Available for inspection alongside this document are the following related documents:

- A schedule of comments made during the Core Strategy launch consultation
- A consultation report outlining how that consultation was carried out
- Sustainability Appraisal report

Please contact us if you have any particular access needs or require further assistance.

2

Spatial Options for the District



Context

Purpose of the Core Strategy

- 2.1 The Bath & North East Somerset Core Strategy will put in place a planning framework to help guide change and development in the District over the next 20 years and beyond. In 2007 the Council published its Core Strategy launch document. This outlined some of the issues facing the District that need to be addressed by the Core Strategy. This spatial options document outlines the Council's preferred approach in addressing these issues and accommodating necessary change and development, alongside some of the other options that have been considered.
- 2.2 When preparing the Core Strategy it is vital to involve a number of groups with a wide range of interests, including the community, other public sector organisations and the development industry. Part of the reason for preparing the Core Strategy is to make sure that all these parties are aware of changes that are planned. This gives public and private sector organisations the opportunity to plan for future change and new development.

Background to the Core Strategy

- 2.3 We don't have a blank canvas. The background to the Core Strategy is shaped by national and regional policy as well as the circumstances and challenges facing the local area. Our plans must also be in general conformity with the Regional Spatial Strategy (RSS) for the South West. As set out in the Introduction chapter the Council is basing the Core Strategy on the draft RSS.
- 2.4 Accommodating the level of development set out in draft RSS will be very challenging and the Council is committed to achieving this in a sustainable manner, as set out in the Sustainable Community Strategy. It is important that new housing is closely linked to employment opportunities and supported by the necessary infrastructure. General infrastructure needs have been identified and these are discussed in more detail in the relevant chapters. There is some further work in progress to help identify more detailed requirements. If the necessary infrastructure cannot be achieved, then the development cannot proceed.
- 2.5 The relationship between new housing and employment growth has been taken into account in each of the options. Some of the options provide better potential opportunities to support economic growth and jobs. Again, this is outlined in the relevant sections. Since the draft RSS was published, there has been a major change in the country's economic position. Whilst this may have a limited impact on long term growth, the Council will follow the 'plan, monitor and manage' approach and will continue to make changes to the policy framework at regular intervals.
- 2.6 The Core Strategy is also shaped by the challenges that are specific to Bath & North East Somerset and the aspirations of the district. The local context is also defined by two key documents – the Sustainable Community Strategy and the Future for Bath, Keynsham and the Somer Valley.
- 2.7 The Sustainable Community Strategy, which has been prepared by the Local Strategic Partnership, is an 'overarching' strategy. Public services and other partners will use this strategy to work together to improve our area. See Quick Guide 1 below for more detail. The Sustainable Community Strategy is undergoing a 'refresh' as we prepare the Core Strategy to make sure that we have a consistent approach across both strategies.

Quick Guide 1: Bath & North East Somerset's Sustainable Community Strategy

Bath & North East Somerset Sustainable Community Strategy is about making the District an even better place to live, work and visit. The strategy has recently been refreshed and looks ahead over the next 20 year to provide an overview of how public services and other partners will work together to improve our area. It sets the background for identifying the key issues for the Core Strategy. The Strategy focuses on promoting the overall social, economic and environmental well being of our area.

The vision for the refreshed strategy focuses on people, place and communities and has been endorsed by the Local Strategic Partnership as the vision for the area over the longer term. This also forms the Vision for the Core Strategy.

In addition, six linked themes have been identified, each of which can be addressed in part through planning policy. These are:

- The causes and effects of climate change
- The impacts of demographic change
- The need for growth
- Inequalities in our communities
- A focus on thinking local
- The impact of the recession on our economy

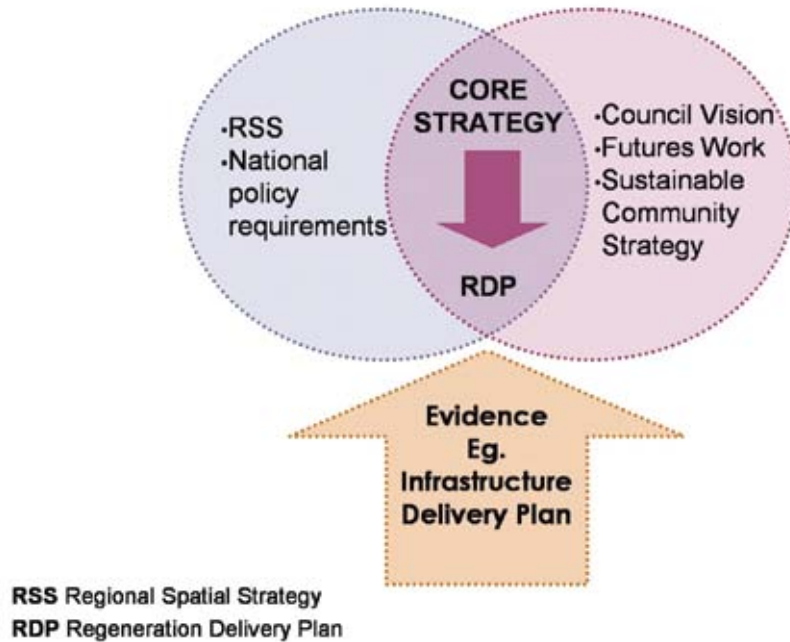
2.8 The Council's long-term place-shaping and regeneration aspirations for the main urban centres within the District are set out in the Future for Bath, Keynsham and Somer Valley visions. The Futures work, which includes proposals to address some of the main issues and challenges facing each centre, will be tested through the Core Strategy, along with the other options and suggestions that have been put forward as part of this consultation. For more information on the Visions see Quick Guide 2. The relationship between the Core Strategy and the Sustainable Community Strategy, the Futures documents and the emerging Regeneration Delivery Plans in the national and regional context underpinned by the evidence base is represented in the diagram below.

Quick Guide 2: The Future for Bath and North East Somerset Visions

A series of long-term place-shaping and regeneration visions for the key urban centres of Bath and North East Somerset Council was developed by the Council between 2005 and 2007. The 'Future for Bath,' the 'Future for Keynsham' and the 'Future for Somer Valley' (Midsomer Norton, Radstock and the surrounding communities) visions seek to guide and shape growth and revitalisation inspired by the distinctive character (or 'DNA') of each place.

Some elements of the visions can be delivered within existing planning policy (Local Plan up to 2011) or may not need to be implemented through the planning system. These will be taken forward via other means, for example, marketing and investment strategies, public realm improvements, economic development and cultural and community activities.

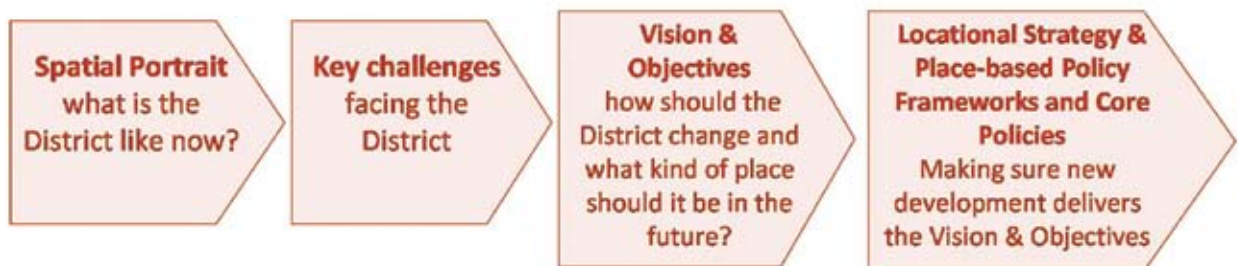
Diagram 3: Contextual Framework for the Core Strategy



Establishing the District-Wide Vision, Strategy and Policies

- 2.9 This chapter sets out the spatial Vision, locational strategy and the policies that cover the whole of Bath & North East Somerset. The District is made up of a series of distinct places and so, the Core Strategy also includes place based chapters that relate to different parts of the District.
- 2.10 The following sections set out how the Council has considered local, regional and national issues when creating its spatial Vision of how the District should develop in the future. This Vision is supported by a number of objectives. The Vision and objectives will be delivered through the locational strategy as well as a range of Core Policies that will help to guide new development and change across the District. The diagram shows a break down of this process and reflects the structure of the remainder of this part of the Core Strategy.

Diagram 4: Core Strategy Process and Structure

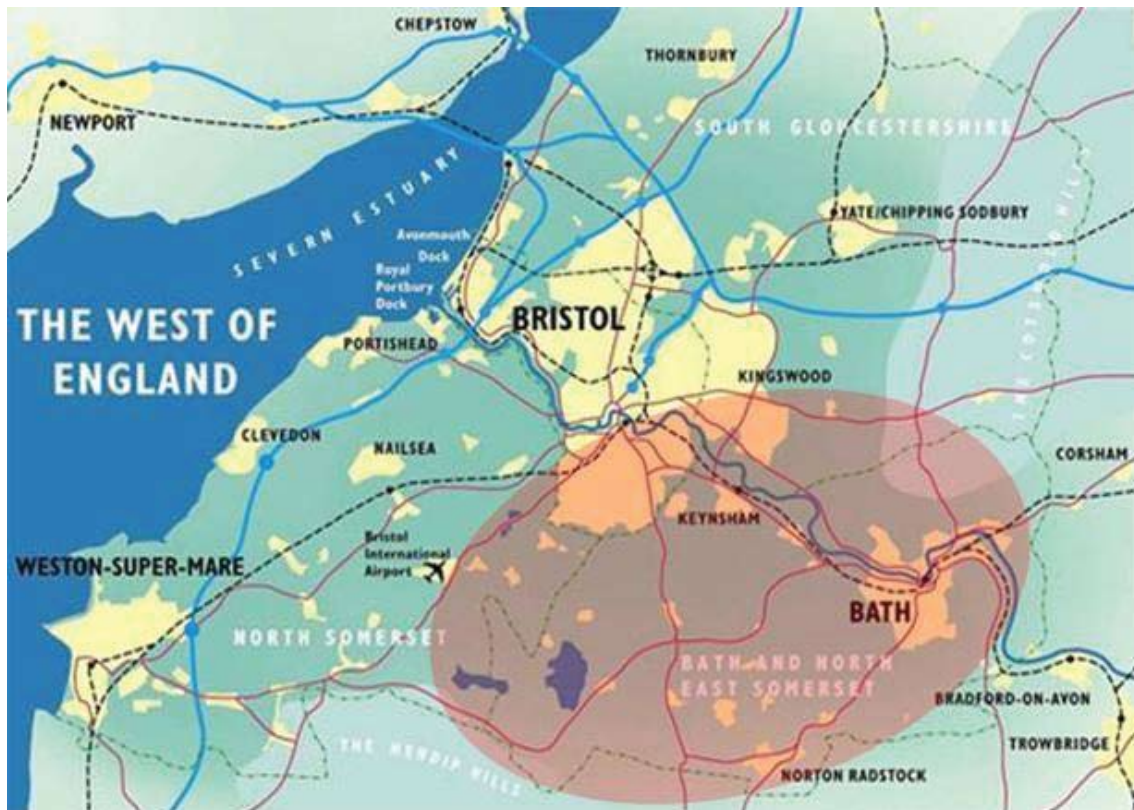


Spatial Portrait – what is Bath & North East Somerset like now?

Bath & North East Somerset within the surrounding area

- 2.11 Bath and North East Somerset is part of the West of England sub region which is dominated by Bristol. Bath and North East Somerset is also surrounded by North Somerset, South Gloucestershire, West Wiltshire and Mendip. Bristol is one of the eight core cities in England and is the key driver of the south west economy, with a wide influence over the area. Bath has a complementary role to Bristol as a centre for employment and cultural and retail activity, as well as being an international tourist destination. Bath enjoys strong links to towns and villages elsewhere within the District and in the areas beyond e.g. Trowbridge and Frome.

Diagram 5: Geographical relationship of Bath and North East Somerset



Bath & North East Somerset – key characteristics

- 2.12 Bath and North East Somerset is made up of a variety of different settlements each with their own character and function set within an attractive and distinctive surrounding countryside. The key characteristics of the district and each of its communities are summarised in the diagram on page 18. The district is described in more detail in the Core Strategy Launch Document which forms the first stage of our work on the Core Strategy. This can be found on the Council's website: www.bathnes.gov.uk/corestrategy

Demographic Profile – some key trends

Resident Population

- Bath & North East Somerset has a growing resident population of 178,300 which is increasing at a higher rate than regional and national trends.❖
- Older age groups are projected to have the highest growth rates: the 75+ age group to increase by 48.8% between 2009 and 2030, while the 65-74 age group to increase by 26.3%.❖
- Proportion of black and minority ethnic residents is significantly lower than the national average.❖
- According to the population projections for Bath & North East Somerset, the overall population will increase by 17.6% between 2009 and 2030.❖

Health and Longevity

- Life expectancy for residents is longer than regional and national trends, although males from the most deprived areas may live 4 years less than other areas.❖
- Health of residents is generally good with a lower proportion of the population with a disability or limiting long-term illness.▼
- Majority of areas are among the least deprived in England for health deprivation and disability with some exceptions.*
- Most of the areas rank amongst the highest in England for children's health with some exceptions within Bath.■

Primary and Education

- Education attainment in all stages up to GCSE is generally higher than the regional and national average.▶
- Significantly higher proportion of 16 and 17 year olds remain in full-time education compared to regional and national trends.▶
- Although the majority of areas are ranked amongst the highest in England for education, there are some inequalities within Bath.*

Economic Activity

- Higher proportion of the District's population is in paid employment than the national average.❖
- Average weekly pay of residents similar to the national average.❖
- Proportion of the working age population is much lower than the regional and national average.❖

Standard of Living

- The number of pensioners claiming pension credit is lower than the average although significantly higher proportion of this group is aged 80 and over.▼
- There has been a significant decline in the number of homeless since 2002/03.▶
- Whilst the majority of areas rank amongst the highest in England for child well-being, there are some exceptions within Bath.❖

❖ Office of National Statistics (ONS) 2007 mid-year population estimates

▼ Department for Work and Pensions (DWP) 2008

* Indices of Deprivation (ID) 2007

■ Child Well-Being Index 2009

▶ Department of Communities and Local Government (DCLG) 2006

What are the main challenges facing Bath & North East Somerset?

2.13 Bath and North East Somerset faces a number of challenges as it plans for the future. The challenges have been identified from a number of studies, the Sustainable Community Strategy, Futures work and the comments made on the Core Strategy launch document. These challenges are quite significant as the District will experience major change over the next 20 years or so. During this time, the causes and effects of climate change will need to be addressed. New development will help ensure the continuing economic prosperity of the area by creating jobs through provision of appropriate workspace and by providing a choice of housing, including increasing the district's supply of much needed affordable housing. Achieving this is key to planning, delivering and maintaining Sustainable Communities. The principal components of a Sustainable Community can be summarised as:

- Housing and the Built Environment - a quality built and natural environment.
- Services - a full range of appropriate, accessible, public, private, community and voluntary services.
- Social and Cultural - vibrant, harmonious and inclusive communities.
- Governance - effective and inclusive participation, representation and leadership.
- Transport and Connectivity - good transport services and communication linking people to jobs, schools, health and other services.
- Economy - a flourishing and diverse local economy.
- Environmental - providing places for people to live in an environmentally-friendly way.

Source: The Egan Review 2004

- 2.14 In planning for the delivery of new development it is vital that the components of a Sustainable Community, local sensitivity and distinctiveness are respected and the key challenges facing the District are addressed. This is the role of the Core Strategy. It will set out how much development is needed, where it should be located, how it will be delivered and how it will be phased. It is important that development is phased so that we balance the need for housing and employment as we go along. We will also need to make sure that the right supporting infrastructure is in place at an early stage. The Core Strategy will also set out key policies that will make sure we achieve the right type of development.

Central Challenge – Climate Change

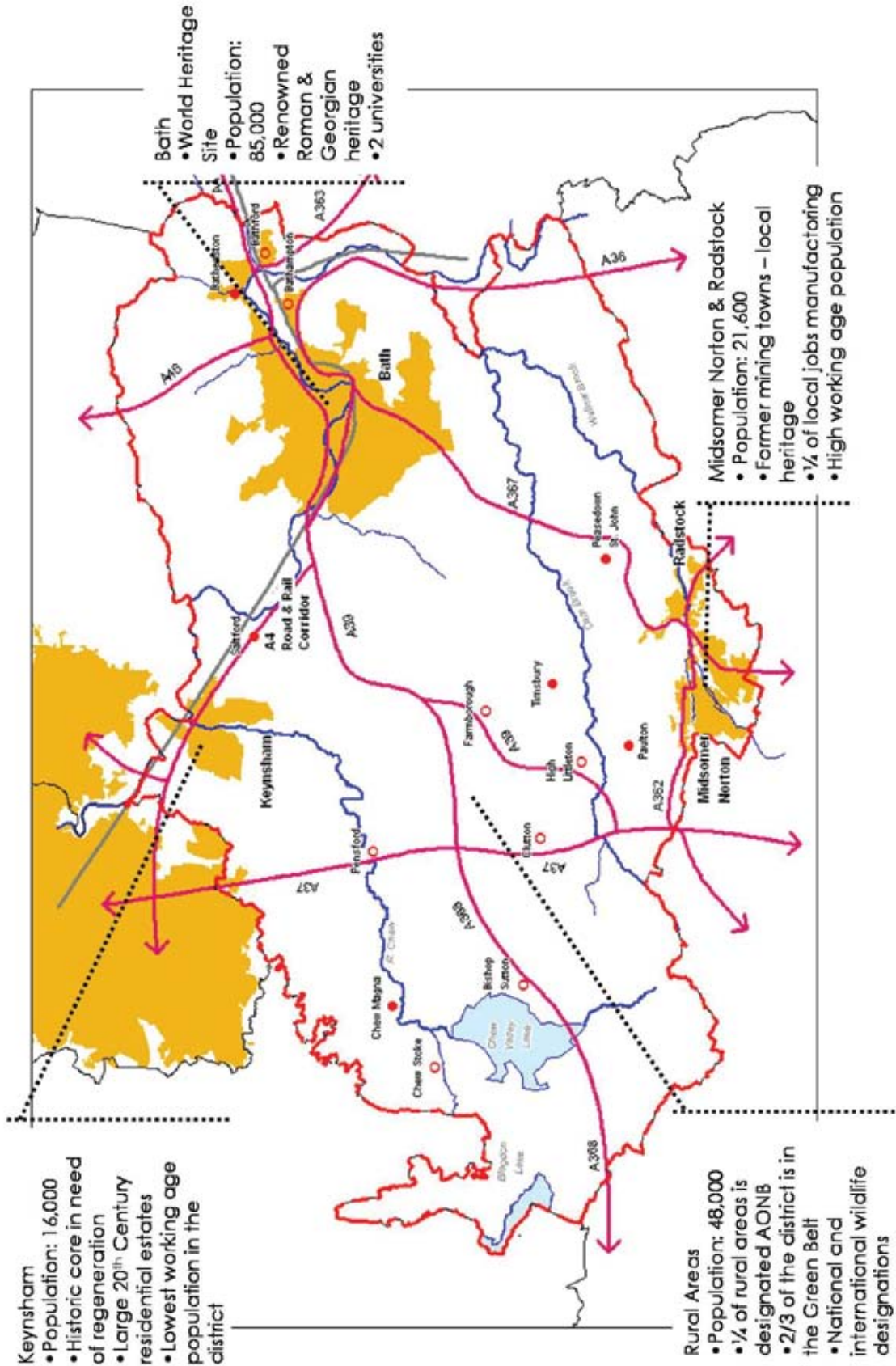
- 2.15 Climate change means that we have to make changes to the way we think and act now. It is already damaging people's health, the natural environment and economic growth. The government has made it clear that carbon emissions in the UK must be reduced and has set ambitious statutory targets to cut carbon dioxide emissions by 34% by 2020 and 80% by 2050. The Council has risen to this challenge by making sure that tackling climate change is our main priority. We also need to look at ways of dealing with the challenges that climate change is already producing such as the increased risk of flooding. Reducing our dependence on fossil fuels and moving towards a low carbon economy is also required if we are to address the issue of 'peak oil'. This suggests that oil production has peaked and in the future supplies will diminish and prices will increase.
- 2.16 As we establish the locational strategy and the core policy framework for the District, the main challenge is to make sure that development and change takes place in a way that minimises the impact on future climate change (see also Delivering the Vision and Objectives section below).

Other Key Challenges

- 2.17 As well as climate change, the other key challenges we need to address in the Bath & North East Somerset Core Strategy include:
- To tackle the lack of and need for more affordable housing
 - To make sure that the necessary infrastructure is provided alongside any new development
 - To protect the District's high quality natural and built environment, and cultural heritage
 - To make sure new development is of a high standard of design and makes a positive contribution to each place in terms of character, sustainable living, economic vitality and well-being
 - To maintain a prosperous economy and to make sure that this prosperity is shared throughout the District
 - To take into account the needs of all sections of the community and to help to reduce inequalities
 - To make sure local needs are met locally
- 2.18 On top of these overarching challenges that face the District, there are more specific issues that relate to the city, towns and villages. These are outlined later in this document. Identifying these issues now is important as they will be used to help bring together our vision and the spatial objectives for these places.
- 2.19 The issues and challenges faced by the whole District and specific places within it have been identified from the comments made on the launch document and also from a number of studies undertaken or commissioned by the Council. These studies form key evidence that support the Core Strategy and make sure that it effectively addresses the issues facing the District.

2 | Spatial Options for the District

Diagram 6: Bath & North East Somerset – Summary of Key Characteristics



Spatial Vision and Objectives

What do we want Bath & North Somerset to be like in the future?

- 2.20 What should the district be like and look like in the year 2026? The Core Strategy will play a central role in achieving the aims of the Council and the other responsible organisations in the area. The Core Strategy is the spatial expression of the Sustainable Community Strategy and the Council Vision. It also reflects the Vision of the West of England Partnership (see below).

West of England Vision for growth:

One of Europe's fastest growing and most prosperous sub regions which has closed the gap between disadvantaged and other communities – driven by major developments in employment and government backed infrastructure improvements in South Bristol and North Somerset.

- 2.21 Set out below is a spatial vision and objectives for the district. They help address the challenges that have been identified. They should also reflect and reinforce the key characteristics and strengths of Bath & North East Somerset and support each of the different communities within the district. The vision and objectives also take into account the public responses to the Core Strategy Launch Consultation in 2007.
- 2.22 The broad spatial vision for the District also provides the context for more specific 'place based' visions. Each of these is set out in full in the relevant place based section.

Proposed Spatial Vision for Bath & North East Somerset

By 2026 Bath & North East Somerset will be an even better place to work, live and visit.

This means that Bath & North East Somerset is a distinctive place with vibrant communities and an exceptional urban and rural environment. Spatially, this means that:

- New development and change support the move towards to a low carbon economy and mitigate the causes of climate change by reducing the district's carbon emissions. It should also help to build up resilience to the unavoidable changes in the climate.
- New homes and jobs have been provided in a balanced way in sustainable locations. The necessary infrastructure is in place at the right time to support any new development, including, if needed, the creation of new attractive and vibrant communities on the edge of the cities of Bristol and Bath
- Bath's role as an important sub-regional economic, service and cultural centre will be sustained whilst respecting its internationally renowned heritage
- The market towns of Keynsham, Midsomer Norton and Radstock will be vibrant and distinctive centres for the surrounding rural communities. They will have regenerated town centres and enhanced employment offer
- The diversity and high quality environment in the rural areas is maintained. These areas have a prosperous rural economy sustained and all residents will have access to the services and facilities they need
- All communities are safe, inclusive and healthy where everyone can meet their full potential
- Residents, visitors and workers can move and get around the district safely and with ease

QUESTION DW1:

Do you agree with this spatial Vision for Bath & North East Somerset?

Spatial Objectives – what needs to take place to ensure the Vision is secured?

- 2.23 To make this vision a reality we have prepared the following draft district-wide spatial objectives. These reflect the objectives of the Sustainable Community Strategy, the Council's 8 priorities and the results of studies we have undertaken. They also take into the account the discussions we've had with our communities and partners. Specific objectives for individual areas are set out later in the document (in each place-based chapter).
- 2.24 The spatial objectives will be achieved by actions taken by the Council as local planning authority, so for example, making sure that planning applications are approved or rejected in line with the spatial strategy and policies set out in the Core Strategy. Any action or decision will be coordinated across the Council to make sure that they work together to achieve the objectives and vision.

Delivering the Vision and Objectives

2.25 The Vision and spatial objectives set out below will be delivered through the spatial strategy and the core policies that will guide development and change across the District. The District-wide locational strategy will also be supplemented by strategies for specific areas or places within the District. Some of the main ways in which the Core Strategy can deliver the spatial objectives are outlined below.

HEADLINE OBJECTIVE:

Tackle the causes and effects of Climate Change



How we will deliver the Headline objective	Policy tool to deliver strategic objective
<ul style="list-style-type: none"> 1.1 Build homes that are close, or easily accessible, to where people work, shop and enjoy recreational activities 1.2 Focus development in locations that have efficient and reliable public transport 1.3 Build homes and commercial premises that are energy efficient and produce lower carbon emissions and are adaptable to climate change 1.4 Increase the use of renewable energy/low carbon energy targets e.g. wind power, biomass and solar power 1.5 Avoid developing land that is exposed to climate change risks including areas prone to flooding 1.6 Promote the management and containment of waste within the District 1.7 Address the local causes of water, air, light and noise pollution and the contamination of land 	<ul style="list-style-type: none"> - PPS1, PPS10, PPG13, (PPS1, PPS22 PPS23, PPS24, PPS25 - RSS Policies SD4, CSS, RE5, SD1, RTS2, SD3, RE6, RE9, W4, RE3, RE5, SD2, F1 - Locational Strategy for B&NES - Place-Based Policy Framework - Strategic Site Allocations - CORE POLICIES: Renewable Energy Targets for Electricity & Heat, Sustainable Construction and Energy Efficiency - Infrastructure Provision - Green Infrastructure - Joint Local Transport Plan - Building Control - Strategic Flood Risk Assessment - Joint Waste Core Strategy - B&NES Waste Strategy

STRATEGIC OBJECTIVE

Ensure that development takes places in a sustainable and low carbon way, supported by the necessary infrastructure

2

How we will deliver Strategic objective 2

- 2.1 Plan for the identified housing, employment, retail and facilities needs
- 2.2 Direct growth to the most sustainable locations to reduce carbon emissions and the need to travel, especially by car
- 2.3 Maintain a broad balance between homes and jobs
- 2.4 Require timely delivery of social and physical infrastructure
- 2.5 Regenerate city and town centres as the focus for economic activity and services
- 2.6 Improve the links between existing and new neighbourhoods
- 2.7 Provide for increased opportunities for sport, recreation and leisure activities
- 2.8 Safeguard minerals resources to make sure there is a continued supply

Policy tool to deliver strategic objective

- PPS1, PPS3, PPG17, MPS1
- RSS Policies SD4, B, D, H, TC1, TC2, CSS, SK1, RE6, RE10, GI1, TO1, TC1, ASD4, CS1
- Locational Strategy for B&NES
- Place-Based Policy Framework
- Strategic Site Allocations
- B&NES Infrastructure Delivery Plan
- **CORE POLICIES: Infrastructure Provision, Green Infrastructure, Safeguarding Minerals, Historic Environment**
- Green Infrastructure Strategy
- Obligations SPD
- West of England Infrastructure Delivery Plans
- B&NES Infrastructure Delivery Plans
- West of England Infrastructure Delivery Plan

STRATEGIC OBJECTIVE

Meeting housing need

3

How we will deliver Strategic objective 3

- 3.1 Make sure that there is enough affordable housing for those who need it
- 3.2 Make sure that there are enough Gypsy, Traveller and Travelling Showpeople sites to meet identified need

Policy tool to deliver strategic objective

- PPS3, Circulars 01/2006 & 04/2007
- RSS Policies H1, H3, GT1, GT2
- Rural exceptions sites policy
- **CORE POLICIES: Affordable Housing, Gypsies, Travellers & Travelling Showpeople**
- Gypsies, Travellers & Travelling Showpeople DPD

STRATEGIC OBJECTIVE

Conserve and enhance the District's high quality natural and cultural heritage



How we will deliver Strategic objective 4

- 4.1 Enhance and manage the built, historic, cultural and natural resources and assets and ensure a high quality, well designed, energy efficient and safe public realm and buildings
- 4.2 Promote mixed use and diverse activity and make sure that places are well connected
- 4.3 Provide and maintain high quality and accessible green infrastructure
- 4.4 Protect and expand a resilient network of wildlife sites that are adapted to climate change and create a more bio-diverse public realm
- 4.5 Retain and enhance local character and distinctiveness

Policy tool to deliver strategic objective

- PPS1, PPS7, PPS9, PPG15, PPG16, PPG17
- RSS Policies E, SD3, SD4, GI1, ENV1, ENV4, ENV5
- Strategic Site Allocations
- **CORE POLICIES: Green Infrastructure, High Quality Urban Design, Nature Conservation, Landscape, Historic Environment, World Heritage Site policy**
- Green Infrastructure Strategy
- Infrastructure Delivery Plan
- Planning Obligations SPD
- World Heritage Site Management Plan

STRATEGIC OBJECTIVE

Encourage and support economic prosperity across Bath and North East Somerset



How we will deliver Strategic objective 5

- 5.1 Encourage and support vibrant city, town and local centres with an attractive public realm, and jobs and services for the local community
- 5.2 Support the creation of a more diverse economic base which increases the availability higher-waged jobs and which builds on the knowledge being developed in our education sector
- 5.3 Make sure there a sufficient supply of employment land and providing modern commercial premises
- 5.4 Provide opportunities for diversifying and strengthening the rural economy
- 5.5 Provide new employment and training opportunities
- 5.6 Support and drive forward an early economic upturn by providing business support services and planning for enhanced employment space within our town centres

Policy tool to deliver strategic objective

- PPG4, Draft PPS4, PPS6, PPS7
- RSS Policies TC1, SK1, ES1, ES2, ES3
- Locational Strategy for B&NES
- Place-Based Policy Framework
- Strategic Site Allocations
- **CORE POLICIES: Green Infrastructure, A Prosperous Economy, Town, City and Local Centres**
- Rural diversification policy (Rural Areas section)
- B&NES Economic Strategy
- Multi-Area Agreement
- Sustainable Community Strategy

STRATEGIC OBJECTIVE

Improve access and reduce traffic congestion and transport related carbon emission



How we will deliver Strategic objective 6

- 6.1 Make sure that new developments are supported by new transport infrastructure
- 6.2 Locate and design new development in a way that reduces the need and desire to travel by car
- 6.3 Design development so that walking and cycling is encouraged by creating attractive segregated routes
- 6.4 Provide new and improved routes and integrated public transport services to allow greater choice and reduce congestion

Policy tool to deliver strategic objective

- PPS1, PPG13
- RSS Policies D, RTS2
- Joint Local Transport Plan
- Locational Strategy for B&NES
- Strategic Site Allocations
- Place-Based Policy Framework
- Strategic Site Allocation
- **CORE POLICIES: Infrastructure Provision, Green Infrastructure, Accessibility and Transport**

QUESTION DW2:

Is this the right set of spatial objectives for the District?

QUESTION DW3:

Are there any others (please specify)?

- 2.26 It is important to be aware that sometimes these objectives may conflict with each other e.g. delivering new housing and protecting the natural environment. Choices need to be made which will influence the spatial strategy options at both the district-wide and place based levels. Quite often these conflicts can be resolved through careful design. We have summarised how well each of the District-wide locational strategy options outlined below meets the various spatial objectives. It must also be remembered that the locational strategy options are also influenced by the context set out at the beginning of this chapter.

The District-wide locational strategy

- 2.27 The draft RSS sets out the amount of new housing and employment development that are needed. It also outlines broadly where this development should take place. Within this framework, the Core Strategy will establish more specifically how and where new development should be delivered. However, the Core Strategy is about more than just where new development should occur; it is also about creating vibrant, sustainable and attractive places where people want to live.

Amount of new development

Housing

- 2.28 The population of Bath & North East Somerset is growing, becoming older, and generally becoming more prosperous. The rising population means that more people have to be housed. There is an increasing trend towards smaller households which again creates more demand for housing. Increased prosperity also means that more people want to own their own home. Based on this, the draft RSS suggests that around 15,500 new homes will be needed between 2006 and 2026. This is an unprecedented level of new development within the District and the Council needs to plan for it through the Core Strategy.

- 2.29 If this level of housing is not provided then it will have serious implications, preventing some people having access to a decent home, making housing less affordable (to buy or rent) and in the longer term damaging the local economy by reducing labour supply and mobility.
- 2.30 The increasing population and growing number of elderly people also places extra pressure on supporting services and facilities so new services and facilities will have to be provided. The Core Strategy needs to make sure we achieve this in a co-ordinated way.

Jobs

- 2.31 The West of England (Bristol-Bath) sub-region has a prosperous economy and acts as the economic powerhouse for the South West of England. To help maintain this economic prosperity in the sub-region and to make sure that Bath maintains its role supporting the wider Region's economy, some economic growth will need to take place. Relative to other parts of the national and global economy economic performance and competitiveness must be improved. Some of the need for new housing in the area is closely linked to this economic growth.
- 2.32 Evidence underpinning the draft RSS suggests that there will be significant levels of economic growth in the West of England over the next 20 years or so. It is estimated that an additional 16,000 jobs need to be planned for in the Bath Travel to Work Area (TTWA). However as the TTWA boundary does not match the Bath & North East Somerset district boundary this figures needs some adjustment. A recent study has set the figure based on draft RSS assumptions for additional jobs in B&NES at about around 17,000.
- 2.33 The West of England Partnership (including Bath & North East Somerset Council) Vision is that the area is one of Europe's fastest growing and most prosperous sub-regions. The Council supports the need for balanced economic and housing growth and making sure that happens alongside the provision of the necessary transport infrastructure and supporting social and community facilities. Planning for the delivery of this new development is the key role of the Core Strategy.

Broad spatial strategy – distribution of new development and creating places where people want to live

- 2.34 The Council agreed a broad locational strategy for Bath & North East Somerset at the RSS Examination in Public and so many of the fundamental choices as to where significant new development should take place have already been made.

Settlement Hierarchy

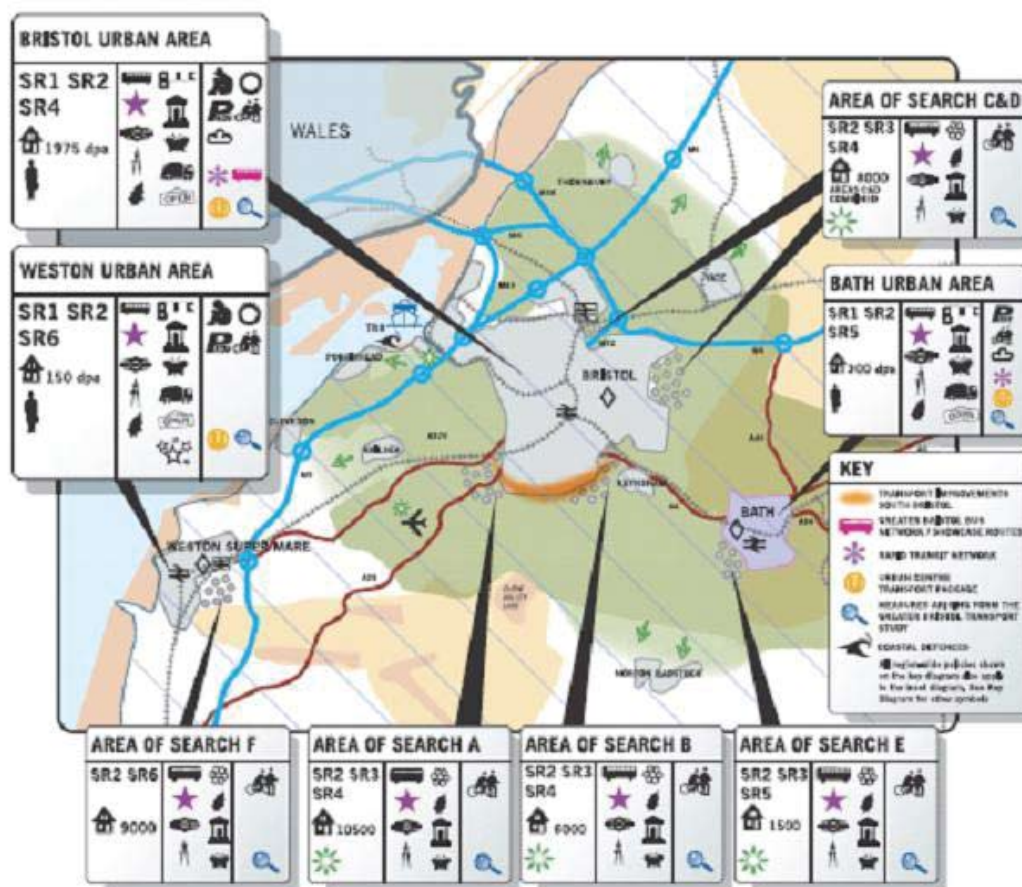
- 2.35 The draft RSS identifies a hierarchy of settlements:
- Strategically significant cities and towns (listed in the RSS) – in Bath & North East Somerset, this is Bath
 - Market towns (called policy B towns in the RSS and to be identified in the Core Strategy)
 - Large rural settlements (called policy C settlements in the RSS and again to be identified in the Core Strategy)
- 2.36 The strategy sets out to make sure that most new housing and economic development is focussed on the large urban areas (strategically significant cities) of Bath and Bristol. Further development will then be directed towards urban extensions. The main reason for this is to help reduce the need to travel,

2 | Spatial Options for the District

particularly by car, as these urban areas are the main centres for jobs, services and facilities and are locations best served by public transport.

- 2.37 Some local development should take place in towns that are already centres for local employment and services (policy B towns that will be identified in the Core Strategy). Development in these areas should aim to support greater self sufficiency. This means that creating a balance between providing new homes and creating new jobs is a central theme of the location strategy.

Diagram 7: Draft RSS – West of England Spatial Strategy



- 2.38 The draft RSS set out a general policy of development restraint in the rural areas. However, it does suggest that some larger villages (policy C settlements to be identified in the Core Strategy) may act as centres for limited locally needed development (see rural area chapter). Indeed the Council considers that some development should take place in the rural parts of the District in order to help sustain vibrant rural communities.

- 2.39 Options for the district wide location strategy are somewhat limited by the national and regional planning policy. However, the two strategy options shown below look at the extent to which development should be focussed on Bath and Bristol and also looks at the role of the towns and villages within the District. These options are based on the results of studies we have done, discussions with other service providers and comments raised during the consultation on the Core Strategy launch document.

Development critical to delivering the vision

2.40 There are certain areas where development and regeneration is key to the vision for the whole of the district. National policy allows areas considered central to the achievement of the vision for the district to be allocated as “strategic sites”. These sites will need to be delineated with an outline boundary on an ordnance survey base map at the publication stage of the Core Strategy. It is then possible for Masterplans for these areas to be prepared in the form of supplementary planning documents.

2.41 There are a number of advantages to this approach, including:

- promotion of key development opportunities linked to the regeneration of strategically important locations (such as town centres)
- Encouraging more effective engagement of all necessary stakeholders in the early visioning and objective setting work for the Core Strategy
- Greater certainty in seeking to deliver large scale development
- Identification of critical pieces of infrastructure needed to bring forward large scale development

These benefits reflect advice from the Advisory Team for Large Applications (ATLAS).

2.42 These strategic sites will be significant areas of future change, and in each of the chapters the reason why these sites are key to the delivery of the vision for the area is justified. At this stage the strategic sites are shown diagrammatically as broad areas, detailed evidence will be needed to support the strategic site allocations as the Core Strategy develops.

2.43 The strategic site allocations in the Core Strategy will include:

- Bath River Corridor
- Keynsham (Town Centre, Somerdale factory and linking area including train station)
- Midsomer Norton Town Centre
- Radstock Town Centre
- New Neighbourhood at Bath (urban extension)
- New Neighbouring at South East Bristol (urban extension)

Strategy for Bath & North East Somerset

2.44 Both options have been evaluated to see how well they will support the Council’s Vision and spatial objectives. Whilst each of the options presented has its advantages and disadvantages the Council has a preferred approach and this is also set out below.

2.45 The Core Strategy also sets out clear options for specific places within the district. This is because Bath & North East Somerset is characterised by a variety of places that have different characteristics and functions. The place based options set out in the chapters listed below are also linked to the district-wide strategy options (see diagram below).

Chapter 3: Bath and its urban extension

Chapter 4: Keynsham

Chapter 5: South East Bristol Urban extension

Chapter 6: Midsomer Norton and Radstock

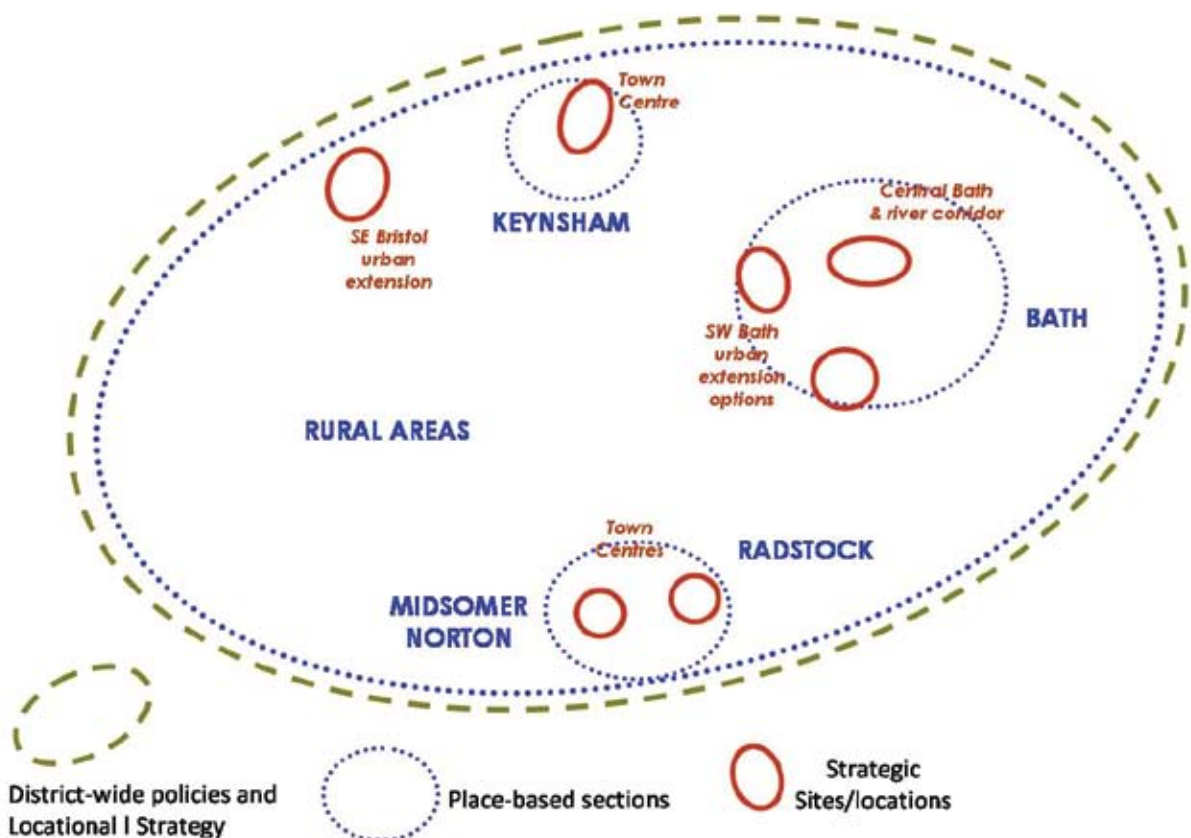
Chapter 7: Rural Areas

2 | Spatial Options for the District

Delivery

- 2.46 The Core Strategy should set out how much development is intended to happen where, when, and by what means it will be delivered. Government policy set out in PPS12 makes it clear that delivery of the spatial vision and objectives is central to the Core Strategy. PPS12 states that the Core Strategy “needs to show how the objectives will be delivered, whether through actions taken by the Council as planning authority ... or through actions taken by other parts of the Council or other bodies. Particular attention should be given to the co-ordination of these different actions so that they pull together towards achieving the objectives and delivering the vision.”
- 2.47 In order to demonstrate that development can be delivered the Council also needs to establish what physical, social and green infrastructure is needed to support and enable development and identify how and when it can be delivered. This will be addressed by the Infrastructure Delivery Plan (see also proposed core policy framework on Infrastructure Provision). Part of the Infrastructure Delivery Plan will consider how infrastructure provision will be funded, including elements provided through mainstream funding as well as developer contributions.

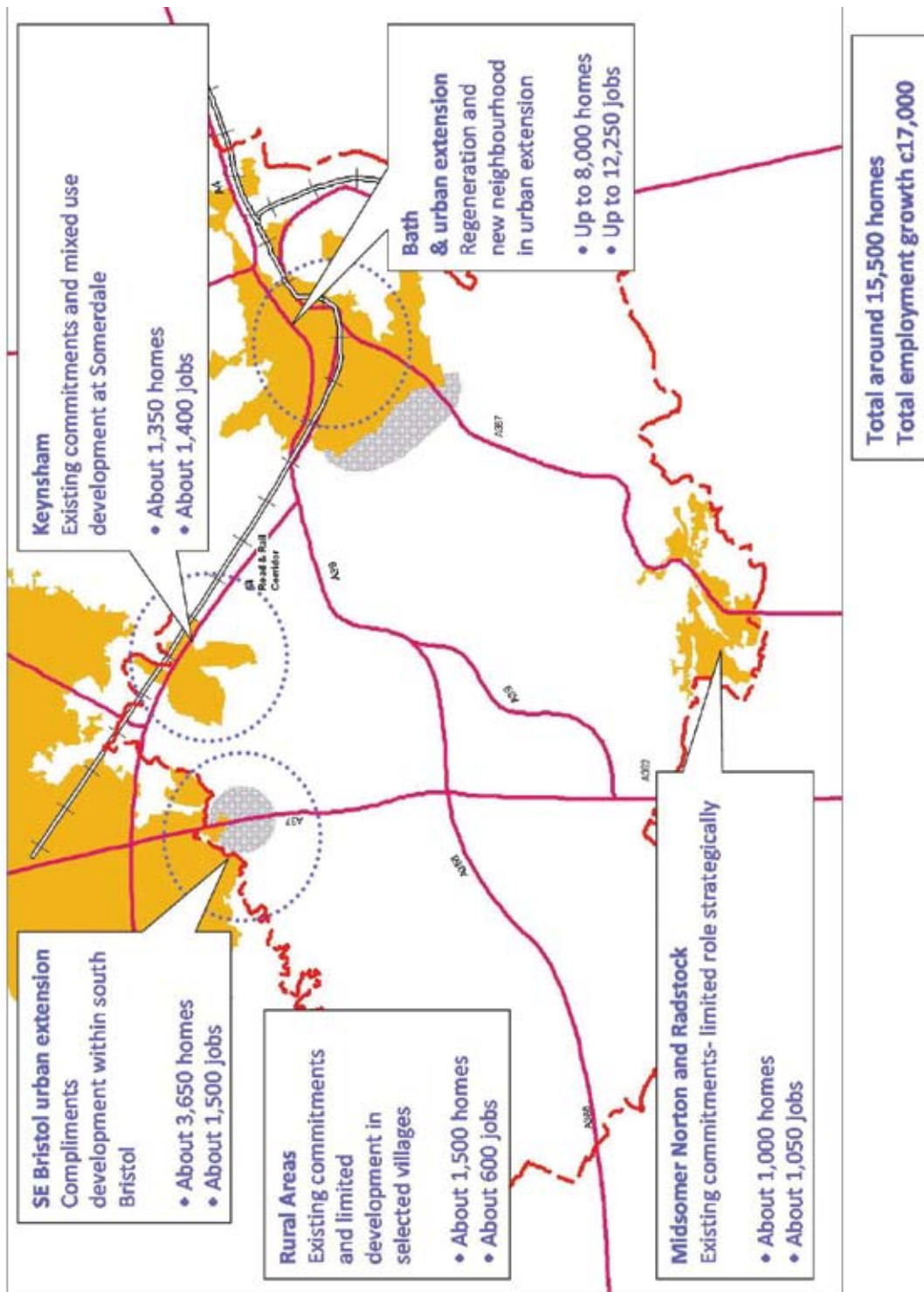
Diagram 8: Geographical Policy Framework for the Core Strategy



District-Wide Locational Strategy Options

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

Diagram 9: Key Characteristics of District-wide Strategy Option 1



Key Features of option 1

- This option broadly reflects the spatial strategy set out in draft RSS. Bristol and Bath are considered the most sustainable locations for new housing and employment opportunities, so this is where new development will be focused.
- Housing and employment development must be accompanied by major improvements to the strategic transport infrastructure.
- As Bath is the most successful and significant area for an employment centre in the District, job growth will be concentrated here.
- In Bath this option requires regeneration of major sites in and close to the city centre and along the river corridor to be completed by 2026. It is also dependent upon the release and mixed use redevelopment of the MOD sites in Bath.
- 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 option 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.
- There will be some employment in Keynsham, Midsomer Norton and Radstock (focused mainly on 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 limited to central areas and sites that are already earmarked for development. These new homes, along with the new employment opportunities and improved retail facilities will help contribute to the regeneration of the town centres.
- In the rural areas there will be limited new housing development (in addition to that already committed) where needed. Development will mainly focus 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.

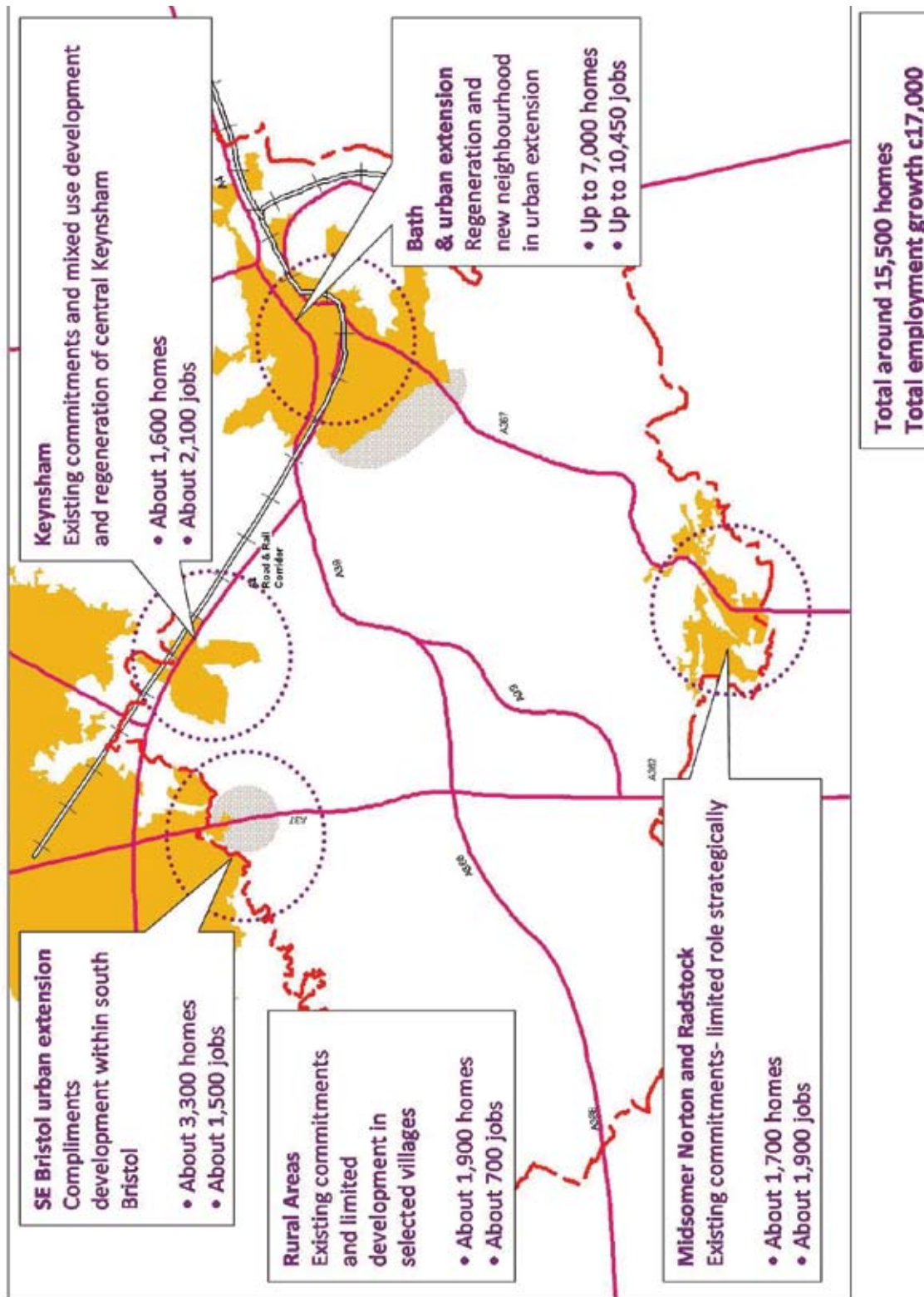
Key Infrastructure and delivery requirements

The Council has made an initial assessment of the infrastructure requirements that will be needed for this option. These include:

Transport	<ul style="list-style-type: none"> Improvements to the transport infrastructure will focus on the new urban extension in the south east Bristol and also the Keynsham and Salford area (see place based sections for potential transport measures). Transport improvements set out in the Bath Package and the Joint Local Transport Plan will help to address the impact of development. Investigations are also underway to work out what further improvements are needed.
Children's Services	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> There will be contributions from developers towards local improvements. The development proposed in this option 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. We are waiting for further information from Bristol Water.
Green Infrastructure	<ul style="list-style-type: none"> The provision of Green Infrastructure will need to be made in accordance with the Council's Green Infrastructure Strategy which is currently being prepared. Strategic Green Infrastructure 'corridors' will be included within urban extensions. There is more information on Green Infrastructure in each of the place based chapters.
Flood Management	<ul style="list-style-type: none"> Work is underway to find out what measures are needed to manage flood risk within redevelopments in Bath.
Community Facilities	<ul style="list-style-type: none"> There are no strategic requirements arising but see place based chapters for local provision.
Waste	<ul style="list-style-type: none"> Strategic issues are being addressed through the West of England Joint Waste Core Strategy.
Health	<ul style="list-style-type: none"> No strategic requirements identified by the Strategic Health Authority. 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

Diagram 10: Key Characteristics of District-wide Strategy Option 2



Key features of option 2

- In this option there is less focus on development within the cities of Bath and Bristol. It also recognises the difficulties of developing in some of the brownfield areas within Bath. This option takes into account the potential environmental impact of the south east Bristol urban extension and also reflects concerns about the amount of development that can be delivered by 2026.
- Less of the economic development (particularly office based employment) will be directed towards Bath. This reflects some concerns about the issue of excessive concentration of office development in the city.
- There will be 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. Additional office and industrial floorspace will also be created.
- Allows for and supports more intensive and enhanced regeneration of central Keynsham.
- More housing development in Midsomer Norton and Radstock will lead to greater levels of regeneration in the town centres as well as helping to make possible the regeneration of brownfield sites elsewhere in the town.
- The regenerating of urban brownfield land will be the priority to help avoid expansion into greenfield land.
- This option would lead to a wider geographical spread of new homes and new jobs.
- There will be more housing development in rural areas than proposed in option 1 and this development will focus on a wider range of sustainable villages.
- In line with option 1, this route will help maintain the vitality and long term future of these rural communities by encouraging greater diversity in rural economies. Major job growth is focussed on opportunities in Paulton and Peasedown St John.

Key Infrastructure and delivery requirements specific to this option

2.48 The strategic infrastructure and delivery requirements of option 2 are similar to those for option 1. The main areas of difference are outlined below. More specific differences have also been discussed under the related place based options in the relevant chapter later in the document.

Key different infrastructure requirements of Option 2:

Children's Services

- Smaller urban extension to south east Bristol makes it more difficult to support provision of a new secondary school, therefore, a review of secondary education for children in this part of the district would be needed.

How well do Options 1 and 2 achieve the objectives?

Spatial Objective	Met	Comments
1. Tackle the causes and effects of climate change	✓	Most development is directed towards the cities of Bath & Bristol where many people work, take part in leisure activities and shop which are well served by public transport. For both options (especially option 1), much of the development in Bath takes place in the river corridor so we will need to look at the issue of flood risk. For Option 2, this strategy leads to a greater spread of development across the rest of the District than option 1 so it could result in an increased need to travel.
2. Ensure that development takes place in a sustainable and low carbon way supported with necessary infrastructure	✓	Most development takes place in the most sustainable locations and the strategy results in the regeneration of city/town centres. It also makes sure that the necessary infrastructure is put in place. Option 1 proposes a broad balance between jobs and homes across the District, although more of the new jobs tend to be focused on the city as this is already well served by public transport. Option 2 also proposes a broad balance between jobs and homes across the District but achieves a slightly better spread across all areas of the district (e.g. Bath and Keynsham).
3. Meet housing need	✓	New homes including affordable housing will meet the need identified in the draft RSS.
4. Conserve and enhance the District's high quality natural and cultural heritage	✓ / X	Both Options focus significant levels of development on brownfield sites within the city and towns so reducing the potential harm to the natural environment. Both options also promote the need for green infrastructure particularly in the urban extensions. However the development of urban extensions to Bath and south east Bristol as outlined in option 1 is likely to cause harm to important environmental assets. Option 2 also proposes the development of urban extensions to Bath and south east Bristol, which again is likely to cause harm to important environmental assets, but this will be slightly reduced on the edge of Bristol compared to option 1.
5. Encourage and support economic prosperity across Bath & North East Somerset	✓	For Option 1, the strategy plans for forecast economic growth and focuses this on the District's most successful and significant economic centre, Bath. It also promotes vibrant city and town centres. For Option 2, the strategy provides for forecast economic growth focused on Bath but to a lesser extent than option 1. This means that other parts of the District can benefit more from economic growth, potentially resulting in increased vibrancy in the town centres than option 1.
6. Improve access and reduce traffic congestion and transport related carbon emissions	✓	For Option 1 development is located in a way that reduces the need to travel by car by focussing it on Bath and south east Bristol. For Option 2, locating development at Bath and south east Bristol minimises the need to travel by car. However, more development in the towns and rural villages than in option 1 may result increased travel by car.

Council’s Preferred Strategy

2.49 Both of the options presented meet most of the spatial objectives and there is relatively little difference between them. However, option 2 takes a more realistic view of the development capacity we can achieve within Bath and the south east Bristol urban extension. This is especially true in light of the current economic recession which has resulted in a slow down in the number of sites being brought forward for development. This would affect the amount of development that could be achieved by the end of the Core Strategy period. Option 2 will also help the Council achieve its objectives of regenerating the central areas of Keynsham, Midsomer Norton and Radstock, and creating more sustainable communities. Therefore, option 2 represents the Council’s preferred option.

QUESTION DW4:

What are your views on the two District-Wide spatial strategy options?

QUESTION DW5:

Are there any other reasonable options we should be considering in light of the national and regional policy context and our spatial vision?

2.50 The final version of the Core Strategy will need to include a key diagram which is a map of the District illustrating the spatial strategy and its delivery. Diagram 14 at the end of this chapter is intended to form the basis of the key diagram and will be developed as we move through the Core Strategy process. Currently it represents some key spatial strategy information including settlement hierarchy, major greenfield development locations, areas where infrastructure improvements will be needed and key environmental designations.

Relationship between the District-Wide Spatial Strategy Options and the Place Based Strategy Options

2.51 The strategy options for different parts of the District are set out in the following chapters. These place based options link to the two District-Wide strategy options. The diagram below summarises the relationships between the different options.

Diagram 11: Summary of Relationship Between the District-wide Strategy Options and the Place-based Options



Core Policies

Introduction

- 2.52 In addition to place specific policies, the Core Strategy will also need to set out generic, district-wide policies in order to ensure development contributes to the implementation of the vision and spatial objectives and other requirements. As well as establishing the long term policy framework for the District, they will support the delivery of development and will guide the content of other policies in the Bath & North East Somerset Local Development Framework.
- 2.53 It is important that the Core Strategy does not repeat national or regional policy. In setting out the policy approach we have taken account of national and regional policy guidance, the results of key studies and other relevant evidence as well as the issues identified through the consultation on the Core Strategy launch document and other ongoing discussions with key stakeholders and other organisations.
- 2.54 The core policies and the place specific policies are complementary so it is important that the policy framework is read as a whole. The Core Strategy options document does not set out draft policies for consultation but looks at the scope, content and the options that need to be considered when drafting high level policies for the draft Core Strategy.

Climate Change

1

What you think is important...

- Need to address climate change, reducing carbon emissions, tackling peak oil issues and increasing renewable energy generation
 - The Council should take a lead to create a low carbon economy
 - Make more use of brown field sites and existing buildings before allocating new land
 - Manage flood risk and the location of new development
 - Surface water management
 - Water supply and water quality
- 2.55 Climate change is one of our most important challenges. The Core Strategy must set out a local framework for addressing climate change. This is a priority for the Sustainable Community Strategy and the Local Area Agreement.
- There are two main strands of action which need to be taken:
- Taking steps to mitigate the potential impact of climate change upon Bath and North East Somerset; including meeting national targets to reduce CO₂ emissions of 34% by 2020 and 80% by 2050 (this is measured against a 1990 baseline).
 - adapting to the impact of climate change upon Bath and North East Somerset, its residents, and the natural environment.
- 2.56 It is important to make sure that the approach we take is relevant to our circumstances so that the policies within the Core Strategy are effective. In order to understand current statutes and establish baselines, various studies such as Strategic Flood Risk Assessments and Renewable Energy Research and Planning (June 2009) have been prepared.
- 2.57 The latter was prepared to help develop evidence based renewable energy targets and policies for B&NES. We have only presented the high level policy in the policy options below. The Research provides greater detail.

Climate Change Mitigation

Renewable Energy

Proposed Policy Framework

Main policy elements to include:

- Setting overall District targets for generation of electricity and heat from renewable sources in B&NES
- Providing decentralised energy to supply new development
- Encouraging sustainable construction and energy efficiency

Policy: Overall district targets for electricity and heat in B&NES

Option 1 Set the minimum targets as recommended by the research

	B&NES Potential Capacity Target (MW)	B&NES Potential Renewable Energy Generation Target (MWh)
Electricity 2020 Target Capacity	51 MWe	70,000
Electricity 2026 Target Capacity	76 MWe	120,000
Heat 2020 Target Capacity	120 MWth	190,000
Heat 2026 Target Capacity	223 MWth	350,000

Option 2 Set higher targets than recommended by the Research realizing technical potential

2.58 The UK Renewable Energy Strategy (July 2009) and The UK Low Carbon Transition Plan (July 2009) were published after the Research was undertaken. They set clear targets for renewable energy generation as well as supporting systems such as ‘the Renewables Obligations’ for large renewable development and the ‘Feed-in-Tariff’ for households. Clearly these government support systems will speed up the delivery of renewable energy generation therefore making it easier for us to achieve more renewable energy generation.

Draft Policy Explanation

2.59 The Renewable Energy and Sustainability Research assessed the Technical Potential (the maximum possible energy generation) and the Minimum Target Potential (more realistic targets) for renewable energy within B&NES.

2.60 The technologies that have been considered are: Wind turbines, Biomass, Hydro, Solar Photovoltaic (PV), Solar thermal hot water, Waste, Ground Source Heat Pumps (GSHP) and Geothermal Heat. The Research identifies the potential for existing buildings as well as new development proposed by the draft RSS. This work is based on certain professional assumptions and expertise set out in the Renewable Energy Research but further assessments need to be carried out when developments are proposed. This also gives a snap shot based on the availability of current technologies and commercial considerations.



What the suggested targets would mean for B&NES for 2020

2.61 The table below outlines the potential level and mix of technologies that are likely to be required to meet the suggested target for 2020 in Option 1. At the moment these are just suggestions, and are not specific requirements.

Technology	2020 target
Wind turbines – large scale 2.5MW (approx 80 – 100 metres height from ground to blade tip)	Up to 9-10 large turbines
Wind turbines – small scale 25kW to 75kW (approx 30 – 40 metres height from ground to blade tip)	Up to 10 smaller turbines
Biomass	250,000MWh of biomass resource would be needed to meet the potential demand from new and existing development. B&NES current biomass resource is 98,200MWh. 5% biomass heating uptake on existing stock.
Hydro	Approximately 3 hydro sites would need developing along the Avon
Waste	All organic kitchen, garden, supermarket and farm wastes should be processed in Anaerobic Digesters in order to produce biogas and fertiliser.
Solar Photovoltaic	13.5% uptake on existing stock, uptake on new build will vary according to the development configuration and location.
Solar thermal hot water	19% uptake on existing building stock. Approx 30-40% uptake on new buildings
Ground Source Heat Pumps	5% uptake on existing stock, uptake on new build will vary according to the development configuration and location
Geothermal heat	Heat from the hot spring discharge used. e.g. For heating local buildings.

2.62 Identifying renewable energy potential is only the first step on the ladder to actually delivering them. There are a range of issues that will need to be tackled to make sure that we realise the full potential of these options. The Research identifies key issues and recommendations which include:

- Making sure that potential wind turbine sites are located near to new developments and that opportunities to supply renewable energy to existing near-by buildings and communities is also explored.
- Making sure there is a quick turnaround of wind energy applications.
- Setting up a wood fuel group to support the creation and promotion of a biomass (woodfuel) supply chain.

- The Council should lead by example : Public sector buildings should lead the way in installing combined heat and power (CHP) and renewables to provide ‘anchor loads’ (large heat load that requires heat more or less continuously) for district heating and low carbon infrastructure networks.
- Identifying a number of public sector demonstration projects.
- Setting a clear definition of how renewable energy could be used in an appropriate way in listed buildings e.g. particular types of building integrated technologies such as Solar Photovoltaic.
- Making sure that the new status of permitted development for microgeneration within conservation areas and the World Heritage Site is understood and takes place.
- Addressing the financial implications of using renewable energy technologies and adopting energy efficiency measures.
- Making sure that new buildings are “future proofed” for renewable energy i.e. designed in a way that allows easy installation of further renewable technologies
- Establishing Renewable Energy Action Areas, for example in the Somer Valley, which will show how community led planning and the implementation of renewable energy can work.

QUESTION DW6:

Do you agree with the targets suggested by the research or should we aim for higher targets?

QUESTION DW7:

Can you comment on any other planning framework to ensure a smooth and effective way to support renewable energy production?

QUESTION DW8:

Do you think a local policy should be developed to support retro-fitting?

Decentralised Energy to Supply New Development (on site requirement)

Proposed Policy Framework

Suggested Policy

Larger scale developments* will be expected to provide, as a minimum, enough on-site renewable energy to reduce emissions from energy used on the development by the equivalent of 20%. Developers will be expected to show that they have looked at all the renewable energy options available, and have designed their developments to include any renewable energy requirements.

*over 10 dwellings or 1000m2 of non-residential use.

Responding to the Draft RSS RE5 (Renewable Energy and New Development)

- 2.63 Targets are based on carbon emissions rather than on renewable energy generation. Developers are encouraged to reduce carbon emissions by using energy efficient technologies and design first, then to demonstrate a reduction in carbon emissions from renewable energy sources. A Sustainable Energy Strategy will need to be prepared alongside any planning applications for larger scale developments.

2.64 This is based on more ambitious targets than the Draft RSS interim target, but provides a clear indication to the renewable industry that there is a strong commitment to carbon reductions in the B&NES area. Larger scale developments provide great opportunities to increase the use of decentralised energy production. This is particularly true where low-carbon communal/district heating and large-scale freestanding facilities such as wind turbines can be installed. This is also an important consideration as micro-renewables will need to play a major role if the overall 2020 renewable energy targets are to be realised.



QUESTION DW9:

Do you agree with the targets suggested by the Research?

QUESTION DW10:

Do you agree with this threshold?

Sustainable Construction and Energy Efficiency

Proposed Policy Framework

New development should seek to address issues of resource and energy efficiency and reduce carbon emissions at the following levels:

Policy Option

All new development will be required to meet specific sustainability standards that are set out at a national level. National policy and Draft RSS Policy G allow Local Authorities to expect higher levels of building sustainability than those set out nationally. The research recommends that the following standards be met:

		2010 – 2012	2013 – 2015	2016 – 2019	2019 –
Residential Development	Urban Extensions	N/A	N/A	CSH level 6	CSH level 6
	Brownfield development Over 500 dwellings	CSH level 4	CSH level 4	CSH level 6	CSH level 6
Non-Residential development (compared to Building Regs 2006 standard)	Urban Extensions	N/A	N/A	100% reduction	100% reduction
	Brownfield development Over 1000m2	25% reduction	44% reduction	70% reduction	100% reduction

CSH = Code for Sustainable Homes

The use of wind energy, and communal/district heat networks as well as other new technologies as appropriate should be encouraged for urban extension developments.

Draft policy explanation

- 2.65 The Government has set out its intentions for improving the carbon performance of new developments. To help achieve this, it has tightened up the Building Regulations for new homes along the following lines:
- 2010 – a 25% carbon reduction beyond current requirements (CSH level 3);
 - 2013 – a 44% carbon reduction beyond current requirements (CSH Level 4); and,
 - 2016 – 100% carbon reduction beyond current requirements (CSH Level 5/6).
- 2.66 New development should maximise energy efficiency and use renewable and low carbon energy where ever possible. At a local level it may be possible to achieve higher than national standards. The Research suggests that the higher targets could be achieved for the potential urban extension development and other major developments.

QUESTION DW11:

Do you agree that major development should meet higher targets than national standard?

QUESTION DW12:

Do you agree with the threshold or should it be lower?

Sustainability Checklist

- 2.67 The draft RSS also states local policy development should consider existing regional evidence, including the South West Sustainability Checklist. This could be a required part of planning applications, adapted to meet the needs of B&NES and be regularly updated to reflect the latest thinking on sustainability. Further information on the Checklist can be viewed on the South West Sustainability Checklist website: www.checklistsouthwest.co.uk/checklist

QUESTION DW13:

Should the Checklist be required as part of planning applications?

QUESTION DW14:

Should use of the South West Sustainability Checklist be discretionary?

Climate Change Adaptation

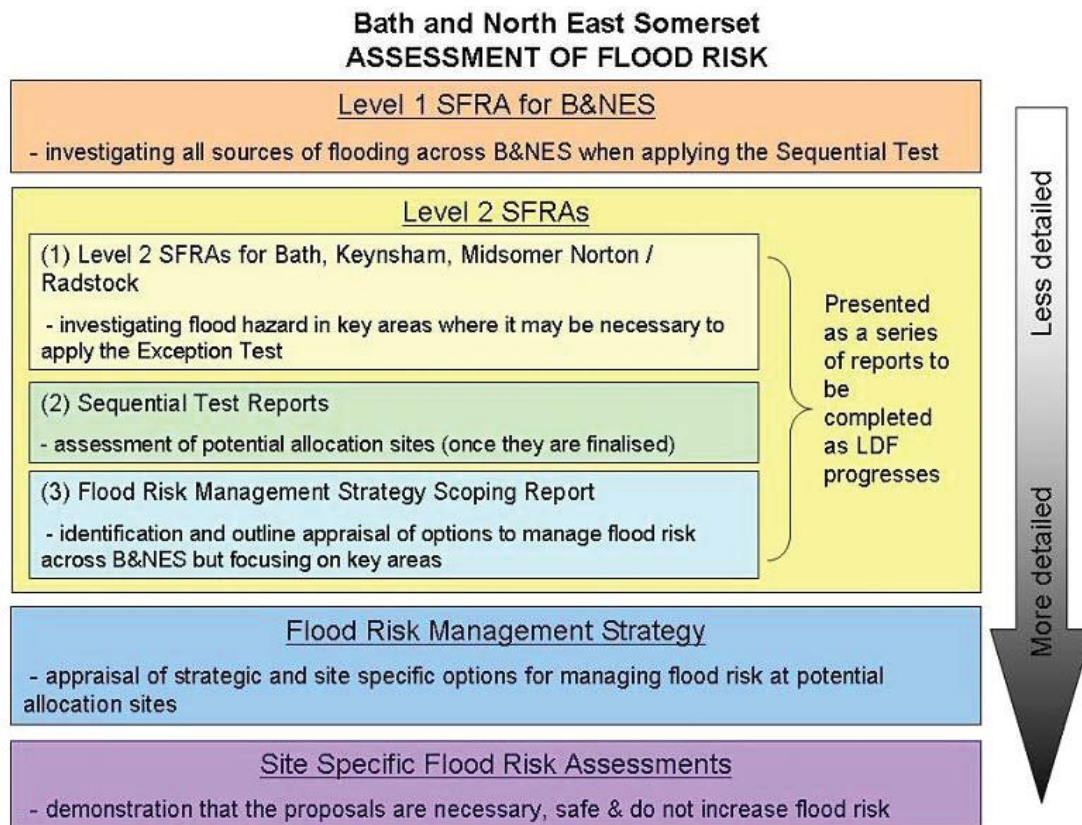
- 2.68 The Meteorological Office has made some predictions about the future impacts of climate change. This provides us with a base from which to plan what measures need to be put in place to help us adapt to these changes. The predictions show that we should expect warmer wetter winters, hotter dryer summers, rising sea levels and an increased amount of extreme weather events. Making plans to manage the impact of these within the spatial policy will help to avoid higher management costs in the future.

2 | Spatial Options for the District

Flood Risk Management

- 2.69 Planning Policy Statement 25 requires Local Authorities to apply the Sequential Test at all stages of planning. This will help steer new development to areas with the lowest probability of flooding. The Strategic Flood Risk Assessments (level 1 & 2) were prepared by specialist consultants. The assessments look at the probability of flooding and take into account various sources of flooding as well as the impacts of climate change. This document is used when applying the Sequential Test. A Sequential Test report has been prepared for all the Strategic Sites allocations.
- 2.70 Since Flooding is one of the key issues for the district, particularly as we take into account the effect of climate change, the Council is also preparing the Flood Risk Management Strategy. This is being carried out in partnership with various stakeholders such as the Environment Agency.

Diagram 12: B&NES Assessment of Flood Risk



Sustainable Drainage Systems (SUDS)

- 2.71 To help us prepare for and adapt to the risk of flooding brought about by climate change, we need to make the most of opportunities to reduce surface water run-off through the use of sustainable drainage systems. This will help reduce it adding to flood risks elsewhere. We will look at ways of linking this with the development of Green Infrastructure.

Water Conservation

- 2.72 The Council will expect new developments to look at ways to reduce, reuse and recycle water, for example using water efficient fixtures and equipment within developments to adapt to water shortages from climate change.

Retro-fitting existing buildings

- 2.73 Since the majority of buildings in the district are already built, and 41% of carbon emissions are generated by the domestic sector, measures to reduce carbon emissions from existing buildings and settlements, and adapt to the impacts of climate change, shall be supported. To the extent allowable within national regulations, local policy will be developed to ensure this.

QUESTION DW15:

PPS25 and RSS Policy F1 sets out clear policy direction for the flood risk and SFRA provides the base for the sequential approach in flooding. Do we also need specific local policy in the Core Strategy?

Development Growth and Infrastructure

2

What you think is important...

- More intensive use of brown field sites and existing buildings before allocating new land
- Planning for a careful balance between infrastructure, workspace, recreation and housing
- Protection and enhancement of green infrastructure
- Make sure that new developments are strategically located, with infrastructure in place prior to construction
- Need to secure the necessary funding for infrastructure

Infrastructure Provision

Proposed Policy Framework

Main policy elements to include:

- New developments, including any urban expansion, must be supported by the timely delivery of the required infrastructure (including transport, waste, water and energy supply, community services, education, health, culture, faith, low carbon and renewable energy measures, sport and green infrastructure) to provide balanced and more self contained communities
- Any contributions that are negotiated between the developer and the local authority are based on the Planning Obligations SPD and its successors
- Key Infrastructure requirements will be set out in the Core Strategy and supported by an up-to-date Infrastructure Delivery Plan
- Identify how the Council and its partners will make the vision for the district a reality.
- A robust monitoring system should be put in place to track each element of the delivery.

Draft policy explanation

- 2.74 The Core Strategy must be supported by evidence of what physical, social and green infrastructure is needed to support the developments proposed in the locational strategy. This evidence will include the costs of infrastructure, who will be responsible for providing it and when it will be provided. It will be funded in various ways. Some funding will be provided by the Council, some through national funding streams, and some from developer contributions or through the investment programmes of other service providers.
- 2.75 The Council is preparing an Infrastructure Delivery Plan (IDP) which will present this evidence and will make sure that the planned infrastructure can meet the needs of new development and also close the gaps in existing infrastructure. The IDP will include a high level assessment made by the West of England Partnership as well as some more specific work carried out within the District. The plan will cover issues such as the viability of a development and its roll out and timing. It will also outline how and when key infrastructure will be provided. It will look at the need: transport, open and green space, energy provision and secondary education as well as flooding, water supply, energy provision, sewerage and drainage, healthcare provision.
- 2.76 The details of the infrastructure needed for new developments and that needed to reduce gaps in existing infrastructure have been highlighted in the relevant sections of the spatial options (see strategic requirements identified for District-wide options on pages 31 and 33 and the place-based chapters for more detailed place specific requirements). The Core Strategy will also include a general policy (see above) that makes sure that all new developments are supported by the necessary infrastructure, including forms of energy supply that help to reduce carbon emissions.

QUESTION DW16:

Does the proposed core policy for Infrastructure Provision include all the necessary elements?

Green Infrastructure

Proposed Policy Framework

Main policy elements to include:

- Create and enhance a network of diverse and multifunctional Green Infrastructure for the benefits of sport, recreation, access, local food production, nature conservation, landscape, climate change adaptation and mitigation, wood fuel production, sustainable transport, community health and cohesiveness
- Set out the broad locations of existing essential Green Infrastructure and identify opportunities to extend the network including identification of indicative GI priority areas within a sub-regional context
- Seek to maximise access opportunities to existing and new Green Infrastructure
- Safeguard against loss of open space or recreation facilities especially where they contribute to the wider Green Infrastructure network
- Development proposals should contribute to the provision and enhancement of the Green Infrastructure network wherever possible
- Develop an Implementation and Delivery Plan coordinated with those of neighbouring authorities
- Produce detailed plans for the delivery and management of Green Infrastructure especially in urban extensions
- Establish and commit to an agreed set of Green Infrastructure standards including for the urban extensions

Draft Policy Explanation

- 2.77 Green Infrastructure (GI) is a network of undeveloped land that can be used to deliver a wide range of benefits to existing and new communities. It includes open green spaces, street trees and woodland, other natural habitats, access routes and the historic landscape. GI helps support health and well being, local responses to climate change, sustainable travel, wildlife habitats, landscape quality and sustainable water management. PPS12 Defines GI as a ‘network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities’. The Council will be developing a definition that outlines the wider benefits of GI for B&NES.
- 2.78 When we look at ways of improving and maintaining the GI, particularly in areas where there is going to be rapid growth and development, we look at the whole network of green spaces and corridors across the sub-region as one system that works together. The Council is preparing a Green Infrastructure Strategy which will be developed within the sub-regional context to ensure that cross-boundary GI issues are recognised and addressed.
- 2.79 A well-designed and integrated network of GI provides a wide range of direct and indirect benefits to people. This includes a greater sense of community, improved health and well being and also local solutions to climate change. GI is also a positive factor in business location and investment decisions. As well as identifying existing GI and planning new GI we will also put standards in place that will help us to deliver, and then manage the GI of the district into the future.

QUESTION DW17:

Does the proposed core policy for Green Infrastructure include all the necessary elements?

Community Services and Facilities

Proposed Policy Framework

Main policy elements to include:

- Promote healthy lifestyles and address health inequalities by providing for a comprehensive range of community infrastructure to serve existing and future communities and neighbourhoods and promote community cohesiveness (to include social; health services; educational, training and skills provision; recreational, sports, play facilities; and cultural and leisure facilities)
- Emphasis on meeting local needs locally and increasing the availability of local produce
- Safeguard against the loss of community facilities, unless it can be demonstrated that they are no longer needed by the community they serve and are not needed for any other community use
- Address issues of connectivity and make sure that everyone has the same opportunities and access to services and facilities.
- Encourage participation in community and cultural facilities by ensuring that these are appropriately located and accessible
- Ensure timely provision of new community/social infrastructure to meet the needs of all major new development

- Improve the availability of and access to facilities for learning (including community education) and gaining new training and skills that meet changing needs.
- Support development of extended schools
- Encourage flexible use of community facilities and venues and co-location of services
- Promote increased role of voluntary sector and support volunteering opportunities
- Cultural facilities are particularly encouraged in the city and town centres or linked to neighbourhood and local centres to add diversity and activity to the cultural scene and public realm, including the urban extensions

Draft Policy Explanation

2.131 This policy aims to understand the community facility needs of existing and future communities and to facilitate delivery of community facilities that are relevant and efficient whilst bearing in mind the aspirations of local communities.

2.132 Successful community facilities and services will be integral to the vibrancy of communities across the District. Good community facilities provide opportunities for interaction between people, to get involved in activities and to have increased accessibility to basic services. This benefits the social prosperity of communities across the district, whilst providing knock on benefits for sustainability and the economy.

2.133 The basis for the development of this policy includes analysis of background evidence such as the Access to Rural Services Study, the Local Area Agreement targets, the joint strategic needs assessment and work on our community facilities audit. The Local Strategic Partnership (LSP) also have a key role to play; and ongoing collaborative working on needs assessments for community facilities and services is crucial (in line with RSS policy CS1).



QUESTION DW28:

Does the proposed core policy for Community Services and Facilities include all the necessary elements?

Safeguarding Minerals

Proposed Policy Framework

Main policy elements to include:

- The need to safeguard existing sites and allocated resources to make sure that we are able to meet the existing need for building stone
- The need to safeguard existing sites and, if appropriate, to identify new sites for aggregate recycling facilities in the right locations
- Making sure that mineral extraction does not have a negative impact on the environment, climate change or on local communities
- Making sure that restoration is carried out as soon as reasonably possible and that proposals improve the character of the local environment and
- To make sure that the scale of operations is appropriate to the character of the area and the roads that serve it

Draft policy explanation

- 2.80 Limestone is the principal commercial mineral worked in the District. There are currently two active sites – one surface workings and one underground mine. Minerals are a finite and important resource both nationally and locally. Unlike most other forms of development mineral extraction can take place only where the mineral is found. Therefore it is important to protect areas where it is known, or suspected, that commercially valuable minerals exist. The RSS states that mineral planning authorities must make sure that the region is able to continue its contribution to national requirements.

QUESTION DW18:

Does the proposed core policy for Safeguarding Minerals include all the necessary elements?

Waste

- 2.81 A Joint Waste Core Strategy Development Plan Document is being prepared to set out the planning strategy for the provision of waste management infrastructure within the West of England. The Strategy is being prepared by the four West of England unitary authorities of Bath & North East Somerset, Bristol, North Somerset and South Gloucestershire Councils. When adopted, the Strategy will supersede some of the waste policies in the current Local Plan. The Strategy will set the Vision, Strategic Objectives and policies for waste management. These will all reflect the 'Waste Hierarchy' which is shown in the diagram below. It also identifies strategic sites for the development of Residual Waste Treatment Facilities. These facilities are an important part of delivering the strategy and investment requires a long lead in. It also provides an approach for managing local facilities such as recycling, processing and treatment facilities. Details can be found at <http://www.westofengland.org/waste/planning>.
- 2.82 The West of England's Joint Residual Municipal Waste Management Strategy was adopted in June 2008 and sets a framework for managing municipal residual waste generated in the West of England. The B&NES Waste Strategy 'Towards Zero Waste 2020' provides the steps we need to take now and over the next few years to reduce the amount of waste that we produce, to recycle as much as possible and to develop new ways of treating the remaining waste.

Diagram 13: The Waste Hierarchy



Meeting Housing Need

3

What you think is important...

- New housing should be linked with demand and development focussed around existing social and economic infrastructure
- Meeting identified affordable housing needs is essential
- Given the high level of housing need whether the current policy percentage of 35% affordable housing should be increased
- Reasonable emphasis should be on shared equity or other intermediate housing provision to help create balanced communities

Affordable Housing

Proposed Policy Framework

Geography Options

Option 1: A district wide policy setting out the proportion of Affordable Housing (AH) and the mix of housing or 'tenure split' required

Option 2: This allocates a different percentage (%) of AH and tenure split for each of the six Strategic Housing Market Assessment (SHMA) zones, which are Bathavon, Bath City North, Bath City South, Keynsham, Norton/Radstock and Rural

Option 3: A district wide policy for all large strategic sites, but adopt a zonal approach to all non-strategic sites

Comment

With Option 3 need to define what we mean by 'large strategic sites'.

Proportion Options:

Option 1: 40% (below 50% despite evidence of very high need from SHMA)

Option 2: 50% (below the level of need in the SHMA but considered to be a more realistic target)

Option 3: Vary % of AH between Brownfield and Greenfield/ Urban Extension sites, for instance 40% and 50% respectively to reflect the higher cost of developing brownfield sites

Site thresholds Options:

Option 1: All sites to have an affordable housing obligation, except self-build projects

Option 2: All sites to have an affordable housing obligation, with no exceptions

Comment

In both options the Council will expect a reasonable one off payment or 'commuted sum' on all small sites. A small site is one of less than 15 units in urban areas and less than six units in rural areas. Self build projects will need to be clearly defined.

Tenure split Options:

Option 1: 90% social rented / 10% intermediate housing as per SHMA evidence

Option 2: 75% / 25% as per current Local Plan Policy HG.8

Option 3: Sliding scale dependent on the level of AH, e.g. if there is 50% AH then there is a 60/40 (social rent/intermediate) tenure split, but if there is 40% AH then there is a 75/25 split

Comment

Intermediate housing is PPS3 compliant shared ownership, fixed equity or sub-market rent. It is NOT low cost market housing. It needs to be flexible to respond to market conditions, see affordability of intermediate housing below.

Mix of Affordable Housing:

Approach: Social Rent – 1 bed (20%), 2 bed flat (20%), 2 bed house (30%), 3 bed house (20%), 4 + bed house (10%)

Intermediate Housing – 1 bed (20%), 2 bed flat (40%), 2 bed house (15%), 3 bed house (23%), 4 bed house (2%)

Comment

B&NES will need to carry out another study to justify varying the mix of social rented and intermediate AH from that advised in the SHMA by reducing the number of one bed flats to a maximum of 20% and allocating two bed flats to couples to help create more stable and balanced communities.

Affordability of Intermediate Housing Options:

Option 1: A district wide definition of the upper and lower household income levels that is split by property size

Option 2: Income levels broken down for each of the six zones, split by property size

Comment

An Income driven approach, such as 'intermediate housing to be targeted at households with an income between £20,000 and £35,000 per annum' would help ensure that households in need of affordable housing can afford intermediate housing.

Rural Affordable Housing Options

Option 1: RSS Policy C settlements, AH policy top priority of planning obligations, local connections for market housing, Exceptions Policy in other villages

Option 2: RSS Policy C settlements, normal AH policy applies, Exceptions Policy in other villages

Comment

Legal and planning law implications to be considered in terms of local connections for market housing.

Strategic Viability Testing

- All of the options shown above are subject to viability assessments which will take into account building sustainability
- It is extremely important to get the viability assessment right as it is likely that there will be challenges made to the policy if it is not done well
- The viability assessment may mean we need to make some slight changes to the percentage, and tenure split of the AH for each of the six zones

Parameters for affordable housing policy

- 2.83 The spatial strategy sets out the options for the location and level of new housing. The Core Strategy must make certain that we are providing the right amount of affordable housing by setting the site size threshold for affordable housing, the percentage of affordable housing on sites and identifying the proportion of social rented and tenures.
- 2.84 The Strategic Housing Market Assessment (SHMA) provides information on the housing need in Bath & North East Somerset. It shows that there is a need for 116% affordable housing across the district i.e. affordable housing need is greater than the overall housing target of the draft RSS.
- 2.85 The current Local Plan target is 35%. This figure is also the draft RSS affordable housing policy requirement for all new housing in the South West, not just those over a certain size threshold (Policy HD1). The RSS figure of 35% is the amount needed to be achieved and is not an upper limit or target. The RSS also makes it clear that where there is a greater need for AH the proportion will be set higher than 35%. The policy also addresses the need to provide a range and mix of types of homes and tenure that is based on local needs.

QUESTION DW19:

Do the proposed policy parameters for meeting housing need include all the necessary elements?

Gypsies, Travellers and Travelling Showpeople

Proposed Policy Framework

Provide guidance on identification of suitable sites for permanent and transit pitches and determining planning applications, including:

- Intended occupants need to meet the definition of gypsies and travellers in Circular 1/2006 and gypsies and travellers and travelling showpeople in Circular 04/2007
- Consider the appropriateness of developing in the Green Belt and the affect on areas that have nationally recognised designations
- Minimise the impact on local areas as well as improving relationships with permanent local communities
- Consider the proximity to shops, schools and health facilities by public transport, on foot or by cycle
- Make sure there is space for parking, turning and servicing of vehicles and also enough space for storing and maintaining equipment
- Make sure that vehicles are able to access the public highway without causing traffic congestion or issues with safety
- Look at the issues of nuisance, safety and amenities and also the potential impact on climate change
- Consider the availability of essential services, such as water, sewerage and drainage and waste disposal facilities
- Make sure that the landscape design offers privacy and also minimises the impact on the surrounding area
- Consider the impact on the local environment and the character of the area
- Avoid areas at high risk from flooding

Draft Policy Explanation

- 2.86 Local Development Frameworks must consider the accommodation needs of gypsies, travellers and travelling showpeople. There is currently a national and regional 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 conflicts that can arise from the setting up of unauthorised camps.
- 2.87 The RSS recognises that that gypsies, travellers and travelling showpeople are not one single group so we need to make sure that we are able to provide for their differing cultural needs relating to residential homes and stopping places. There are currently no authorised gypsy and traveller sites within the District and there are no sites allocated for this use in the Bath & North East Somerset Local Plan.
- 2.88 RSS Policy GT1 requires that 19 permanent pitches and 20 transit pitches are found for the gypsy and travelling communities in Bath & North East Somerset for the period 2006 – 2011. This should be increased by 3% every year. These figures reflect the recommendations of the West of England Gypsy and Traveller Accommodation Assessment (WoE GTAA) which was undertaken in 2007. RSS Policy GT2 sets the requirement for Travelling Showpeople Pitches at 51 plots for the West of England HMA by 2011. The GTAA indicates that one of these plots could be provided in Bath & North East Somerset for travelling showpeople.
- 2.89 The number and location of sites will be decided through a separate Development Plan Document (DPD) in line with Circulars 01/2006 'Planning for Gypsy and Traveller Caravan Sites' and 04/2007 'Planning for Travelling Showpeople'. However Circular 1/2006 says that a criterion based approach needs to be taken in the Core Strategy when looking at the location of gypsy and traveller sites which will be used to guide the allocation of sites in the relevant DPD. The proposed policy will set out the criteria to provide a context for determining any planning application that may happen before the DPD is prepared or in addition to sites allocated.

QUESTION DW20:

Does the proposed core policy for Gypsies, Travellers and Travelling Showpeople include all the necessary elements?

High Quality Environments

4

What you think is important...

- Provide the effective protection of areas of landscape value including AONBs
 - Protection and enhancement of the natural environment
 - Retain the Green Belt
 - Conservation Areas, listed buildings, World Heritage Site and its setting should be protected
 - Maintain the distinctiveness of each of the individual towns and villages
- 2.90 Climate change will have an impact on the character and use of the built environment and landscape. The level of this impact will depend on the effectiveness of the measures we put in place to help manage, and adapt to climate change. This is the headline objective for this Strategy. We also need to bear in mind that achieving economic growth and building more homes will also put pressure on the environment and our natural resources. So it's important that we put plans in place to help protect and improve the character of our countryside, and our towns and villages. In addition, PPS1 states that any

local approach to protecting landscape and townscape needs to be consistent with PPS 22 and will not prevent the supply of any type of renewable energy, except in exceptional circumstances. The Council's Sustainable Community Strategy reinforces this point.

- 2.91 The District has a diverse range of landscapes that includes the Cotswolds and Mendip Hills which are both designated Areas of Outstanding Natural Beauty (AONB). A high level of protection is already given to nationally recognised landscapes and townscapes (Cotswolds and Mendip Hills AONBs, Bath World Heritage Site and 37 other conservation areas) and their settings, as well as nationally important wildlife habitats, and natural resources and ancient monuments. Environmental quality has a direct impact on overall quality of life and health and well being. The conservation and management of this natural, built environment and archaeological heritage brings social and economic benefits for local communities.

Highest Quality Urban Design

Proposed Policy Framework

Main policy elements to include:

- The impact of all development proposals on climate change
- Development proposals should meet the following standards:
 - Secured By Design
 - Manual for Streets (for all development)
 - By Design
- Building for Life standards
 - A good or very good standard is required for all major development that includes residential accommodation at pre-application stage i.e. a score of at least 14/20 must be achieved as assessed by an independent Accredited BfL Assessor
 - The Design and Access statements should address the Building for Life criteria
 - Building for Life standards for all completed major schemes will be reported in the Annual Monitoring Report (AMR)
- All development proposals should take into account the local design guidance and appraisals including:
 - Character Appraisals
 - Conservation Area Appraisals
 - Local Design Statements e.g. Village Design Statements
- Development proposals should aim to benefit the wider community, by reducing anti-social behaviour, crime and the fear of crime, and they should also consider the community aspirations that are expressed through:
 - Community Plans
 - Parish Plans
 - Community engagement activities
 - Strategies and Plans produced by the Council or other public service providers

- Development proposals for allocated sites will be informed by:
 - Strategic site allocations which will take into account urban design e.g. design-led capacity work, urban design analysis etc
 - A masterplanning approach will be taken for all Strategic Site Allocations in the form of Supplementary Planning Documents. This includes the use of Concept Statements, Design Briefs and where appropriate Design Codes. There will be a focus on scale, density, massing, height, landscape, layout and access rather than very rigid detail
 - Development briefs will accompany sites allocated in the Site Allocations DPD
 - A commissioning programme for public art projects will be expected at the outset
 - Where relevant, development proposals should include an assessment of the impact that the heights of buildings would have on environmentally sensitive sites such as the World Heritage Site
- Locally specific design and access policies responding to recommendations for the LDF in PPS1
 - Durable and adaptable buildings
 - Responds to local context and reinforces local distinctiveness
 - Safe and accessible environments
 - Accessible and inclusive
 - Visually attractive as a result of good architecture and landscape design
- For major developments, consultation will take place with the South West Design Panel, the Bath Urban Regeneration Panel and other local design panels as appropriate to the scale and significance of the scheme.
- Design and Access Statements will include Sustainability Statements and should consider operational waste management and reduce energy loss and construction waste throughout the design process

Draft policy explanation

- 2.92 Bath & North East Somerset is a district with a delightful and diverse character. Development in the district should respond to and be inspired by the area's historic environment and setting. The area needs high quality developments that have sustainable, low carbon buildings and that add value to communities. It is vital we avoid architecture which is a poor quality copy.
- 2.93 The district has striking and varied landscapes which are an important part of the local area. The topography of the district and the local response to this is another defining element of the district. The variety of building materials that are used in different areas of the district also adds to the sense of place. Urban design in the district should also consider the aspirations of the community. Design policies that are specific to particular areas in the district are included in the area based policies in the Core Strategy.
- 2.94 The Commission for Architecture and the Built Environment's (CABE) standards "Building for Life" are a tool that is used when considering proposals for new housing development. These standards have been adopted and are a performance indicator that will be used as part of the Annual Monitoring Report. There will be a general presumption that new development should attain the silver or gold standard.

QUESTION DW21:

Does the proposed core policy for High Quality Urban Design include all the necessary elements?

Minimum space standards for private housing

2.95 England has had minimum space standards for publicly-subsidised housing for many years, but no minimum standards for private housing. A recent CABE report (Space in new homes: what residents think) calls on local planning authorities to ensure much higher space standards for private housing development.

Proposed Policy Framework

Option 1: Set minimum space standards for private housing that are the same as publicly subsidised housing. This is likely to have an impact on local land values.

Option 2: Set minimum space standards for private housing that go some way towards those for publicly subsidised housing, although is not as demanding. This would require a comprehensive evidence base to be developed to support the policy.

Option 3: Add a policy that requires that all housing meets the Joseph Rowntree Lifetime Homes standards, so that homes are adaptable and flexible in their use. This policy will help to make sure that homes are fit for purpose and that rooms are flexible, this guidance will be considered in the determination of planning applications.

Nature Conservation

Proposed Policy Framework

Main policy elements to include:

- Protect and enhance the District’s biodiversity and geodiversity assets, recognising that the distribution habitats and species will be affected by climate change and provide for the appropriate management of these through the planning process and partnership initiatives
- Priority given to preserving and enhancing sites of international and national importance
- Priority given to meeting regional and local biodiversity targets for maintenance and restoration and recreation of priority habitats and species
- Maximise opportunities for enhancement and restoration of ecological and geological assets
- Ensure that a network of wildlife corridors is retained and enhanced to facilitate migration through the landscape and built environment which can be incorporated into a broader Green Infrastructure network to ensure biodiversity assets become less vulnerable to the impacts of climate change
- Development that acts as a barrier to species movement and fragmentation of existing habitats should be avoided
- Development proposals should avoid harm to biodiversity or geology conservation interest and provide biodiversity or geological improvements
- Development proposals to be accompanied by sufficient information to assess the effects of development on protected species and sites, biodiversity or geology.

Draft policy explanation

2.96 Bath & North East Somerset benefits from a good network of natural habitats and features including many internationally, nationally and locally protected wildlife sites, and ranging from ancient woodlands and hedgerows, to flower-rich grasslands and important bat foraging corridors. It is recognised that measures to address climate change will change existing land uses, potentially in areas that are currently protected. Since climate change is acknowledged to be the main threat to biodiversity and the natural environment globally, such measures will be prioritised. In some cases, the measures will enhance biodiversity, in other cases, care will need to be taken to mitigate their effect on local biodiversity.

Our key natural assets include:

- Chew Valley Lake is recognised as a Special Protection Area (SPA) for its international importance for migrating birds
- Combe Down and Bathampton Mines form part of the 'Bath & Bradford-on-Avon Bats' Special Area of Conservation (SAC)
- Compton Martin Ochre Mine is a component site of the North Somerset and Mendip Bat SAC.
- 27 SSSIs
- Around 300 local sites of nature conservation interest (SNCl)s
- Around 60 Regionally Important Geological Sites (RIGS)
- Currently 7 Local Nature Reserves

2.97 The RSS stresses the importance of meeting the South West Regional targets for maintenance, restoration and recreation of priority habitats through an ecosystem approach with a particular focus on the South West Nature Map. "WILDthings", the Bath & North East Somerset area Local Biodiversity Action Plan (BAP) was launched in 2000 to help achieve the conservation of local priorities.

2.98 The Core Strategy will play a key role in maintaining and enhancing biodiversity through guiding how and where development occurs. However, it is only one of a range of measures needed to secure effective conservation of the resource and to ensure favourable management of the resource. The Natural Environment and Rural Communities Act (NERC) 2006 also imposes a legal duty on local authorities to protect and enhance biodiversity. The proposed core policy will assist in this requirement and the Council will consider initiatives which help in the appropriate management of designated areas through partnership working.

2.99 Proposals should particularly seek to contribute towards the objectives for priority habitats and species identified in the South West Regional BAP and "WILDthings" and to the protection, enhancement of the Strategic Nature Areas identified in the South West Nature Map.

QUESTION DW22:

Does the proposed core policy for Nature Conservation include all the necessary elements?

Landscape

Proposed Policy Framework

Main policy elements to include:

- Protect, promote and enhance the distinctive qualities and features of the local landscape character
- Support review of the local landscape character areas and preparation of new landscape character assessments
- Support the preparation of a landscape strategy and action plan
- Identify priority areas (i.e. those sensitive or subject to change) and through management plans, promote the active conservation, enhancement and/or restoration of these areas, address climate change (mitigation and adaptation)
- Safeguard and where possible enhance important views (e.g. this would include views to historically or culturally significant aspects of the urban and rural landscape and other popular viewpoints)
- Promote effective landscape management measures
- Protect and enhance the settings and separate identities of settlements

Draft Policy Explanation

- 2.100 Landscape policy in Bath & North East Somerset will seek to follow principles contained in the European Landscape Convention (ELC) which came into effect in the UK in March 2007. The ELC defines landscape as 'An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'. Landscape contributes significantly to the identity of an area, forming the setting for day to day life, in village, town, city and countryside. It is a resource for recreation, a reservoir of historical evidence and an environment for plants and animals. National guidance and the RSS strongly promote the recognition of the distinctiveness of local landscape character as reflected in the local topography, pattern of tree cover, field size, nature of boundaries, form of settlement and building design and materials.

Our sensitive landscapes include:

- Two Areas of Outstanding Natural Beauty
- City of Bath World Heritage Site and its setting
- Parks and Gardens of National Historic Importance
- Parks and Gardens of local importance
- Important hillsides and skylines
- Visually important open spaces
- Conservation Areas and historic landscapes
- Country lanes
- Tranquil areas and other sensitive landscapes such as the Chew Valley

- 2.101 Bath & North East Somerset has a rich and diverse range of landscapes which are described in 'Rural Landscapes of Bath & North East Somerset: A Landscape Character Assessment' and the 'Bath Citywide Character Appraisal'. There are modern landscapes constantly changing with the needs of the local population and those where the fields, hedges and lanes have remained the same since before the Norman Conquest – most landscapes are a combination of old and new. The Council is keen to encourage community involvement in review of the landscape character areas and in the preparation of new landscape character assessments and a landscape strategy/plan.
- 2.102 All of the landscapes of the area are cherished – both urban and rural. Some like the Cotswolds and Mendip Hills are recognised as being of national importance and are granted the status of Areas of Outstanding Natural Beauty (AONB). Bath is a World Heritage Site and there are a number of Historic Parks and Gardens within the District. Others though they lack this status and protection are no less important. Each landscape is closely related to the evolution of agriculture, communications, industry and settlement. All are living working landscapes and as such they change and develop according to the demands placed upon them.
- 2.103 The District's high quality landscape is fundamental to local distinctiveness. It can add to the quality of life of residents, attract visitors, businesses and people locating to the area, contribute to the prosperity of the area in terms of tourism and can deliver a wide range of direct and indirect benefits to people including health and general well-being, local food production and climate change mitigation and adaptation.

QUESTION DW23:

Does the proposed core policy for landscape include all the necessary elements?

Historic Environment

Proposed Policy Framework

Main policy elements to include:

- Preserve and enhance the district's historic built, cultural, landscape and archaeological heritage assets and their settings including the City of Bath World Heritage Site whilst understanding the need for the historic environment to continue to evolve in response to new societal challenges such as climate change
- Support re-use of redundant and underused historic buildings/areas where the proposed use does not compromise or threaten the historic asset
- Potential impact of climate change on historic assets
- Use local characterisation studies to ensure the significance of the local historic environment is understood, sensitively and proactively managed and promoted in its own right
- Use the historic environment to reinforce local distinctiveness and to expect the highest standards of new design and architecture
- Support heritage in regeneration in areas of growth and change
- Require development proposals and regeneration initiatives to be of a high quality that respects and reflects our historic context and assets
- Support the preparation of Conservation Area Appraisals and associated Management Plans

Draft policy explanation

- 2.104 Government guidance in PPS1, PPG15 and PPG16 (and the emerging PPS15) sets out objectives for achieving sustainable development, protecting and enhancing the natural and historic built environment and setting the policy for the treatment of archaeological remains.

Our key heritage assets include:

- Cloty of Bath World Heritage Site
- Scheduled Ancient Monuments (60) including Stanton Drew Stone Circle and other known archaeological sites and areas of archaeological significance (over 3,000)
- Parks and Gardens of National Historic Importance (14)
- Lansdown Hill Historic Battlefield
- Conservation Areas (37)
- Listed properties and items (6,834) 10% Grade I, 2% Grade II* and 88% Grade II

- 2.105 The RSS highlights the need for local authorities to identify and assess its heritage assets in terms of how it contributes to local character and diversity. Important too is an assessment of the ability of historic built environments to absorb change particularly tackling fuel poverty and climate change. The RSS also supports the re-use of redundant and under-used buildings and 'Buildings at Risk'.

- 2.106 Consultation on the Core Strategy Launch Document suggests a continuing support for protecting, preserving and where possible enhancing the historic built environment. The Historic Environment policy will help ensure that the District's architectural and heritage interest is preserved and enhanced as a non-renewable resource and for its own sake. The policy seeks to take advantage of the District's historic assets to develop local distinctiveness and a sense of place and to underpin the regeneration and economic development of the area. As well as ensuring our historic environment is sensitively managed and promoted in its own right, our historic assets should be used as an integral part of regeneration wherever possible, and used to expect the highest standards of new design and architecture.

QUESTION DW24:

Does the proposed core policy for Historic Environment include all the necessary elements?

World Heritage Site and its setting

Proposed Policy Framework

Proposed policy elements include:

- Protection of the outstanding universal values of the City of Bath World Heritage Site.
- Protection of the setting of the World Heritage Site from the adverse effects of inappropriate development

Options:

In seeking to protect the setting of the World Heritage Site two options are put forward:

- Option 1 – define a buffer zone, with a fixed boundary, and an associated protection policy
- Option 2 – include a buffer policy, without a boundary. Impact of individual proposals assessed using a criteria policy supported by individual impact assessments.

Draft Policy Explanation

Background

- 2.107 Protection of the World Heritage Site (WHS) of Bath is a national requirement as set out in PPG15 (and the emerging PPS15) which should be achieved through planning policy. WHS status is recognised as being a key material consideration when making planning decisions.
- 2.108 The importance of the WHS is set out in the Statement of Outstanding Universal Value, for Bath this can be summarised as:
- The Roman Remains marking the beginning of Bath's history as a spa town
 - The Georgian city with architecture and landscape combined harmoniously
 - The Neo-classical style of public buildings
 - Palladio's ideas transposed to the scale of a complete city situated in a hollow in the hills
- 2.109 The setting of the World Heritage Site, beyond its designated boundary, is also important as inappropriate development here can impact upon the site itself. Protection of the setting is also encouraged through government guidance PPG15, and through guidance issued by UNESCO, the body overseeing world heritage.
- 2.110 At present both the site itself and setting are protected by B&NES Local Plan policy BH.1. This policy refers to protection of the setting, but there is no study showing where this setting is.

2.111 In order to address this, a study has been undertaken by the Council to define the setting. Briefly the setting comprises three main aspects:

- Landscape and topographical
- Visual
- Historical

Policy Options

2.112 Option 1 entails a buffer zone with a hard edge, say 2km from the boundary of the World Heritage Site. This has the advantage of providing certainty as to whether an area is in or out, but lacks flexibility to deal with, for example, visually intrusive development just beyond the buffer zone. It may also incorrectly be interpreted as a 'cordon sanitaire.'

2.113 The setting study does not itself define or allocate a hard boundary to the farthest edge of the setting. It would be possible to allocate a fixed boundary from the edge of the site boundary. This however, would be a crude instrument and the topography surrounding Bath does not lend itself to a regular fixed boundary.

2.114 Option 2 offers the same level of protection as option 1 but without the rigidity of a buffer zone. It uses the Setting Study as evidence to show which areas are vulnerable to unsympathetic change, and provides an impact assessment so that the potential harm of a development can be assessed. This is the Council's preferred approach, as it is a 'smarter' tool which identifies potentially harmful development over a wider area whilst allowing non harmful development to proceed.

2.115 An alternative approach has been considered which would have relied on existing planning designations, namely the Cotswolds Area of Outstanding Natural Beauty (AONB) and the Bristol/Bath Green Belt. This approach was rejected due its shortcomings, primarily that existing Green Belt and AONB designations are not designed for this purpose and development might be allowed which does not harm the Green Belt or AONB but may harm the setting of the WHS. In addition, the coverage of these two designations is not uniform, for example while some parts of area beyond the urban edge are covered by both Green Belt and AONB designations other areas are only covered by Green Belt policy.

Discussion

2.116 It should be stressed that although the phrase 'buffer zone' is enshrined in UNESCO and government guidance, it does not constitute a 'cordon sanitaire' where development is prevented. It is an area within which the impact of proposals would be assessed under a planning policy seeking to make sure that the impact of development on the World Heritage Site is considered. The designation of a buffer zone would not necessarily prohibit development.

2.117 The impact of an urban extension on the World Heritage Site and its setting is discussed in relation to the Bath chapter of this document, in particular around the options for a new neighbourhood in an urban extension to Bath.

QUESTION DW25:

Do you agree with the Council's preferred option for protecting the setting of the World Heritage Site?

A Prosperous Economy

5

What you think is important...

- Conclusions of employment and retail studies should inform key employment locations. There should be more reliance on partnerships with the private sector to help delivery
- District/town centres should maintain their vitality and viability with a more diverse mix of retailers
- Well integrated mixed use would actively assist in creating self contained sustainable communities and the provision of local facilities is key
- Important that access to convenience goods is maintained across the district particularly in rural areas

A Prosperous Economy, City, Town and Local Centres

Proposed Policy Framework

Core spatial development matters addressed through core policies, the district-wide spatial strategy and place based sections include:

City, Town and Local Centres

- The definition of a network and hierarchy of urban and rural centres (see below)
- Maintaining the vitality and viability of centres in the hierarchy so that they meet the needs of their catchment population ensuring that people's everyday needs can be met close to where they arise
- New development is planned over the lifetime of the strategy to limit carbon dioxide emissions and minimise vulnerability and provide resilience in respect to climate change
- Consideration of the scale and type of new retail and office development needed within each centre and ensuring that any such development reflects the function of the centre
- Consideration of the appropriate scale of change for other central area uses including cultural and leisure attractions, conferencing facilities, visitor accommodation, office space, other workspace and housing, and education facilities, alongside other measures to maintain and enhance their vitality and viability, including public realm enhancement
- Highlighting the need to identify town centre boundaries, primary shopping areas, primary (and potentially secondary) retail frontages in Bath, Keynsham, Midsomer Norton and Radstock
- Acknowledging the scope for city and town centre expansion generated by forecasts of growth in the above sectors
- Consideration of the risks of over-concentration of growth in the centre of Bath

Type:	Centre:
City centre	Bath city centre
Town Centres	Keynsham, Midsomer Norton and Radstock town centres
District centre	Oldfield Park (Moorland Road), Bath
Local centres (urban)	<p>In Bath: Walcot Street, Margaret's Buildings, St. James' Street, River Street Place, 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</p> <p>In Keynsham: Queen's Road and Chandag Road</p> <p>In Midsomer Norton: Westfield</p>
Local centres (rural)	Bathampton, Batheaston, Chew Magna, Paulton, Peasedown St. John, Saltford, Timsbury

Other economic development matters

- Highlighting the need to make provision for a range of business premises such as incubation and / or managed workspace for start-up, small and medium sized enterprises, as well as larger premises which fit the aspirations of particular industries (for example, studio workspace for the creative industries).
- Noting the role of existing concentrations of commercial floorspace, appropriate levels of protection, consideration of the need for further land to be identified
- Additionally a separate and specific criteria based policy to manage the loss of employment space may be required
- Ensuring the provision of space for our industrial sector
- Consideration in the rural areas section of the rural economy e.g. farm diversification, equine enterprise, recreational and leisure activities, visitor accommodation and the re-use and replacement of buildings etc

Draft Explanation

- 2.118 The district's urban centres have a central role in the sub-region's economy because of their scale, the density of development and their accessibility to labour, support services, infrastructure and markets. Vital and viable urban centres, as well as being key drivers of the economy, are also at the heart of what makes a place sustainable.
- 2.119 Rural areas also have an important contribution to make to the district's economy. Proper planning for the economic development in rural areas can help make sure that communities can prosper whilst also continuing to protect the countryside.

2 | Spatial Options for the District

- 2.120 Government policy in PPS6 and PPS12 is clear that the Core Strategy should establish a spatial vision and strategy for the management and growth of the district's network of centres. Establishing the hierarchy of centres within Bath & North East Somerset is the first step in setting out how the role of different places will contribute to the overall spatial vision for the District. Draft RSS reinforces national policy by stating in policy TC1 that local authorities should seek to ensure that the vitality and viability of the existing network of centres is maintained and enhanced.
- 2.121 Within Bath & North East Somerset there are numerous centres that serve different roles ranging from Bath city centre as a sub-regional shopping and employment centre, through the town centres of Keynsham, Midsomer Norton and Radstock which serve the residents of the respective towns and the nearby surrounding communities, to the many local centres that serve local needs within the urban and rural parts of the District. In the future there will be an option as to where centres created within the urban extensions to Bath and South East Bristol will sit within the hierarchy i.e. either district or local centres. This will be dependent on their proposed role and the range of shopping and other facilities they offer.
- 2.122 It is important that future retail, leisure and the majority of office based business enterprise takes place at the centres identified within the hierarchy and that such development is of a type and scale consistent with the centre's function and characteristic. This is necessary in order to ensure that the need to travel, especially by car, is reduced and to promote social inclusion. As such people's every day shopping needs should be met locally and less frequent shopping needs (drawing customers from a wider area) should be met in larger centres with good accessibility by non-car modes of travel. This approach accords with draft RSS policy TC1 which promotes the central areas of Strategically Significant Cities and Towns (including Bath) as the focus for new investment in retail and other major facilities requiring high levels of accessibility to a wide catchment population.
- 2.123 Identifying the hierarchy of centres based on their function helps to determine the strategy for accommodating forecasts of retail and economic growth i.e. how much and what type of employment development is focussed on the different types of centres across the District.
- 2.124 The Bath & North East Somerset Retail and Business Growth and Employment Land Studies estimate the scale and type of commercial development needed. Longer term estimates are more uncertain and therefore, will need to be reviewed. The floorspace figures set out in the study should not be seen as targets but as indicating potential levels of future provision.
- 2.125 Estimates of future need take account of existing deficiencies in provision. The analysis and recommendations of the studies have helped inform the spatial strategy for accommodating new retail, office and other town centre development and this is addressed in the place based strategy sections of the document.
- 2.126 The Council is exploring the benefits of allocating Bath city centre and Keynsham, Midsomer Norton and Radstock town centres as strategic sites. The strategic sites are likely to be areas of significant regeneration and change and the Core Strategy allocation can identify the amount and type of new development that should come forward. Strategic site allocations would be supported by Supplementary Planning Documents (SPD) setting out more detail in terms of the distribution and location of new development and a delivery strategy.
- 2.127 In order to inform the strategic site allocation and the SPD the Core Strategy would need to provide a clear framework for the distribution of additional town centre type development, identification of new business quarters and retail areas that should be protected (primary shopping frontages) and delineate those areas where a greater diversity of uses might be encouraged.

- 2.128 Therefore, primary shopping areas, comprising the main concentration of retail uses, would need to be identified in the Core Strategy. New retail and other town centre development should take place within and on the edge of primary shopping areas. In addition, primary shopping frontages will be defined in order to protect existing retail units and there is an option to define secondary frontages within which a greater diversity of town centre type uses will be encouraged.
- 2.129 Supporting these policy tools would be an overarching town centre boundary which could be used to manage proposals for the change of use of land and buildings across other sectors.
- 2.130 Not all economic development is focused on town centres. Each placed based chapter considers the potential role of out-of-centre and edge of settlement locations for economic development. Of particular note are the industrial sector and the issue of avoiding a situation whereby the character of the central area of Bath might be adversely affected by the over-concentration of new commercial space.

QUESTION DW26:

Does the policy framework for a prosperous economy above include all the necessary elements?

QUESTION DW27:

Is the hierarchy of centres identified appropriate and if not what changes should be made?

Accessibility and Transport

6

What you think is important...

- Reduce the impact of through traffic, particularly HGVs, on Bath
- Public transport services needs greatly improving and Park & Ride facilities increased
- Reduce reliance on private car for all journeys
- Reutilise redundant railway routes for walking, cycling and public transport
- Environmental impact of through traffic on the A4 through Saltford and unreliable journey times
- Encourage integrated public transport system
- South Bristol Ring Road linking the A4, A37, A38 and A370

Proposed Policy Direction

The main policy elements set out below will, along with the District-wide and place based spatial strategies, tackle local issues in the context of National and Regional transport objectives:

- Improve transport links between major centres of population and the connection of all communities (new and existing) to the strategic road and rail transport network
- New and expanded Park and Ride facilities
- Work with public transport providers to provide high quality and affordable public transport

- Promote healthy lifestyles by encouraging walking and cycling
- Parking provision and management policies to reflect local circumstances and wider transport objectives
- Promote the adoption of enforceable travel plans at workplaces, schools and further education establishments
- Develop an integrated cycle network
- Enhance and develop pedestrian networks in Bath, Keynsham, Midsomer Norton and Radstock
- Improve local accessibility between housing, local services and health and educational and other community facilities especially by foot, cycle and public transport
- Reuse redundant railway routes for sustainable transport
- Development proposals should address their impact on local transport systems and also make a contribution financially and contractually (e.g. through the adoption of travel plans) towards meeting the above objectives
- Reduce the adverse effects of transport on climate change and air quality, particularly in the Air Quality Management Areas (AQMA) in Bath and Keynsham and in future AQMAs, and ameliorate noise and light pollution
- Promote measures to reduce long distance through traffic in Bath, including HGVs
- Plan and ensure provision of strategic transportation infrastructure required to deliver housing and economic growth (see District-side strategy and place based sections) including strategic transport packages to support key areas of growth
- Improve links from rural areas to the rural service centres


















Draft Policy Explanation

- 2.134 An effective and efficient transport network and system at all levels is vital to ensure ease of movement around the District and to other places for existing and future residents and employers within Bath & North East Somerset. Reducing the need to travel by car and making it easier to use other types of transport is vital to reducing the effects of climate change. The policy elements that are set out above, along with the locational strategy, aim to address these issues within the context of national transport policy objectives, regional policy and local concerns.
- 2.135 At a national level the government's objectives for transport are currently grouped under five themes: environmental impact; safety; economy; accessibility; and integration. The Department for Transport has subsequently issued draft objectives for discussion which show a proposed change of emphasis in national transport policy that will include climate change, equality, health and quality of life.

- 2.136 The draft RSS through both the spatial strategy and transport policies is aiming to move away from the use of the car towards more sustainable means of transport. This will also help to reduce congestion on our roads. It also suggests that priority should be given to investment in public transport and walking and cycling networks rather than responding to demand for improvements to road networks. In particular the RSS requires that measures will be introduced in the Bath to south Hampshire corridor that will help manage the demand for long distance journeys and improve reliability of journey times.
- 2.137 The national and regional transport objectives are also reflected in the Joint Local Transport Plan (JLTP) for the West of England area prepared by the four Unitary Authorities. The current JLTP covers the period 2006-2011 and it is due to be replaced by JLTP3 in 2011. In addition to building upon national and regional objectives the JLTP has its own vision and objectives to deal with local problems and opportunities, and also focuses on 'improving the quality of life'. Key priorities the JLTP identified for B&NES include:
- Implementing the Bath Package, including 2,520 additional park and ride spaces and a dedicated bus rapid transit route on the western side of the City;
 - Developing the Greater Bristol Bus Network on the A4 between Bristol – Bath and the A367 between Bristol- Norton Radstock, including bus priority, improved vehicles, real time passenger information and improved facilities at bus stops.
- 2.138 These JLTP priorities are reflected in the Core Strategy. A set of local transport objectives set out below have been developed for the Core Strategy which reflect the JLTP, as well as national and regional policies. The policy elements above aims to address these objectives:
- 1 Provide capacity in the local transport system to accommodate travel generated by housing and employment growth as set out in the draft Regional Spatial Strategy.
 - 2 Deliver reductions in CO2 emissions.
 - 3 Reduce the cost of congestion by improving journey time reliability on principal roads.
 - 4 Support economic growth by increasing the size of the local workforce within 40 minutes of key business centres and improving connectivity to business centres and national/international networks.
 - 5 Promote economic regeneration of the Bath river corridor, Keynsham, Norton Radstock and South Bristol.
 - 6 Minimise the impacts of transport on:
 - i) Heritage, particularly the Bath WHS and Conservation Areas and their settings;
 - ii) Landscape, particularly AONBs and other sensitive landscapes; and
 - iii) Communities.

QUESTION DW29:

Does the proposed core policy for Accessibility and Transport include all the necessary elements?

Key	
	Strategically Significant City/Town (SSCT)
	Policy B Towns
	Select Policy C Settlements
	Extensive Policy C Settlements
	Town Centre Strategic Sites
	Bath Urban extension (Strategic Site) – Preferred option
	Bath Urban extension (Strategic Site) – Option
	South East Bristol Urban extension (Strategic Site) – Broad Location
	Regeneration of South Bristol
	Infrastructure Investment
	Potential residual waste facilities
	Green Belt
	AONB
	World Heritage Site
	Railway Station
	Key Transport: Roads Rail
	Bristol International Airport

3

Spatial Options for Bath and a New Neighbourhood to South/South West Bath



Key Characteristics and Challenges

- 3.1 The preparation of the Core Strategy must be based on a good understanding of the key aspects of Bath's character and role that combine to give the city its distinctiveness and significance. To achieve this we have undertaken an analysis of the city, its occupations and the local and wider socio-economic and environmental challenges that it faces. From this understanding a vision and a set of objectives have been generated to develop and evaluate different options for the future development of Bath. Alongside the local context there are wider influences, policies and agendas both regional and national that the Council is required to take into account.

Image and Reality

- 3.2 A reasonable portrait of Bath at the beginning of the 21st century is one that is predominantly upbeat but that acknowledges a number of socio-economic issues, which, if not addressed could lead to the relative decline of the fortunes of the city and its international standing. The popular image of Bath is of a beautiful, elegant and prosperous city. It has, however, developed to become a much more varied and complex place than the selected image usually presented in visitor guidebooks. The history of Bath has included many changes of both image and function. But, the City has retained many of the characteristics which have made it a place of high environmental quality and a desirable place to be. The approach to planning the future of Bath must be driven by the qualities which make it stand out from other cities of a similar size and function.

The World Heritage Site

- 3.3 The cultural evolution of the city has left a legacy of world-wide importance. In 1987 in recognition of the significance of the city's architecture, town-planning, landscape, Roman archaeological remains, hot springs and rich social and cultural heritage UNESCO's World Heritage Committee named Bath a World Heritage Site.
- 3.4 The World Heritage Site designation applies to the entire city. Much of the site has experienced Victorian and post war housing development which now covers an area that, in the mid 19 Century, would have been a picturesque framing landscape to the Bath that then existed. It is fortunate that remnants of this immediate landscape setting have been left intact.
- 3.5 Bath and North East Somerset Council, in partnership with English Heritage has developed a World Heritage Site Management Plan (2003). This type of plan is required of all World Heritage sites and it sets out how the site should be cared for and how its historic and cultural assets should be conserved. This plan is being revised in 2009 and the Core Strategy will shape and be shaped by its content.
- 3.6 Care must be taken to make sure that future development of the city does not undermine the integrity of the World Heritage Site and its setting. The landscape and the city are intimately linked. Future development must therefore be complementary to the city's strong visual coherence and its wider setting, preserving views within, to and from the World Heritage Site.



3 Spatial Options for Bath and a New Neighbourhood to South/South West Bath

Demographics: people

- 3.7 Bath's current resident population of 85,000 people is fairly static, the city having achieved 80,000 in the 1950s. However, the population is projected to rise to about 102,000 people by 2026. Falling average household sizes and the national trend towards an ageing population together will affect the quantity and type of housing that is needed and future public service investment decisions. Bath is not particularly ethnically diverse though it has a multicultural feel to it during the tourist season. It has a large student population which accounts for a significant proportion of consumer demand for goods and services.

Economic Activity: a place to work and do business

- 3.8 Bath is an important economic centre that acts as a focal point in the sub-regional labour market. It is also a centre for the provision of services to a wide catchment area that extends beyond Bath and the boundary of Bath & North East Somerset. The employment structure of the city is geared towards public administration, education, health and defence and the city relies heavily on tourism and the retail sector.

- 3.9 Private sector business activity is focused on the financial and professional services sector, media and other creative industries but its incidence is relatively low. Consequently, a significant proportion of the workforce travel to Bristol which offers greater opportunities for more highly paid private sector employment. The draw of Bristol is to be expected given that it is one of eight core English cities but this is perhaps exacerbated by Bath's own employment offer. The city enjoys a prosperous economy but there is scope to widen and diversify the private sector economic base in order to make the economy more resilient to change and to ensure longer term prosperity. The South West Regional Development Agency sees Bath as a desirable business location, but has suggested that its potential is held back by a lack of available modern office and other workspaces.



Housing: an enviable but expensive place to live

- 3.10 Bath's prosperous economy, its cultural attributes and the aesthetic appeal of the urban environment, combine with its landscape setting to make the city a desirable place to live. Consequently, residential property in Bath is particularly expensive to buy or rent. The provision of housing at Bath has been constrained by planning policy during recent years and much house building to meet the city's needs has tended to leap-frog the green belt. This has resulted in the rapid growth of Peasdown St. John to the south of the city. Despite the recent cooling of the housing market, average house prices remain high and above those of neighbouring towns. There are about 36,000 homes in Bath and the District-wide options propose that the city provides a further 7,000-8,000 homes by 2026. 5,000-6,000 of these are to be within the existing city limits and up to 2,000 in a new neighbourhood as part of an urban extension to the west/south west of the city. The delivery of enough good quality, sustainably constructed and well designed housing of the right mix and type will be difficult to achieve and will require a huge effort from both public bodies and private companies.

Retailing: an attractive shopping destination with a difference

3.11 Bath is a high profile shopping destination with visitors attracted by the variety of independent shops, and specialist boutiques alongside familiar national retailers. The city centre is compact with grand Georgian streets and small passageways to explore. These elements combine to offer a distinct shopping experience and this is what makes Bath different from other places. The shopping environment is being bolstered by the new Southgate development and it is likely that improvement to the main shopping area will meet the need for additional space in the short to medium term and boost the retail standing of the city. There may be scope for more retail outlets depending on longer term population and expenditure growth in Bath's catchment area. The level of consumer choice in the city is good although there are gaps in some sectors. There is a need to extend consumer choice without turning the city into a 'clone town'. Trips to Bristol, Cribbs Causeway and other centres will always be an attraction, but the aim should be to make sure that shoppers go elsewhere because they want to, not because they have to in order to access a reasonable range of product choices.



Education: a university town and centre of learning

3.12 In addition to a number of well-performing state and independent secondary schools, the city has two universities and a college of further education. The distribution of secondary school places is complex, which means that many children have to cross the city to reach school, which reduces the opportunity to walk or cycle. This situation is being addressed by the Council through its secondary schools review. The city is a growing centre for higher education. The University of Bath is in the top 10 in the UK and is well known for its scientific research and increasingly its sporting excellence. It operates mainly from its campus at Claverton Down and maintains a city centre presence through its innovation centre and halls of residence. Bath Spa University is based at its Newton Park Campus to the west of the city and at Sion Hill in Lansdown. Both institutions have expressed their intention to continue their development. This has implications for the provision of further academic space and student accommodation across the city.

Sport, active recreation, health and well-being

3.13 The city has a nationally renowned reputation for rugby and the University of Bath is widely recognised as promoting excellence in sports. Bath Rugby Club plays its home games in the heart of the city at the Recreation Ground and on match days the crowd creates a lively atmosphere and boosts the turnover of retailers, food & drink establishments and hoteliers in the city centre. Bath City Football Club plays its home matches in Twerton. Bath racecourse is located to the north of the city on the Lansdown Plateau. The city maintains a patchwork of formal and informal leisure opportunities ranging from the main leisure centre, private fitness centres and playing pitches at Bloomfield Road and elsewhere. The Kennet and Avon Canal which strikes eastwards from the apex of the loop of the Avon as it encloses the City is a remarkable inheritance from the industrial revolution, well worthy of continued enhancement as a recreational resource for the city.

3 | Spatial Options for Bath and a New Neighbourhood to South/South West Bath

Water and Biodiversity: natural systems and wildlife heritage

- 3.14 Bath is built at the southern end of the Cotswolds Hills where a number of River Valleys meet the River Avon, the chief geographical feature of the area and a concern in terms of flood risk. The City spreads out from the river up the valley sides leaving pockets of green spaces and linking with a skyline of mainly woodland and farmland. To the South West of the City at Combe Down there are stone mines associated with the building of Bath. These mines now provide bat roosts of European Importance.
- 3.15 This rural setting, its wooded hillsides, hedgerows, grassy open spaces the stone mines, and river corridor, provide a diversity of wildlife. As a result the City is home to a number of protected wildlife sites, geological sites and valued areas. As the city develops these areas can become more vulnerable to the impacts of fragmentation, and climate change. Development of the City should aim to respect and sustain its wildlife heritage, and will have a key role in maintaining and improving habitat links.

Transport Infrastructure: getting about: a connected city

- 3.16 Bath neither exists nor functions in isolation. It is part of a wider sub region. The labour market is relatively self-contained, however, the city attracts significant amounts of in-commuting from neighbouring areas both within and beyond the District which results in considerable traffic congestion at peak times.
- 3.17 The city's road network is ill suited to deal with such heavy traffic and is under severe strain. Rush hour congestion is a frustrating experience. It impacts on the environment, air quality and is a threat to the universal values of the World Heritage Site, the city's economic potential and its success as a visitor destination. Future development must take account of existing issues, infrastructure and planned improvements to make sure that the spatial development of the city compliments and plugs into existing networks and new initiatives.
- 3.18 The growth proposed for Bath will result in more travel to work miles as the number of people living and working both within the city and beyond increases. It is essential that movement both into and within Bath is carefully managed to minimise adverse environmental impacts. Nuisance from traffic, noise and fumes exists on all main routes and are particularly noticeable on those used by heavy vehicles such as the A4 and the Lower Bristol Road. The London Road and the City Centre are designated as air quality management zones reflecting the fact that the emissions have reached levels that could harm health.
- 3.19 A £54m funding package from the Department of Transport, known as the 'Bath Package' aims to address the issues identified above by delivering a range of measures to improve the transport system of the city. The aim is to increase the availability and quality of alternatives to using the car for trips into and within the city, helping to reduce congestion and improve road safety, air quality and the urban environment.

QUESTION B1:

Do you consider this to be a fair portrait of the city?

QUESTION B2:

Are any elements missing or wrongly presented?

Confirmation of the key spatial development challenges for Bath

3.20 Public responses to the 2007 Core Strategy Launch document and the Future for Bath & North East Somerset, the results of the various studies undertaken and our continuing contact with government agencies, local interest groups, surrounding parish council's, and other public service providers confirm that the key spatial issues and challenges facing Bath are:

The need to:

- Conserve and enhance Bath's built and natural environment, protect the outstanding universal values of the World Heritage Site and to manage change so that it reflects positively on Bath's international profile.
- Maintain Bath as an important economic and employment centre, enabling a realistic level of growth and job creation.
- Respond to housing shortages both of open market, social rented and intermediate properties and to bring forward a suitable mix of housing types and sizes.
- Physically regenerate large areas along the river corridor.
- Successfully integrate a new neighbourhood into the urban fabric of the city.
- Make sure that the shopping experience offered by the city centre is maintained and enhanced and to turn around the deterioration of the public realm.
- Make sure that local convenience shopping needs are well catered for.
- Maintain the city as an important visitor destination and manage the environmental impacts of tourism.
- Support the development of the universities and address the need for student accommodation.
- Make sure new development contributes to investment in social infrastructure and community facilities including school buildings, school places, healthcare, and leisure.
- Improve access into, and circulation within, the city by modes other the car and to alleviate congestion.
- Underpin the spatial structure of the city with a green infrastructure network both to protect and enhance natural assets for their inherent worth and for recreational purposes.

QUESTION B3:

Do you consider this list to be a reasonable summary of the key issues identified in the portrait?

The Spatial Vision for Bath

3.21 If these challenges are not addressed Bath's standing relative to other domestic and international cities will decline across a wide spectrum of socio-economic and environmental indicators. Change is inevitable and in many instances desirable but it needs to be managed sensitively so that Bath becomes an incrementally better place to be.

3.22 The spatial vision proposes the key aims and ideas that will guide the evolution of Bath over the coming years. It is informed by an analysis of the characteristics of the city, the challenges it faces and the direction provided by the Sustainable Community Strategy, the Council's Corporate Vision for Bath and North East Somerset, the Regenerative themes of the 'Future for Bath and North East Somerset' and the draft Regional Spatial Strategy for the South West.

3 | Spatial Options for Bath and a New Neighbourhood to South/South West Bath

3.23 Bath is a place of well-marked individuality and the spatial vision sets out to make sure that change is well managed to serve the well-being of residents, businesses and visitors whilst enhancing the city's profile. Bath must be a 'living city' that accommodates the changing circumstances of a wide range of people whether they are making good or falling on hard times, settling down or breaking up, fitting in or dropping out, growing up or growing old.

The Proposed Spatial Vision

Bath's identity, founded on its cultural and built heritage, thermal springs and landscape setting, encapsulated in its designation as a World Heritage Site will be enhanced as the need for change is harnessed to strengthen its role as an attractive place for people to live and work and an appealing destination for shopping and tourist visitors.

Bath will be a prosperous and productive city with a buoyant, resilient and diversified carbon conscious economy, supported by an educated and multi skilled work force. The wealth created locally will benefit the sub-region as a whole and improve its competitive position both regionally and nationally.

Regeneration along the river corridor and the realisation of urban renewal opportunities within the central area will make a clear statement of Bath's ambition for the future, whilst respecting and complimenting its cultural inheritance and renowned urban design traditions. The regenerative themes of water and well being, pleasure and culture, imagination and design, knowledge and invention and living heritage will combine to shape the evolution of the core part of city during the first part of the 21st century.

Economic development and employment growth will be supported by new housing, mostly within but also adjoining the city and tailored to a range of household types. Residents will benefit from a high quality range of health, educational, and recreational services and facilities that combine to enhance the liveability of existing neighbourhoods.

A new neighbourhood will grow as part of a mixed use urban extension to the south west of the city. Bath will draw its history of city building to create a contemporary model for long term urban development, demonstrating par excellence the integration of architecture, landscape setting and functionality.

Residential neighbourhoods will be served by vital and viable local service and shopping hubs which provide for the day-to-day needs of the suburbs. Residential areas will be linked to the city centre via sustainable modes of transport, whilst movement into and across the city will be managed to ensure efficient circulation and access in a manner that allows more environmentally responsible travel choices to be made.

New development both within and adjoining the city will be designed to enhance its surroundings and the impact on the wider environmental commons will be mitigated through sustainable construction methods.

As a tourist destination Bath will be a place which people aspire to visit not only for its built environment and historical interest but because it is simply an enjoyable place to be. A beautiful city, widely known, highly regarded, and in the premier league of historic European destinations. A vibrant, distinctive place with a strong independent and creative spirit reflected in the range and variety of its shops restaurants, cultural life, places to stay and access to beautiful countryside.

QUESTION B4:

Does the vision capture the themes and ideas that should guide the future development of the city?

Spatial Objectives

In order to put the Vision into action and to shape the development strategy the following spatial objectives are proposed. The objectives for Bath are in addition to the District-wide objectives. It is acknowledged that there is scope for conflict to emerge between the resolution Bath's socio-economic and environmental challenges.

1. Increase the availability of modern **office** workspace to support and diversify the economic base, enabling the growth of knowledge-based and creative sectors. Particular attention to be paid to the requirements of indigenous companies and the need for high specification open plan accommodation.
2. Maintain a portfolio of land and premises for **industrial enterprise** that caters for start up and small to medium sized businesses as well as larger operations.
3. Meet the need for additional **housing**, including the need for **affordable housing** by making use of existing opportunities within the city complemented by an urban extension, and ensuring that new housing is suited to a range of incomes and types of household.
4. Achieve a better **balance** between the growth of new households, new jobs, and public transport investment so that the need to **in-commute**, particularly by car, is minimised.
5. Expand and enhance Bath's **central shopping area**, making sure that it maintains its regional competitiveness, diverse offer, and reputation for independent and niche retailing in the face of competition from elsewhere in the sub-region and beyond.
6. Maintain **neighbourhood shopping parades** and enable further provision of local needs shopping where required.
7. Secure improvements to the **public realm** so that it befits Bath's status as a World Heritage Site, reinforces the environmental quality of the city and invigorates social and cultural life.
8. Maintain and enhance **convenient circulation and access** within Bath and between the city and sub-region, addressing **congestion, air quality** and the **reliability** and **appeal** of **public transport** and fostering an integrated transportation network to contribute to the overall liveability of the city and its success as a visitor destination and business location.
9. Maintain a viable visitor economy which continues to make an important contribution to the economic vitality of Bath and the surrounding area by increasing the **stock and variety of visitor accommodation and leisure facilities**.
10. Enable growth of the **higher education sector** so that it can sustain the contribution it makes to the city's educational and socio-economic profile and address the need for **student accommodation**.



3 | Spatial Options for Bath and a New Neighbourhood to South/South West Bath

11. Make sure that all new development **conserves** and **enhances** the **special qualities** of Bath's **urban heritage** and **universal values of the World Heritage Site**.
12. Make sure that residents enjoy convenient access to **high-quality** health, education, cultural, leisure and household waste management **services and amenities**.
13. Maintain and enhance a **high-quality green space network** for the city that provides accessible multifunctional sites and linkages such as river and canal corridors, floodplains and wildlife corridors.
14. Make sure that development is accommodated in a manner that takes account of the propensity for the River Avon to flood.

QUESTION B5:

Do the objectives successfully break down the vision into a series of specific goals against which to evaluate a strategy for Bath?

Developing a Citywide Delivery Strategy

- 3.24 The rest of this chapter proposes some broadly fixed ideas and alternative approaches (where identified) to deliver the spatial vision and spatial objectives for Bath within the parameters set out in the District-wide chapter.
- 3.25 The District-wide chapter proposes two spatial development scenarios for managing housing and employment growth across Bath and North East Somerset.

District-wide Option 1: proposes 8,000 homes (6,000 within the city, up to 2,000 as part of a new neighbourhood) and 12,240 jobs at Bath.

There are two sub- options for Bath (**A and B**) reflecting alternative spatial strategies for accommodating development within the city.

District-wide Option 2: proposes 7,000 homes (5,000 dwellings within the city, up to 2,000 as part of a new neighbourhood) and 10,500 jobs at Bath.

There are also two sub-options for Bath (**A and B**) reflecting alternative spatial strategies for accommodating development within the city.

Responding to the RSS and the proposed Core Strategy Vision and Objectives for Bath

- 3.26 At this stage in the preparation of the Core Strategy, the focus is on the key choices to be made, exploring the full range of reasonable spatial possibilities. Alternative options need to be discussed on such matters as the broad location and balance of development across the city, the management of the housing supply and the balance between employment and housing.

- 3.27 It is also necessary to begin to consider how to shape change in urban design and aesthetic terms to determine beyond the strategic city-wide level of analysis, the sort of places that we should seek to create.
- 3.28 This chapter considers the potential contribution of various parts of Bath to the evolution of the city's socio-economic and socio-environmental well-being.

The key debates that this chapter engages with include:

Expanding and enhancing the multi functional role of the city centre

What is the current the role of the city centre and what are its positive and negative characteristics? How should it evolve functionally and aesthetically? What new activities need to be injected into the city centre land use mosaic and to what extent? What values, principles and concepts should be deployed to shape and manage change? Are there sufficient redevelopment opportunities available or will secondary locations need to be identified for office, retail and other types of development? How can the Core Strategy begin to shape the integration of new development within and adjoining the city centre?

Demonstrating the deliverability of new housing

Are there sufficient sites available within the existing urban Bath to accommodate up to 6,000 homes and are they deliverable by 2026? Where is there potential for significant residential development to come forward? What is the likely role of various parts of the city in meeting this requirement? What are the locational options for accommodating a new neighbourhood in an urban extension of 2,000 homes? What other uses should form part of the urban extension and to what degree?

Economic Development and Employment Growth

The district-wide options focus between 62% and 72% of jobs growth at Bath. How can the various parts of the city fulfil an economic development role? What should be the role of the Central Area vis-à-vis other locations within the city. Is there a risk of an over-concentration of growth in the centre from both a functional and aesthetic perspective?

'Everyday' Shopping Needs

How can Bath best address the need for more food shopping floorspace? Where is the need greatest and what locational options are available?

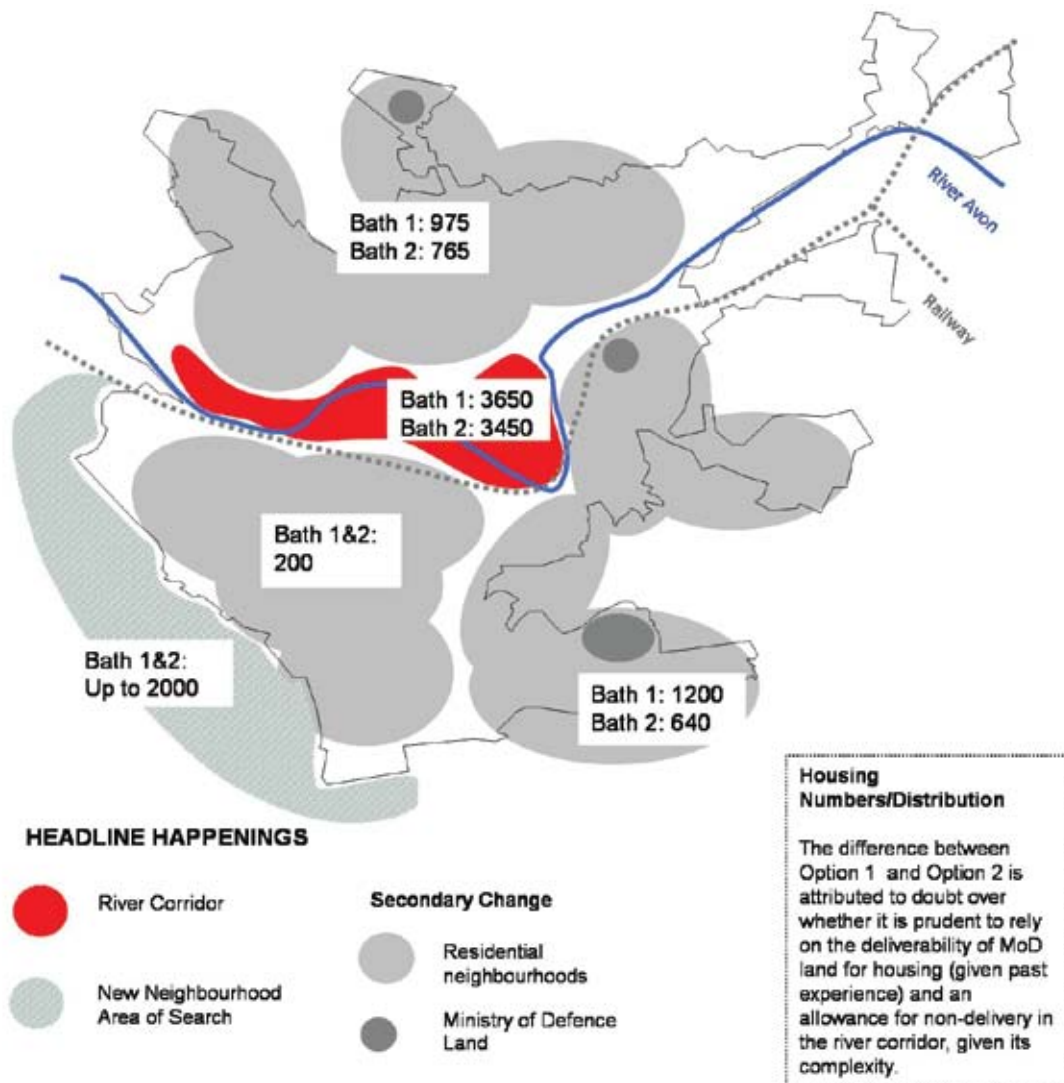
QUESTION B6:

Are these the right sort of questions that we should be seeking to find solutions to in the Core Strategy?

3 Spatial Options for Bath and a New Neighbourhood to South/South West Bath

- 3.29 Three broad zones have been identified for analysis – River Corridor, Residential Neighbourhoods and the New Neighbourhood Area of Search (see diagram 15). The potential role of each zone is discussed and alternative options are suggested where these are identified. Some features of the emerging delivery strategy are considered to be broadly fixed and these are outlined in Box 1. The emerging strategy will mean that the existing urban area will be used more intensively so that it supports more residents, jobs, activity and movements. This will put further pressure on the city’s social and physical infrastructure, which will need to see complementary investment in order for the development potential of Bath to be unlocked.
- 3.30 The design of any new development will need to be of a high standard so that it does not threaten the quality of the existing built environment. If this is achieved then change will enhance the city, both visually and functionally. There is a limit to the amount of new building that can take place in Bath before it begins to damage the city’s special character and threaten green valued green spaces. The future socio-economic needs of Bath cannot be met within the existing city alone which is why an urban extension has been proposed. Whilst a great deal of development is anticipated, there are many areas of Bath that will experience little or no direct physical change over the next 20 years.

Diagram 15: The Citywide Framework showing likely housing distribution under Option 1 (8,000) and Option 2 (7,000)



BOX 1: Suggested fixed elements of the emerging development strategy for Bath

There are considered to be two primary areas of change deserving of 'headline' status in the Core Strategy. These are the river corridor and the urban extension.

1. The River Corridor

Key objectives will be to:

- Realise redevelopment opportunities in the central area and along the river to provide about 3,500 dwellings and the majority of new office space for the district.
- Ensure a comprehensive, integrated, co-ordinated, deliverable and safe strategy for the river corridor by conceptualising it as a single broad location for significant change. This could lead to the identification of part or the entire river corridor as a 'strategic site' with delivery to be supported by a master plan supplementary planning document (see discussion overleaf).
- Address any displacement of industrial activity from the river corridor by identifying other land in and around Bath or elsewhere in the district.

2. The New Neighbourhood

- Retain the Green Belt around the city but release some land within it to the south/south west to develop a new neighbourhood as part of an urban extension that will include up to 2,000 homes and other uses.
- Identifying the urban extension as a 'strategic site' with the delivery of development to be supported by a master plan supplementary planning document.

3. Existing Residential Neighbourhoods

A third area of concern is outer Bath, which is made up of number of residential neighbourhoods. Here there is less opportunity for major change, and so they are considered less critical to the overall development strategy.

- Redevelop secondary suburban opportunities, realising the potential of public sector land to meeting Bath's development needs, coupled with smaller scale densification of the existing urban area.
- This could provide about 2,500 dwellings and perhaps secondary amounts of employment workspace, largely on a small number of large sites in public ownership (dependent on the preferred option for distributing new employment space).
- Expanding the park & ride sites around the city to intercept car-borne in-commuting to the city.

QUESTION B7:

Should the Core Strategy seek to fix certain elements of the strategy for Bath in this way and are there any realistic alternatives?

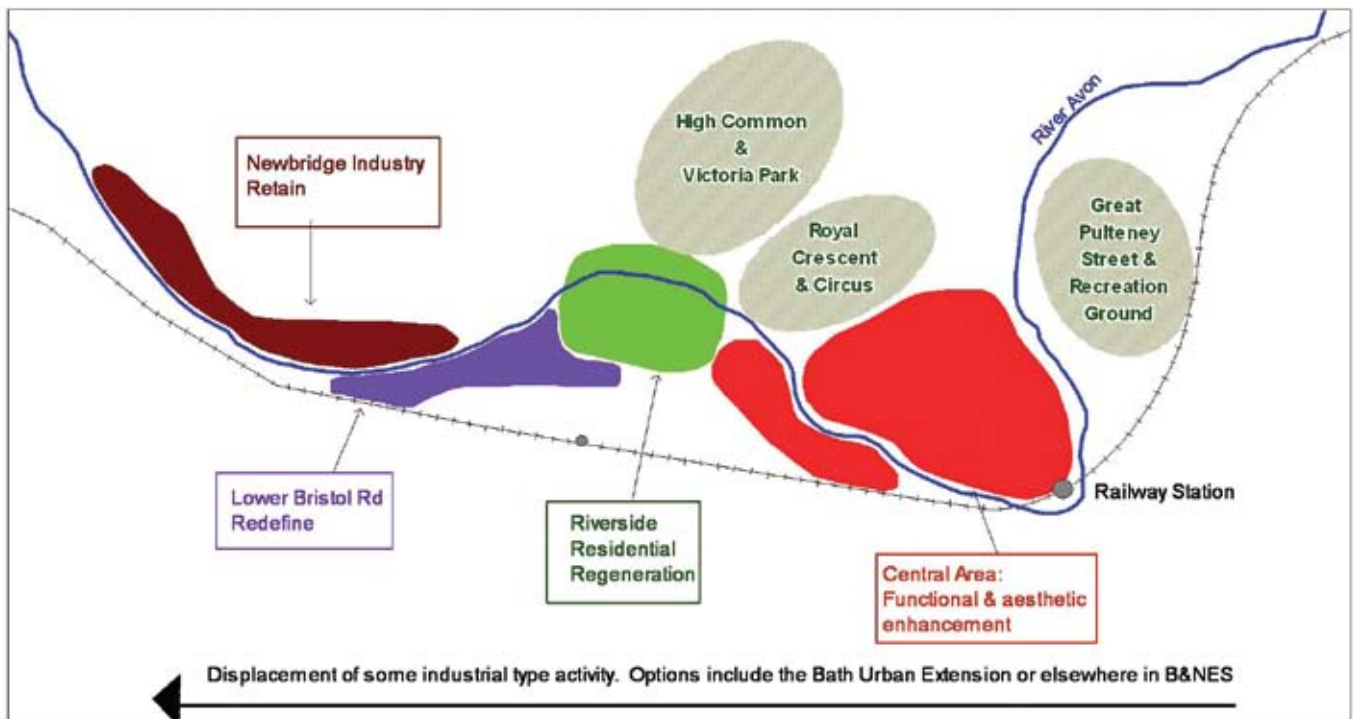
3 Spatial Options for Bath and a New Neighbourhood to South/South West Bath

River Corridor Core Strategy Approach

- 3.31 The Central Area, Western Riverside, Lower Bristol Road and the Newbridge light industrial area will play an important functional role in the lead up to 2026 and beyond. As such there is likely to be significant amounts of development in these areas. They sit next to the River Avon and form Bath's most dynamic area of activity - the 'River Corridor'.
- 3.32 Bath is one of the South West's Strategically Significant Cities and Towns and plays an important role in West of England's economy, so the successful delivery of the residential and commercial aspects of the city's growth strategy will also play a vital role in the future prosperity of the sub-region.
- 3.33 Given the need for the planning system to facilitate the delivery of residential and commercial development in Bath over the coming years, and to achieve this in a way that enhances the urban experience, it is proposed that the River Corridor is conceptualised in the Core Strategy as a single broad location for major development and other place-making interventions. Further it is suggested that this be given the status of a PPS12 'Strategic Site', with detailed matters of delivery to be shaped by the production of a Regeneration Delivery Plan supplementary planning document.

Diagram 16: The River Corridor

- 3.34 Within the whole can be identified 4 sub-zones. Each will have its own role to play and each requiring specific attention.



Rationale for River Corridor Concept

3.35 It is considered to be necessary to use the strategic remit of the Core Strategy to plan for change in the River Corridor comprehensively, for the following reasons:

- If Bath is to play its part in the sub-region then the land either side of the River Avon is where much of the 'action' is going to be. This activity (both existing and new) will be critical to the delivery of commercial and housing growth aspirations. Potentially about 60% of new housing within the city and the majority of new office space for the district will find form in this area.
- A significant amount of change is expected and it is important that the cumulative effect of this is planned for strategically from the beginning. A long term framework is needed to strike the right balance between establishing direction and certainty and enabling flexibility. Further, given the sensitivity of the receiving environment the amount of change proposed has the potential to impact very heavily (positively and negatively) on the character, identity and functionality of Bath.
- The delivery of all of the potential opportunities within the river corridor will be necessary in order to meet the growth for the city. Development proposals tend to be made one or two at a time. Having a wider strategy for the future will make it possible to see how each fit into the whole and help avoid a legacy of ill conceived short term projects and initiatives.
- Many of the opportunities for development in this area will involve a significant amount of planning and a long lead in time before any visible change can be seen. Good planning will support cost effective investment in this area, creating enough certainty to allow developers what to understand what is and what is not likely to be an acceptable type and form of development. This begins with setting out aspirations in broad terms for the area before the focus turn to specific sites.
- A number of the potential development sites are linked i.e. in order for things to happen in one place, other things will need to happen elsewhere. It is important to introduce these issues in the Core Strategy before subsequent documents set out precisely how phasing will be managed.
- The risk of flooding is a common threat across all the river corridor zones and measures to mitigate against this on one site could have knock-on effects on others. It is therefore necessary to have a common flood mitigation strategy for the river corridor.
- This forms part of the main east-west transport route into, through and out of Bath. The cumulative effect of potential change on circulation and movements needs to be understood.
- The displacement of industrial premises is a common theme across 3 of the 4 zones. It is important to quantify and understand the impact of this is of the employment profile of the city so that alternative provision can be made either adjoining the city or further afield.
- It is important to protect and enhance the linear nature of the river corridors multi functional roles e.g. wildlife habitat, public access and recreation e.g. sustrans cycle route. This can be best addressed by planning for them strategically within the city's wider networks.

The Benefits of the River Corridor Approach

- The prize for pursuing a coordinated vision for the River Corridor is a stimulating and well functioning city where the already extraordinary historic fabric is complimented by exciting new quarters. The future city is attractive, exciting and efficient. It is easy to get to get around, pleasant to live and work in, whether in the historic core or one of the new quarters. It is also a City that retains its position in the region as a major retail and office centre and increases its attractiveness to visitors.
- The risk of not coordinating development at this level is that the City although, maintaining a continuing role as a tourist destination by virtue of its historic centre, will not increase its offer to visitors and does not meet known land use demands losing its appeal (or failing to realise its potential) as a commercial centre relative to other neighbouring cities. Within opportunity areas the quality of the environment created would be more likely to be adversely affected by piece meal development.
- A coordinated framework will create a level of certainty for developers and investors showing how their input fits into the wider vision. The framework will create confidence that development is being planned in a long term, co-ordinated and complimentary way. With certainty and confidence comes the opportunity for improved growth prospects in property values which can affect both specific developments and the city areas concerned if properly master planned and coordinated as a whole. The river corridor could therefore expedite the implementation of this part of the development strategy for Bath.
- An overall development framework should make sure that public sector roles - planning, transportation, regeneration, housing and social care – are coordinated, providing greater opportunities for securing public sector funding support to deliver key public realm and infrastructure projects. A more effective framework for securing developer contributions can be put in place which takes into account both the overall infrastructure, civic facilities and public realm requirements of the framework and also the relative size and viability of each development proposal.

The Format of a Core Strategy Strategic Site Policy for the River Corridor

- 3.36 The strategic site policy for the river corridor must provide a flexible framework for change where the key elements are fixed but within which there are opportunities to respond to changing circumstances and unanticipated ideas. Its role will be to set the scene for a subsequent Regeneration Delivery Plan.
- 3.37 It is envisaged that the policy will contain some guiding concepts, urban design principles and expected types and levels of development for the river corridor as a whole and for the 4 zones within it. These will include such things as the amount of office, residential and retail space to be created. It will also refer to other initiatives such public realm enhancements. Bath's designation as a World Heritage site brings with it a heavy responsibility to make sure that the policy responds to whilst it meets future socio-economic needs the impact on the city's heritage is understood. The policy must therefore be based on reasonable estimate of the likely massing, scale and height of redevelopment opportunities, taking into account townscape and viability considerations. The policy will not present final design solutions for places or space or site specific allocations. These will be progressed in a supporting Regeneration Delivery Plan. It would not be appropriate to produce this level of detail within the Core Strategy.

QUESTION B8:

What do you think of this approach?

River Corridor Zone 1: Central Bath

What sort of place is the central area now and what does it do?

A Multi-Functional City

The City and Central Area in particular, contains a number of activities which are in varying degrees inter-related and inter-dependent. They include such functions as:-

- a convenience shopping centre for many local residents
- a commercial centre for the local area and beyond
- an important shopping centre and transportation interchange for the sub-region
- a nationally recognised leisure and cultural centre
- a tourist attraction of international status
- a university town with an international profile

Positive Characteristics of the Central Area

Many of the characteristics which are listed below are distinctive in themselves, together they combine to provide a place which is indeed unique. These are attributes to maintain and where possible enhance.

- its attractive setting
- its recognisable but undefinable quality/ "ambience".
- its historic connections
- the architectural quality of many of its buildings
- its compactness and walkability
- the convenience and comprehensible relationship of such a wide range of functions encompassed within an area of little more than a square mile
- its wide commercial "mix" of shops and services, ranging from independent retailers to high street chains.
- the high proportion of small specialist shops
- the unusually high proportion of high quality residences immediately next to the City Centre.
- the substantial ownership of shops and other properties held by the Council

Negative Characteristics of the Central Area

Bath's Central Area is good place but it could be better. There are some structural, functional and aesthetic issues that need to be addressed. Key issues include:

- an under performing public realm
- areas of poorly integrated post war development
- conflict between cars, buses, pedestrians and cyclists
- the lack of modern workspace in identifiable commercial business quarters
- the riverside and its potential is neglected in many areas

3 | Spatial Options for Bath and a New Neighbourhood to South/South West Bath

QUESTION B9:

Are the positive features that should be maintained and the negative features that are in need of attention correctly identified?

How will the multi-functional role evolve and how should this be shaped?

- 3.38 Central Bath must continue to play the leading role as a business core and focus for urban life in the sub-region. Its role as a shopping, leisure and entertainments hub for the city and sub-region must be enhanced. The introduction of more city centre residences would contribute to the existing sense of place. Some parts of the central area will experience a great deal of physical change, others, such as the historic core will experience less. Here the focus will be on achieving a suite of public realm and movement system improvements designed to enhance the way that people experience the city centre.
- 3.39 Much of the central area is recognised internationally as being very special, but there are some areas are not doing so well. This restricts the area of interest for residents and visitors. The place-making challenge for the coming years is to enhance the vibrancy and appeal of central Bath and to utilise the need for development to repair and improve its less aesthetically pleasing and functionally productive parts. There are many locations which would benefit from investment to create new functional and attractive areas of townscape that could become new distinct destinations within the Central Area.
- 3.40 The waterfront is a key underperforming asset. An overarching aim in the planning of the central area must be to better connect the city with its riverside location by making a really worthy 'feature' of the River Avon over as much of its course as possible. The largely east-west orientation of the river will become an important organising principle around which the future strategy for this part of the city will be developed.
- 3.41 Flood risk is a key constraint to development. This will need to be balanced against the need to focus development in accessible locations, promote urban regeneration, protect areas of open space and facilitate economic growth. Proposals for growth and place-making must also be aligned with strategies that address current transport problems and those that will be created by more intensive development in the city. This may require a review of the current parking strategy for the city.

Which area might an expanded city centre colonise?

- 3.42 Before continuing it is worth establishing the constraints to growth in the Central Area and the conclusions that lead from this regarding the geographical concentration of regeneration and renewal opportunities.
- 3.43 Bath's city centre is more physically constrained than most large towns and cities in the South West. Expansion to the north is precluded by the Georgian planned town. To the east the city centre is bounded by the course of the River Avon and immediately beyond lies the Georgian set piece of Great Pulteney Street, the Recreation Ground, and Bath Cricket Club. To the south the city centre is also bounded by the River Avon and immediately beyond runs the A36 beneath the steep slopes of Beechen Cliff.
- 3.44 There are a few prospects for change within the city centre but the majority of urban renewal opportunities are to be found to the west and south west. If this area is addressed successfully it will allow Bath to develop a stronger east-west axis to balance the dominant north-south pattern of activity.
- 3.45 Figures C and D illustrate this concept by comparing Bath as it appears today with Bath as it might function in the future.

Diagram 17: The Central Area in 2009

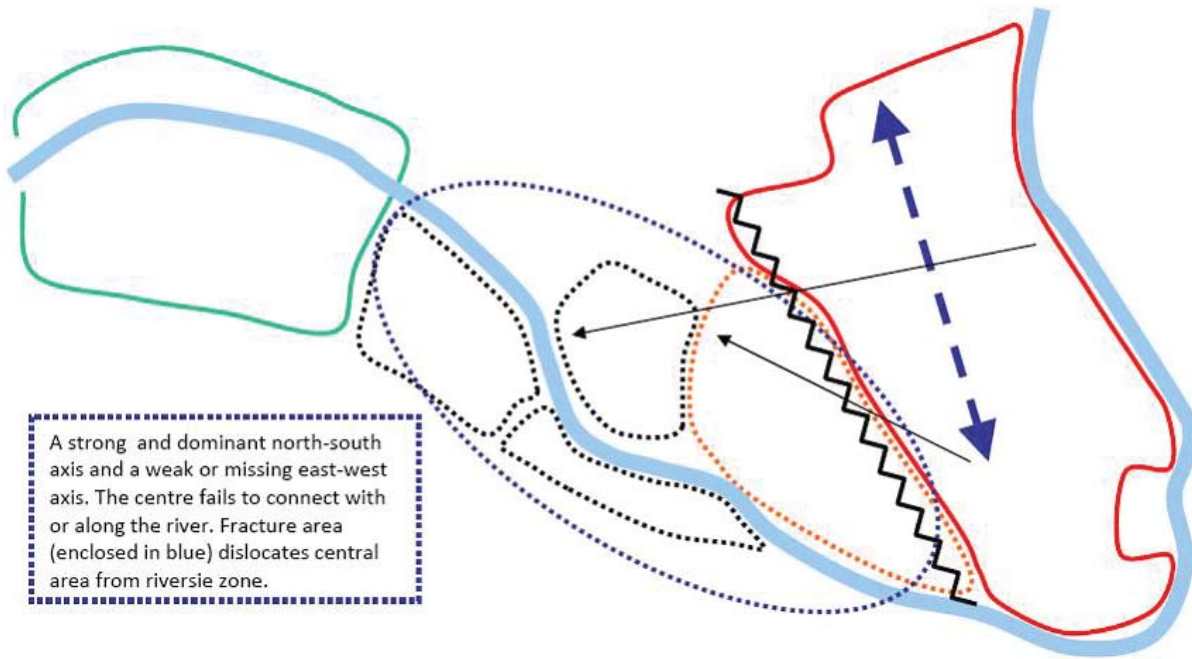
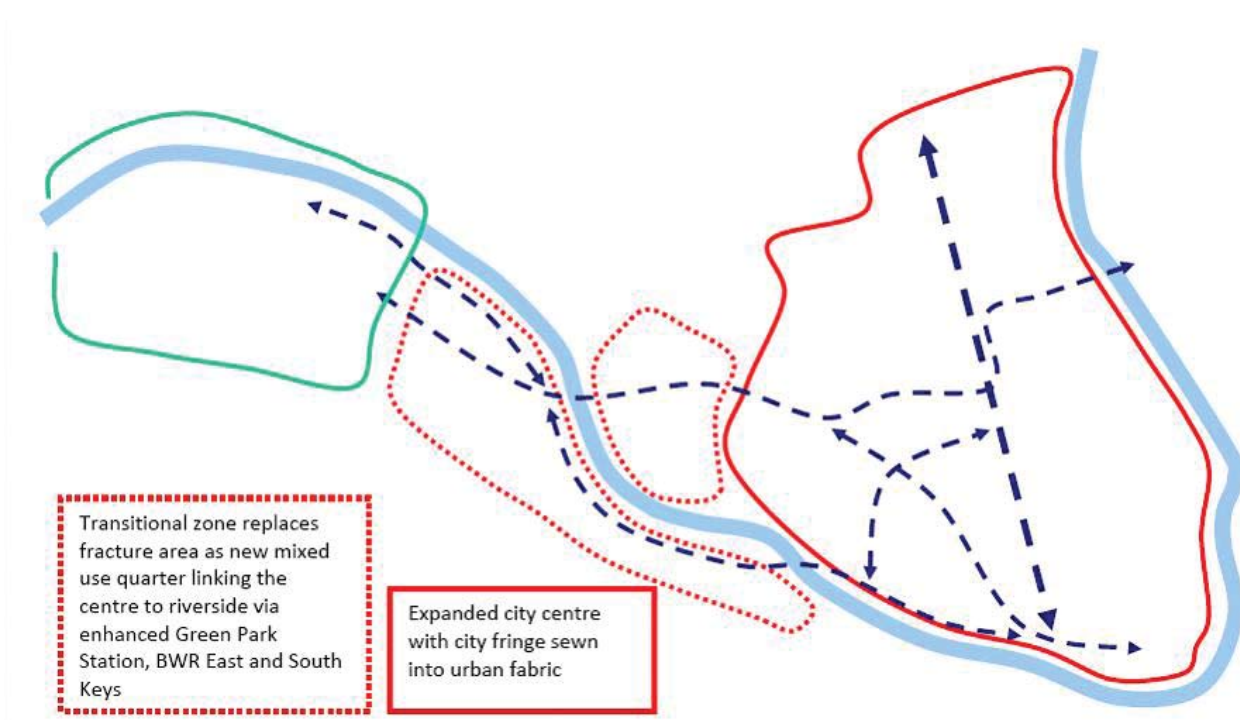


Diagram 18: The Central Area in 2026



3 | Spatial Options for Bath and a New Neighbourhood to South/South West Bath

- 3.46 Figures C and D also identify an existing illustrative 'city centre boundary' and show how this might expand once development has taken place.
- 3.47 There are limits to the intensity with which urban renewal opportunities can be realised. A key limiting factor will be the height at which buildings can rise without causing damage to skyline and the urban scene. Similarly, whilst it is theoretically possible for development to incorporate basement floors (perhaps for parking, servicing and storage), in Bath this option is limited by the Avon Act which protects the thermal springs. The Avon Act does not rule out basement levels but it is a further constraint to add to the heritage issues that have already been identified. Basement development is expensive and in Bath redevelopment schemes cannot readily compensate through increased height.
- 3.48 Finally, the potential for the River Avon to flood will affect the developability of a number of urban renewal opportunities. More on the relationship between flood risk and the options for development can be found in the SFRA and in the Bath Flood Risk Information Note.

Experiencing the city: high level principles and conceptual response for the shaping change within the Central Area.

- 3.49 As the Central Area moves from its current state (figure C) to that which is proposed (figure D) the following ideas are suggested as to guide this strategy and to influence future more site specific proposals.

Development Principles - new development should:

- Complement and be well linked to the historic core in use, look and feel.
- Enhance the Conservation Area and the World Heritage Site.
- Create new micro destinations that people will be attracted to.
- Create an impressive statement about the values and aspirations of the city.
- Contribute towards the creation of enduring pieces of functional townscape.
- Be based around high quality open space and living streets.
- Provide opportunities for a lively waterfront where the opportunity arises.
- Integrate well with the neighbouring Riverside zone.

In order to deliver these principles the strategic spatial response is to:

- Treat the riverside as a strategic piece of the city's green infrastructure network, creating a linear recreational space. Integrate the riverside with nearby areas, the historic core and immediately adjacent land to create a wider area of high quality and functional townscape.
- Extend the areas of interest or 'stepping stones' beyond the historic core and create links to the riverside. Extend the network of walking loops around the city to attract people and activity to around the river.
- Shape the creation of a series of distinct areas of character or activity, developing existing strengths where these are evident.
- Consider not just permanent changes to the built environment but temporary uses (weekly markets, yearly festivals and events) recognising the importance of open space in this regard.



Opportunities for change between the city centre and river



The Riverside has the potential to become a more important element of the city's environment and recreational space

QUESTION B10:

What do you think of the proposed themes and spatial response for the expansion of the city centre?

Strategic Options for Central Bath

Determining the way forward

Core Strategy

The remainder of the central Bath analysis includes 3 sections.

1. The first section sets out a number of development themes and issues for the central area that must be addressed in the Core Strategy. The scope of this discussion is introduced here very briefly and is fully explored in an Information Note.
2. The second section is fully presented in this chapter and suggests alternative ways of addressing the issues raised in section one and how each approach would affect not only the Central Area but also other zones along the river corridor and rest of the city. The options consider how much development should be directed to the central area and of what type.

The Core Strategy will stop at this level of analysis.

Regeneration Delivery Plan Supplementary Planning Document

To support the Core Strategy as it affects the river corridor in Bath a Regeneration Delivery Plan (RDP) will be produced for the area. Much its focus will be on the Central Area

3. The final section titled 'Redevelopment Zones within the Central Area' hints at the debates that will remain to be had as part of the preparation of the Regeneration Delivery Plan. This section is introduced in this chapter but is discussed more fully in an Information Note. This note provides some initial observations about the characteristics of some likely areas of change within the central area and their potential future role. Consider the characteristics and attributes of the areas that have been identified. For the Core Strategy it is important to consider whether these areas can deliver the strategic growth proposed? For the RDP it is worth beginning to consider whether they lend themselves to a particular mixed-use environment?

1. Development Themes and Issues for the Central Area

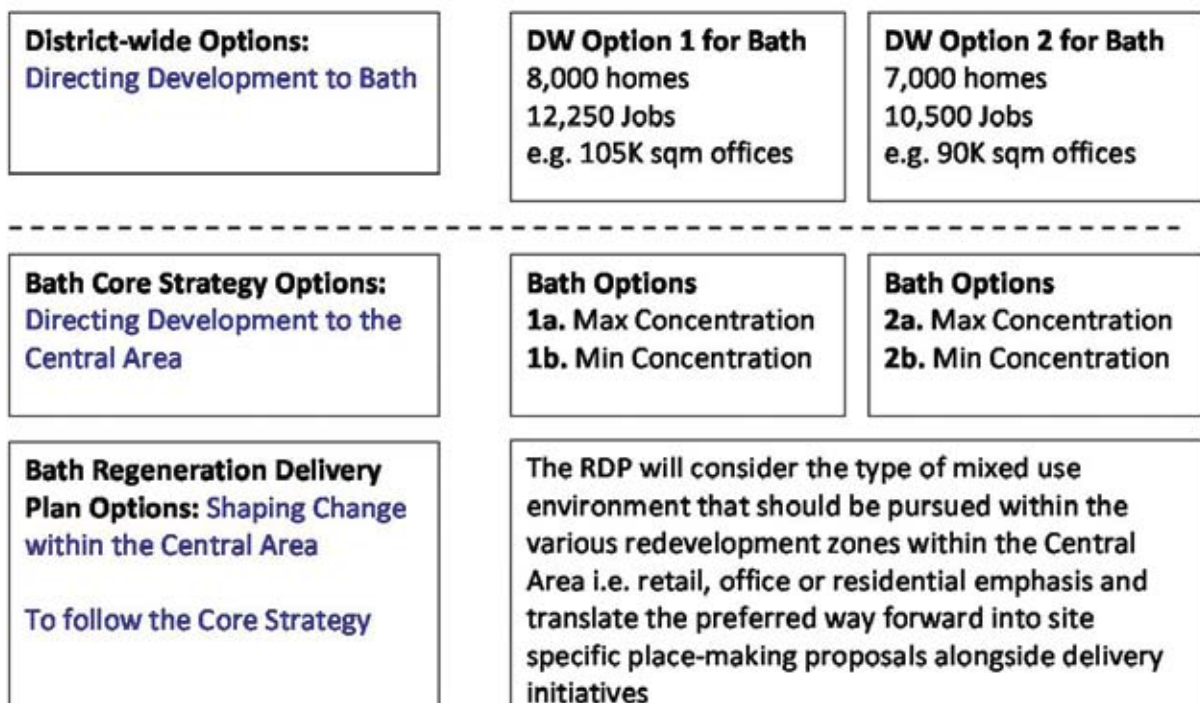
3.50 There are a number of activities that require or desire a location in the central zone and the Core Strategy must set out a strategic approach for accommodating this demand within the context of managing change across the city as a whole. The themes discussed in a separate information note published alongside this document include:

- The Shopping Environment and Public Transport Interchange
- More and Better Places to Work
- City Living and other City Centre Uses, including:
 - Leisure, entertainment facilities and the more intensive sport and recreation uses (including cinemas, restaurants, bars, pubs, night clubs, casinos, health and fitness centres)
 - Arts, culture and tourism (theatres museums, galleries and concert halls)
 - Housing - an important element in mixed-use, multi storey developments

2. Central Area Options: Alternative approaches for the future of Central Bath

- 3.51 The Central Area will be the focus for new office and comparison retail development, alongside other city centre uses including housing, that contribute to creating a vibrant and interesting urban experience. However, the Core Strategy must determine the strength of that focus. Following this, the Regeneration Delivery Plan can determine more specific proposals for specific areas it seeks to shape the future mosaic of activities and functions, striking an appropriate balance between certainty and flexibility.
- 3.52 The diagram below illustrates a decision making framework for generating a preferred way forward.

Diagram 19: Decision Making Framework for Central Bath



Bath Core Strategy Options: Directing Development to the Central Area

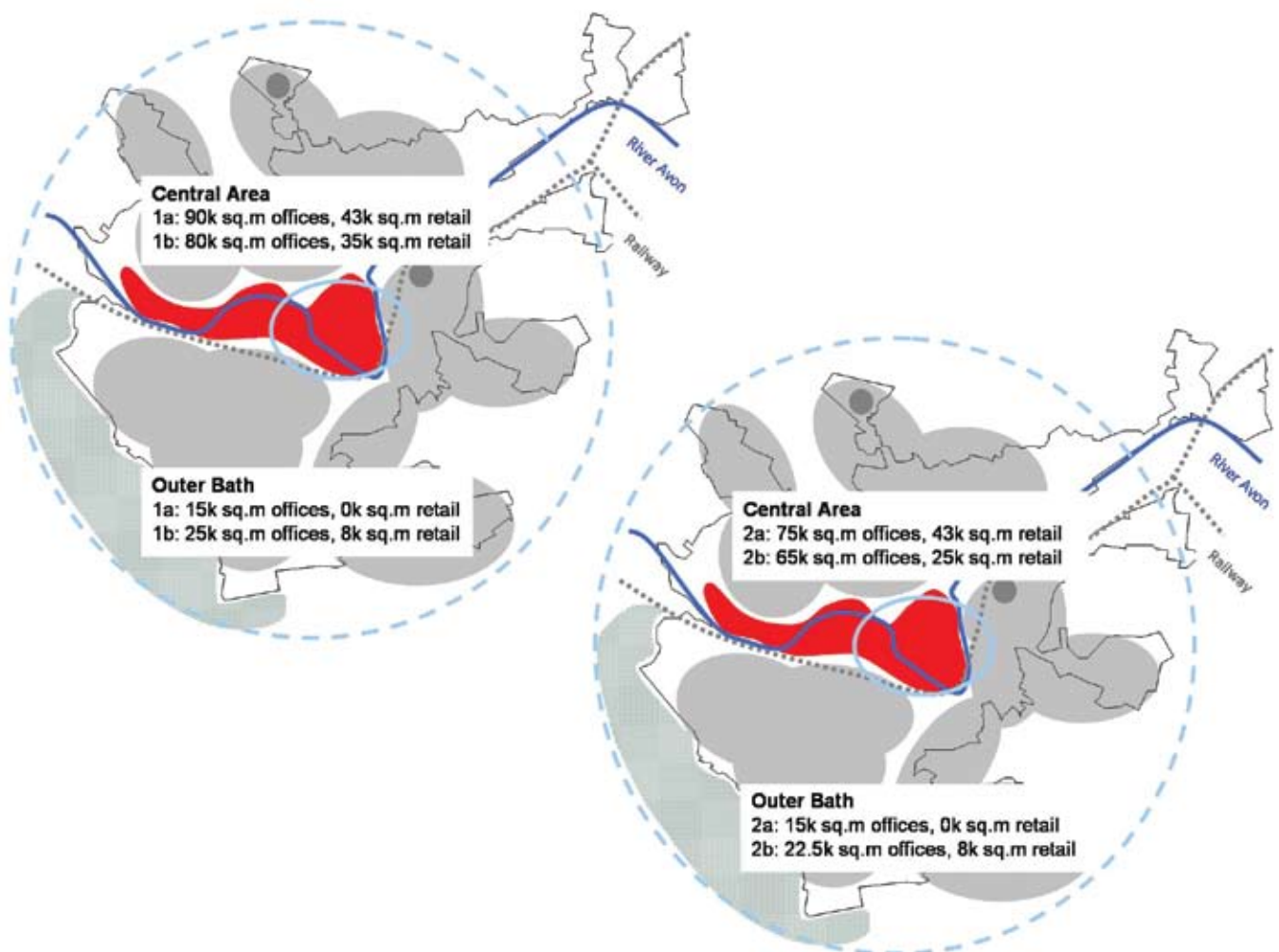
- 3.53 A key strategic decision that needs to be made is to determine what proportion of the need for office and retail floorspace apportioned to Bath should be directed to the Central Area vis-à-vis other parts of the city. These will be the most ‘land hungry’ activities in need of space. The approach to commercial development will affect the opportunities for injecting other uses, including housing into the Central Area. A separate information note sets out the level of commercial development to be planned for at Bath.
- 3.54 In the context of District-wide Options 1 and 2, there are considered to be two alternative approaches that should be explored.
- 3.55 The differences between each of the four of the possible combinations could in some instances result in significantly different level of development taking place in the Central Area (with implications for its sub-regional role and its character). Some of the options are more subtly different and present alternate ways of delivering a broadly similar type of overall Central Area experience.

3 Spatial Options for Bath and a New Neighbourhood to South/South West Bath

- 3.56 In all cases development will have to come forward in a way that reflects the proposed key principles and strategic response under 'experiencing the city', presented on page 88.
- 3.57 It is important to bear in mind that the difference between the maximum and minimum concentration approaches outlined below do have proportionally bigger ramifications for parts of the city beyond the Central Area, including the urban extension.

Presentation and Analysis of options

Diagram 20: Presentation and Analysis of Options for Central Bath



DW Option 1: 8000 homes, 105K sqm offices (72% of district total) and 45k sqm comparison retail.

Bath 1a: Maximum Concentration

- This approach directs 90K sqm of office space (65% of B&NES' and 85% of Bath's requirement under Option 1) and 43K sqm of retail space (100% of Bath's forecast capacity) to the Central Area.
- Outer Bath receives 15K of committed office space but has no role in the growth of retailing.

Bath 1b: Minimum Concentration

- This approach directs 80K sqm of office space (56% of B&NES' and 76% of Bath's requirement under Option 1) and 35K sqm of retail space (81% of Bath's forecast capacity) to the Central Area.
- Outer Bath receives 15K of committed office space and an additional 10k sqm. A further, 8K sqm of retail space is directed away from the central area to other areas of the city. This represents the bulky goods element of forecast retail capacity.

DW Option 2: 7000 homes, 90K sqm offices (65% of district total) and 45k sqm comparison retail.

Bath 2a: Maximum Concentration

- This approach directs 75K of office space (54% of B&NES' and 83% of Bath's requirement under Option 2) and 43K of retail space (100% of Bath's forecast capacity) to the Central Area.
- Outer Bath receives 15K of committed office space but has no role in the growth of retailing.

Bath 2b: Minimum Concentration

- This approach directs 65K of office space (47% of B&NES' and 76% of Bath's requirement under Option 2) and 35K of retail space (81% of Bath's forecast capacity) to the Central Area.
- Outer Bath receives 15K of committed office space and an additional 7.5k sqm. Further, 8K sqm of retail space is directed away from the central area to other areas of the city.

General Comments

- 3.58 At the District-wide level of analysis a decision will be made about whether to pursue Option 1 or Option 2. The merits of each option are discussed in Chapter 2. Whichever option is pursued, it will be necessary to manage the level of development apportioned to Bath in a way that reflects the wider aspirations for the city as a whole and the role and character of zones within it.
- 3.59 The difference between the pursuance of District-wide Option 1 and Option 2 (particularly 2b) has significant implications for the developmental role of Bath's Central Area as illustrated below.

3 Spatial Options for Bath and a New Neighbourhood to South/South West Bath

Diagram 21: Sliding Scale showing options for '000 sqm of offices at Central Bath and the associated proportion of District requirement that this represents



- 3.60 For example, there may be some questions about how sustainable scenario 2B would, whereby the centre of Bath receives only 47% of the forecasts requirement for office workspace for the district. However, with a new neighbourhood to plan and uncertainty about whether the Ministry of Defence will remain in the city, a certain amount of decentralisation from the Central Area (reflecting 2A) may be required in order to create a new centre within the urban extension or to maintain employment and a mix of uses within the existing outer Bath neighbourhoods.

Comments on Maximum vs Minimum Concentration: Bath 1a and b and Bath 2a and b.

- 3.61 As the Central Area is the most accessible part of the city it makes good sense to focus activities that generate lots of trip movements close to the Bath's public transport interchange. This will help (assuming other factors such as price remain equal) to enable people within the city and from beyond to make more sustainable transport choices. Other benefits include maximising the potential of establishing of a new high profile 'office core' in an identifiable quarter or quarters and helping to protect the retail heart of the city from out-of-centre threats to its vitality and viability. A reduced focus on the Central area cannot achieve the same degree level of sustainable transport and may not be so market friendly.
- 3.62 A risk relating to maximum concentration is the ability of the property market being able to take on so much new development in the central area and the reliance that this strategy would place on being able delivering a limited number of large complex sites. Further, Limiting the location of new office accommodation to the core (taking into the 15K sqm of existing commitments beyond it) could constrain the type and price of space that could come forward. This may mean that the needs of some sectors/businesses in need of office workspace may not be met as not every business desires or can afford to operate from a city centre location. So, there is therefore a case for Bath not directing all its office floorspace to the central area. An appropriate level of dispersal around the city could create more choice and reduce risks around delivery.
- 3.63 The modest percentage reduction in office floorspace under each minimum concentration option may not seem likely a radically different approach but this adds up to 7.5K-10K sqm that could be redirected to other parts of the city, such as elsewhere in the River Corridor, the urban extension or to MoD land should this become available.
- 3.64 Even though the majority of office space would still be directed to the central area there would be less potential to create high profile sub-regional office quarter and less chance of maximising the opportunity sustainable travel choices to be made. The risk of non delivery may be reduced although there maybe less likelihood of being able to pursue a parallel strategy that allows existing Georgian space to be converting to other uses and relaxation of the existing core office area policy of the Local Pan.

- 3.65 With regard to shopping, if future retail development is strictly limited to the Central Area this may limit the range of unit sizes/formats that could be developed. This in turn could restrict the types of retailer, goods, and level of consumer choice available in Bath. DIY and homewares are a sector that would be most likely to lose under this approach. It is may not be easy to successfully integrate such space into the of the central shopping area, even allowing for more inventive architecture and flexibility from retailers usually favouring 'retail shed' type premises surrounded dedicated parking.

QUESTION B11:

What are your views on options 1a and 1b and options 2a and 2b?

QUESTION B12:

To what extent should the Core Strategy seek to accommodate office space and comparison retail within the central area?

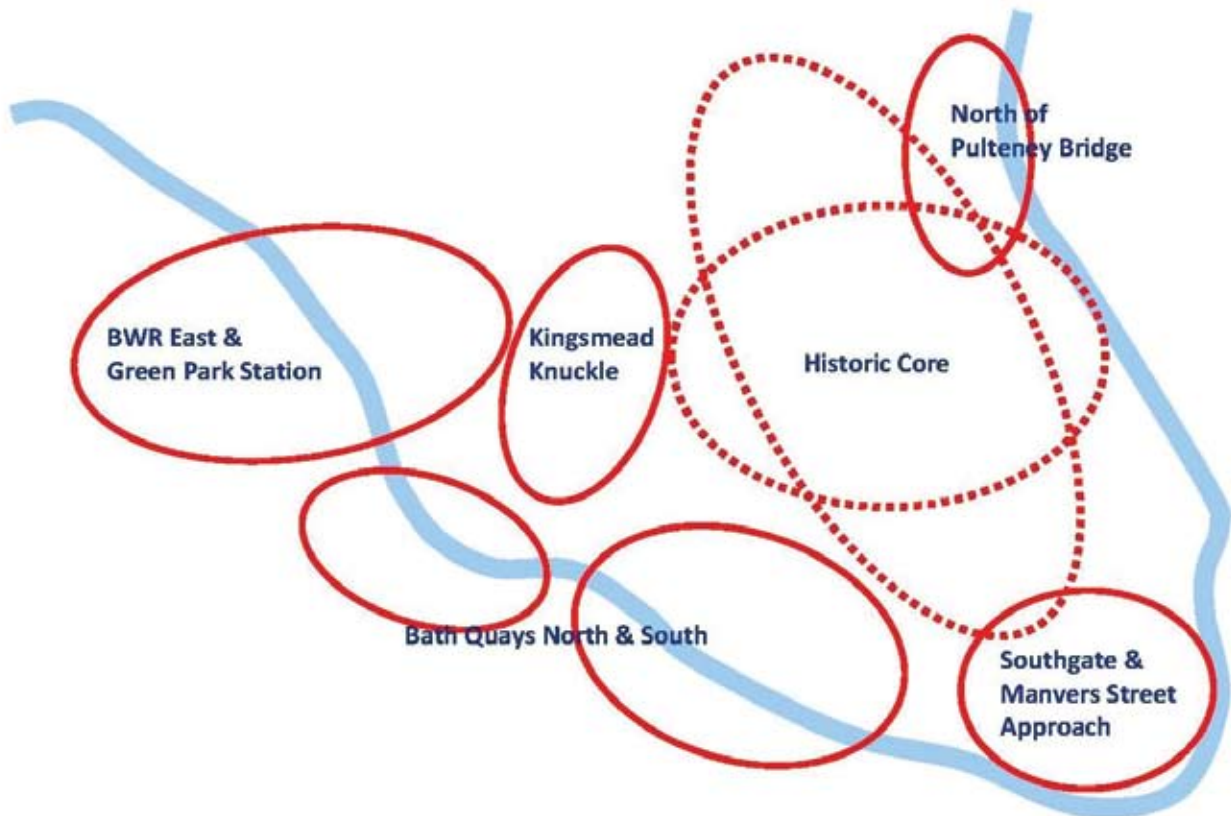
Bath Regeneration Delivery Plan: Shaping Change within the Central Area

Redevelopment Zones within the Central Area

- 3.66 A number of areas requiring regeneration and renewal have been identified in the central area of Bath. These are considered to be the locations where major 'repair' projects should be targeted over the coming years either to make them more useful or to make sure they reflect the aesthetic standards of the rest of the historic core. The Core Strategy will set out the long term strategic framework for accommodating this regeneration, within which further more detailed plans can be prepared. The locations that are considered to be in need of repair are mentioned below.
- 3.67 The successful redevelopment of areas on the fringe of the city centre will enable the expansion of the core city centre towards the riverside and bind this area to the established Western Riverside regeneration area where activities associated with a city centre are also likely to penetrate to some degree. The Kingsmead Knuckle and BWR East Area will be key areas in this regard.

3 Spatial Options for Bath and a New Neighbourhood to South/South West Bath

Diagram 22: Redevelopment Zones Within Central Bath



- 3.68 It is not the role of the Core Strategy to set out a preferred land use mix for each of the sites within these locations. The RDP will explore whether some parts of the central area have certain attributes and characteristics that suggest a particular mix of uses should be encouraged. Further, the preferred way forward will depend on how dynamic the RDP should be in pursuing the repair of the central area. This includes considering the scope for using the Council's site assembly and compulsory purchase powers and the long term parking strategy for the city centre (i.e. whether and where to reduce, increase or maintain provision). Against this background, judgements of the likely development viability of key locations must be taken into account. Some initial observations that could be used to formulate later plans for shaping change within the city centre are presented in an Information Note.

River Corridor Zone 2: Western Riverside

- 3.69 This area of the river corridor has been earmarked for a major programme of residential led regeneration for a number of years and visible change is expected to occur throughout the RSS period.
- 3.70 The Western Riverside zone is allocated in the Local Plan as part of Policy GDS.1/B1 and this policy is supported by a master plan supplementary planning document. The Core Strategy will not vary the principles that have already been established for this area.



- 3.71 In total the Western Riverside zone is expected to deliver about 2,500 dwellings. The realisation of Western Riverside is of fundamental importance to meeting the need for new housing in Bath.
- 3.72 The development of Western Riverside will also include a small amount of local needs shopping and improvements to the riverside environment and public realm. As a result of redevelopment a number of industrial premises and activities will be displaced and a suitable level of re-provision will be required either in the urban extension to Bath or elsewhere in the district. This will include the existing waste and recycling centre which could be relocated and options for this are being considered.
- 3.73 It should be noted that the proposed Western Riverside Zone identified in the Core Strategy is a smaller area than that which has been termed as such in the Local Plan. This means that the BWR East area forms part of the Central Zone rather than the Western Riverside Zone. This reflects the greater land use mix anticipated for BWR East.

River Corridor Zone 3: Lower Bristol Road / Twerton Bridge

3.74 This zone presents a ‘post-industrial’ approach to the city from the west and sits alongside the A4, a key transport corridor that provides the primary road link between Bath and Bristol. Currently the area is characterised by a wide range of uses and activities including student accommodation, bulky goods retail units, office space, industrial space of varying size and quality (some of which is listed) and planning consents for further modern office space.



- 3.75 Just south of this zone lies the Oldfield Park railway halt for half hour peak and hourly off-peak services to Bristol and Wiltshire. The eastern part of this zone will be crossed by the proposed Rapid Transit Route between Newbridge and the city centre. The opportunity exists here for a gateway immediately adjacent to western riverside. The future accessibility of this area may render it suitable for more intensive commercial uses.
- 3.76 The options for the Lower Bristol Road zone, set out below, have been put together and must be looked at in relation to the options suggested for the central area and western riverside, particularly in terms of the strategic options for office and retail development.

Lower Bristol Road: Option A

3.77 Option A is based on the maximum concentration option for the Central Area which seeks to integrate Bath’s need for office and comparison retail floorspace entirely within or immediately adjacent to the city centre.

Features

- No expansion of existing bulky goods role.
- No further provision of office space (aside from existing commitments)
- No further student accommodation (aside from existing commitments)
- Land currently in use for industrial activity either entirely protected or partly released for residential use and/or convenience goods retailing.

3 | Spatial Options for Bath and a New Neighbourhood to South/South West Bath

Lower Bristol Road: Option B

3.78 Option B based on the idea of the ‘minimum concentration’ option for the Central Area. The minimum concentration approach could result in the need for the need for secondary office space and/or bulky goods retail space locations. The Lower Bristol Road could present one of a number of options for the accommodation of these land uses..

Features

- Accommodation of part or all of any secondary office space (beyond existing commitments)
- Further bulky goods retail role to accommodate all or part of 8k overspill from Central Area.
- No further student accommodation (aside from existing commitments)
- Land currently in use for industrial type activity partly released for housing, office use and convenience and bulky goods retailing.
- Less scope for residential use than in option A.

QUESTION B13:

What do you think of the two options?

QUESTION B14:

Can you see how the choices made for the Central Area will affect the choices to be made in the Lower Bristol Road Zone?

River Corridor Zone 4: Newbridge Industrial Zone

3.79 The Brassmill Lane and Locksbrook Road areas in Newbridge function as Bath’s core strategic location for industrial enterprise. Together these areas provide 12.5ha of land for a range of activities.

3.80 The Business Growth and Employment Land Study does not forecast a significant increase in district-wide industrial employment. However, neither does it forecast any significant decline. This means that much of the land/ premises that might be lost in the Central Area, Riverside and Lower Bristol road zones would have to be replaced elsewhere in the city, urban extension or district.



Newbridge Industrial Zone: Single Option

Retain this area entirely for employment generating uses in the ‘B’ use class

The Outer Bath Neighbourhoods

- 3.81 Earlier sections of this document have focused on the river corridor as an area likely to experience significant change during the coming years. However, it is Bath's residential neighbourhoods that make up the majority of the physical extent of city, and it is here where the majority of people live.
- 3.82 This consultation document considers the needs of the suburban neighbourhoods across three subdivisions. There are a number of common issues across all of these. It is considered that dividing the outlying residential districts into three areas (one north of the river and two to the south divided by the A367 Wellsway) is a suitable level of strategic analysis between analysing outer Bath as one single mass or a mosaic of individual home patches.
- 3.83 Once the Core Strategy is in place, other DPDs and SPDs can be prepared to focus on individual neighbourhoods and specific sites to support the overarching framework provided by the Core Strategy eg the Bath City-wide Character Appraisal SPD (2005).

The three outlying neighbourhood zones identified as part of the citywide framework are:

- Northern neighbourhoods: Newbridge, Weston, Lansdown, Walcot and Lambridge
- South eastern neighbourhoods: Bathwick, Widcombe (south of Beechen Cliff) and Combe Down
- South western neighbourhoods: Widcombe (north of Beechen Cliff), Twerton, Southdown, Westmoreland and Oldfield Park

- 3.84 Some of the issues that have been identified in these areas have city-wide implications whilst others have a more local impact. It will be necessary to make sure that ideas for outer Bath fit within an overall citywide development strategy so that they form part of a coherent plan for Bath. Policies for specific sites will be included a subsidiary Site Allocations Development Plan Document. For now it is necessary note the potential role of these locations as part of a citywide strategy for Bath as part of a land resource that could be deployed for housing, business and other uses.
- 3.85 There is scope for significant residential development and the option a secondary amount of commercial development (under options Bath 1b or 2b) to occur in northern and south eastern neighbourhoods. The SHLAA suggests that up to 2,500 homes could be accommodated here, mostly on land that could become available as a consequence of public sector modernisation and rationalisation programmes in the sectors of health, defence and education.

Some of the Key Issues for Outer Bath

Neighbourhood Shopping and Service Centres:

- 3.86 Maintaining the vitality and viability of neighbourhood centres and the provision of associated and supporting public services and facilities.
- 3.87 Local shops are an essential part of what makes somewhere a good place to live, with a significance that far out ways their size. It is good to have somewhere convenient near to where we live to buy groceries, pick up a prescription or get a haircut. This reduces the need for people to travel further distances. To those who find it hard to get about, especially the elderly and infirm the presence of local shops is a lifeline.

3 | Spatial Options for Bath and a New Neighbourhood to South/South West Bath

3.88 Moorland Road, the largest of Bath's suburban shopping parades is complimented by smaller local centres at Twerton High Street, Southdown, Upper Bloomfield Road and Frome Road, Weston High Street, Chelsea Road Newbridge, Lansdown Road, Fairfield Park and Larkhall which provide day-to-day goods and services to surrounding housing areas. These are currently identified in the Local Plan as 'Local Centres' and are given a high level of protection against changes of use that would damage their vitality and viability. A supermarket (currently operated by Morrisons) operates from a site on the London Road and serve neighbourhoods to the north and east of the city.

The need for more convenience (food) retail provision

3.89 The Retail Study identifies a more or less immediate need in Bath for an additional 3,700 sqm of convenience (food) floorspace, rising to 6,500 m² by 2026. The south of Bath is, compared to the rest of the city, relatively under-provided for in terms of food shopping choice.

3.90 The preparation of the Local Plan identified the existing shortfall in the food shopping offer available to residents the southern neighbourhoods. As a result a site was allocated for a mixture of uses, including local needs retail on playing fields owned by Hayesfield School. Sainsbury's' is involved in a development proposal that includes a modestly sized supermarket. The Lower Bristol Road is also allocated in the Local Plan for local needs retail and Lidl are interesting in providing a small store here.

3.91 Beyond this scheme there remains scope for longer term provision of convenience goods floorspace. A Site Allocations DPD will allocate the preferred location(s). Contenders for accommodating this need, beyond the contribution of projects within the Central Area include:

1. As part of a new district local /centre within the Bath urban extension
2. As part of a new local centre related to any redevelopment of MoD land
3. Within the River Corridor

Ministry of Defence Land

3.92 In July 2008 the Defence Equipment and Support Organisation (DE&S) announced that it would transfer 1,600 jobs from Bath to Abbey Wood, Bristol, by 2012. The DE&S currently operates from three sites in Bath - Ensleigh (9.8ha), Foxhill (18.9ha) and Warminster Road (4.3ha) totalling 33ha. The Warminster Road site is shared by the People, Pay and Pensions Agency. It is estimated that there are currently 1,800 defence jobs in Bath.

3.93 As a result of the proposed transfer the Council expects the MoD to rationalise its estate in Bath. The MoD's position is that none of this land is immediately 'available' at the present time but that it is suitable for a range of uses including housing and could become available in the medium term. There is a need to make more efficient use of 33 hectares of at Foxhill, Warminster Road and Ensleigh.

3.94 If the MoD wishes to dispose any of its land it must first register its landholdings on English Partnerships Register of Surplus Public Land, so that other public bodies have first opportunity to acquire them. If no other public body requires the land it can be sold and released for private sector development.

3.95 The Council contends that if government housing targets for Bath are to be met it must act to accelerate the release of MoD land. Without the contribution of MoD land it will not be possible to deliver 6,000 homes within Bath during the RSS period. This could result in the need for the shortfall in housing to be accommodated elsewhere in Bath and North East Somerset.

3.96 MoD Ensleigh is currently identified as a Core Employment site under Policy ET.3 of the B&NES Local Plan. The BGELS recommends that this site continue to be protected as an employment site and that its situation on the northern edge of Bath would make it an attractive private sector office location, should the existing use cease.

The continued development of the universities.

- 3.97 See separate Information Note on the University of Bath, Bath Spa University and Student Housing.

The impact of the new neighbourhood on the southern suburbs.

- 3.98 The emerging growth management strategy does not envisage a great deal more residential or commercial development occurring in the south western neighbourhoods directly, though this part of Bath could be affected by the development of a new neighbourhood, should the specific location for the expansion of the city be identified in the Haycombe / Newton St Loe area. Given that parts of the wards are identified as being the most deprived in the city, the opportunity exists for an urban extension in this area to assist in address existing social infrastructure deficiencies.

Royal United Hospital Trust plans for the modernisation of its site in Weston.

- 3.99 The Royal United Hospital operates from a large site (21ha) in Weston and provides acute treatment and care for around 500,000 people in Bath, and the surrounding towns and villages in North East Somerset and Western Wiltshire. It also provides employment for 3,500 people. The Trust itself employs around 4,500 people and its Service Improvement Plan 'RUH 2010' aims to transform the provision of services to match the best health care providers in the UK, in terms of efficiency, use of beds, throughputs, length of stay etc.
- 3.100 The aim behind the future development of the RUH is to provide more efficient and more accessible services to the public. The basic idea revolves around creating three main healthcare units - elective, ambulatory and emergency. A master plan for the site shows approximately 4ha of land as potentially becoming surplus to the needs of the RUH and the local healthcare community. The Council understands that the intention of the Trust is to sell the land for development to help fund proposed improvements to the core part of the existing site that is to remain in healthcare use.

The Council's review of secondary school place provision

- 3.101 The Council is consulting on a proposals to rationalise the provision of secondary school places in Bath. There are two main points to note:
- In the north of the city its is proposing to close St Marks Church of England (mixed co-educational) and Oldfield (girls) Secondary Schools and to open a new co-educational secondary in the north of the city. This could be on either of the existing school sites or on another large site
 - Culverhay Boys School to become as a co-educational 11-18 Community School or Academy on the current site. This, together with Ralph Allen School will result in two co-educational schools serving the south of the city.

New Neighbourhood in an Urban Extension in Bath

Introduction

- 3.102 The government requires the development of a new neighbourhood in Bath. This new neighbourhood should include up to 2,000 new homes and a variety of other facilities including work places, shops, schools, green infrastructure etc. This will be created by extending the urban area on the south/south western edge of the city. This approach to city growth is described by planners as “urban extension”.
- 3.103 The plan for the development of an urban extension to meet the future growth demands Bath was developed as part of regional planning policy. At the regional level, alternatives to this approach were considered. The environmental impacts and other impacts of this approach were also debated, including the impact on the setting of Bath, which is a World Heritage Site.
- 3.104 An “area of search” for the location of this new neighbourhood was also identified in the Regional Spatial Strategy. This “area of search” is the broad area in which our Core Strategy must explore options for the location of a new neighbourhood. The “area of search” for Bath is the south and south western edge of the city. Diagram 23 illustrates the options for the location of a new neighbourhood as identified by the Council.
- 3.105 This chapter briefly outlines the work that has been undertaken so far and presents the options for discussion.

Our approach

- 3.106 The options outlined in this chapter are based on evidence that has been collected by the Council. More detail about this evidence, including details of the Habitat Regulation Assessment that has informed these options is published alongside this document.

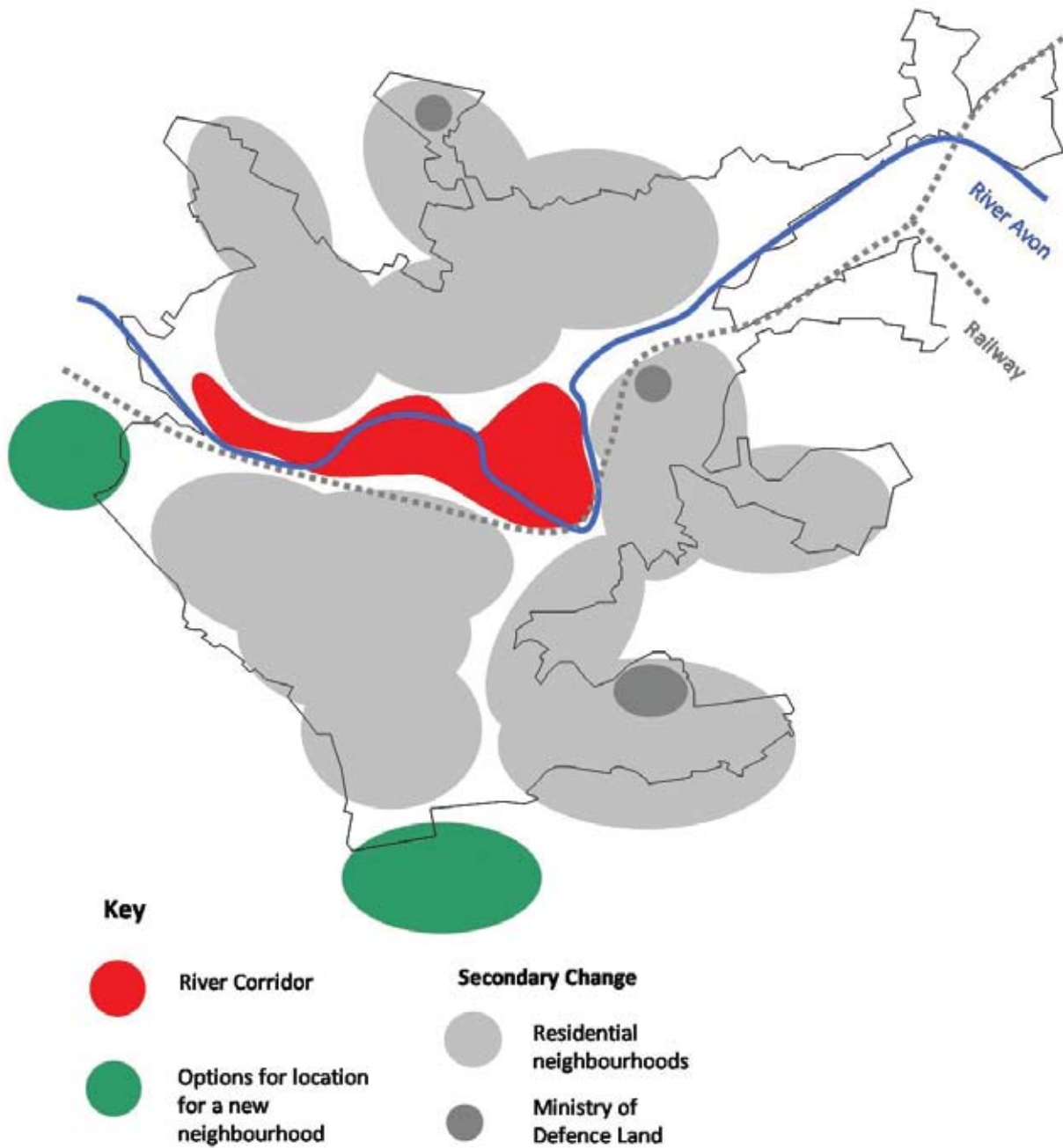
This chapter will be structured as follows:

- Drafting a vision and stakeholder engagement for the new neighbourhood
- Considering the “area of search”
- Comparing possible options
- Core Policy areas relevant to urban extension

Developing a vision and stakeholder engagement

- 3.107 Stakeholder and public engagement has played a role in developing options for discussion. An initial public consultation and stakeholder engagement took place in 2007, which helped shape the options that are presented. This consultation also highlighted a number of issues to be investigated further. These include detailed consideration of the impact of development on:
- The World Heritage site and its setting and the Bath conservation area (including the impact of the proposed “buffer” zone);
 - Existing villages, many of which are conservation areas;
 - The Cotswolds Area of Outstanding Natural Beauty;
 - The Bath/Bradford upon Avon Special Area of Conservation;

Diagram 23: A diagram to show the options identified for the location of a new neighbourhood in south/south west Bath



3 | Spatial Options for Bath and a New Neighbourhood to South/South West Bath

- Local roads and traffic;
 - Existing communities and the integration of the new development into the city, needs further investigation. This should include assessing the impact on and need for additional community facilities and services.
- 3.108 In July 2008 the Council held a two-day stakeholder workshop focusing on urban extensions in the district. The Stakeholders included representatives of adjoining authorities, elected Councillors, Parish and Town Council representatives and local landowners and developers. Representatives of government bodies including the Environment Agency, English Heritage, Natural England also attended. The workshop was led by the Commission for Architecture and Built Environment and it focused on high quality design and opportunities to create good places. At the workshop the various locations for the urban extension to Bath were considered as well as barriers and opportunities for each location.
- 3.109 Following the workshop and building on previous work undertaken by the Council, a vision for the new neighbourhood is presented here for debate.

Proposed Spatial Vision for a New Neighbourhood

The **new neighbourhood** at south/south west Bath will be a mixed use extension to the urban edge of the city. It will be an attractive and vibrant **new part of the city** which exemplifies **sustainable living**. Buildings will be **zero carbon**, and opportunities for using local energy resources and **local food production** will be a core part of the development.

The new neighbourhood will be a new part of the city and will be **well linked** to the city centre and other areas using **sustainable methods of transport**, including public transport, cycling and on foot. With the highest quality urban design, the new area will provide a range of housing and will encourage safe and healthy lifestyles.

This neighbourhood will play an important role in the growth of Bath, **supporting regeneration** of relatively deprived areas in the south of Bath and will complementing the redevelopment of the river corridor and the renewal of the city centre.

The development will be located and designed in a way that minimises the potential harm to the setting of Bath. Opportunities to increase access to **green space** and the **countryside** and enhance ecology will be realised. The neighbourhood will reflect the **form and character of Bath**.

QUESTION B15: Do you agree with this vision?

Spatial Objectives

- 3.110 A number of spatial objectives have also been developed; which have been used to compare each development option and these may form the basis of future development principles, which will help shape the look and feel of the area.

The new neighbourhood in south west Bath will:

1. Be an exemplar of low carbon development, exceeding government targets
2. Have a mix of uses which will make sure that there is vibrancy and activity, while also offering easy, safe and affordable access to local employment, and educational opportunities

3. Offer access to a wide range of services and facilities and will support the needs of the new and existing communities
4. Provide a mix of housing types, tenures and sizes, including affordable housing to meet the identified needs of all sectors of the community
5. Contribute to the sustainable economic vitality of the area and the city as a whole
6. Be well linked into Bath and work as a new neighbourhood in the city
7. Minimise the impact on the integrity of the villages close to the city
8. Be located and designed in a way that minimises any negative impact on environmental assets and the views of, and from, them
9. Be designed and developed in a way that makes sure that measures are taken to mitigate and compensate for harm to the landscape and nature conservation interests is made
10. Include a network of connected high quality accessible green infrastructure providing local recreation and biodiversity opportunities and visual benefits
11. Be a high quality place with its form and appearance responding to the character and context provided of the site and the wider area, but at the same time encouraging the efficient use of land
12. Be a place that is easy access and move around with excellent walking, cycling and public transport links both within the community and with the surrounding urban area and surrounding countryside
13. Have good access, via a range of transport modes including walking, cycling, public transport and car to Bath and the wider area
14. Be designed and developed in a way that results in a more sustainable use of resources and minimising impact on flooding, heat gain, water resources and water quality and using local building materials
15. Be designed to meet the needs of a varied community and provide a safe, playful and healthy environment
16. Provide an integrated waste management infrastructure. Any scope for integrating waste management and heat generation should be exploited where practicable.

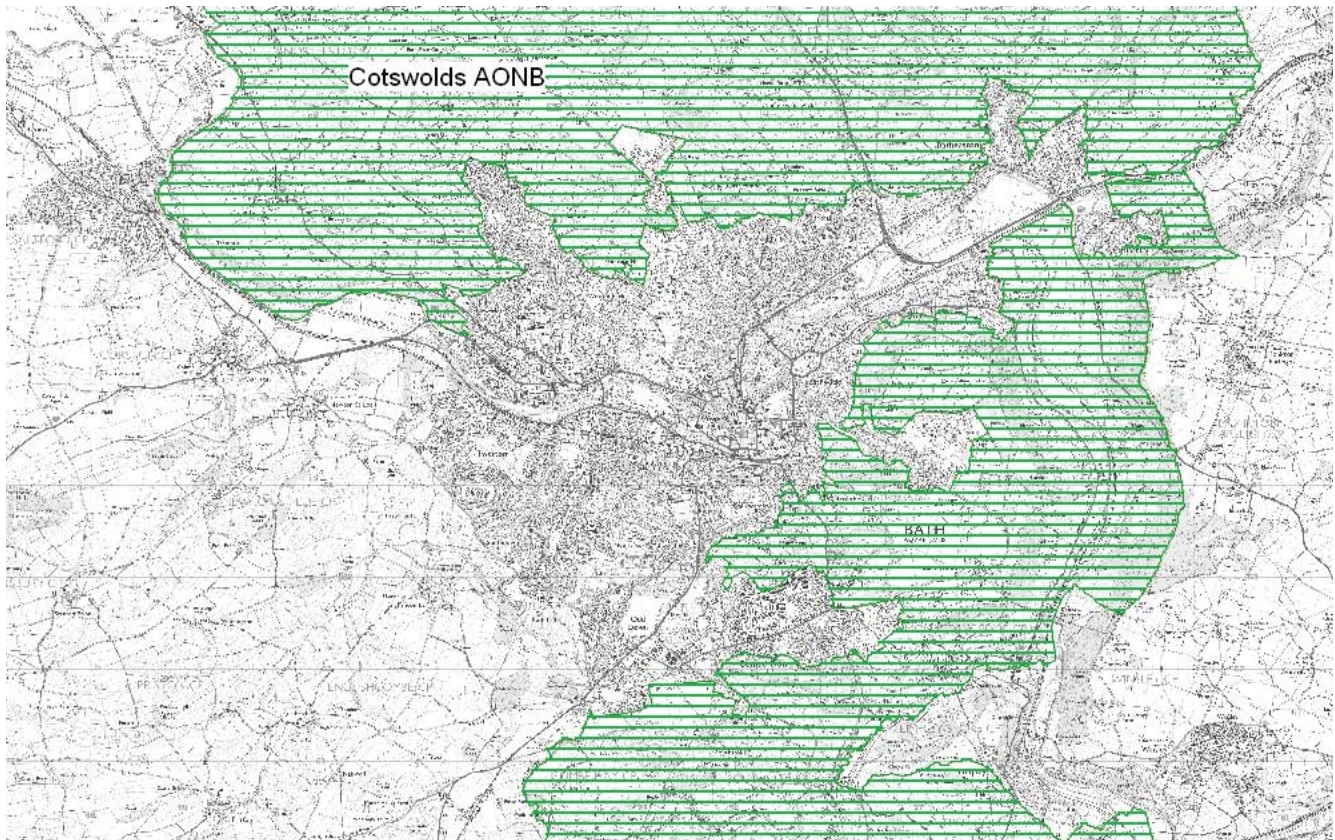
QUESTION B16: Do you agree with these objectives?

Considering the “area of search”

- 3.111 The identification of the “area of search” in regional policy was led mainly by a consideration of environmental constraints. The area identified for more detailed focus was the south/south western edge of Bath, which lies outside the Cotswolds Area of Outstanding Natural Beauty (see diagram 24).

3 Spatial Options for Bath and a New Neighbourhood to South/South West Bath

Diagram 24: Illustration of the Cotswolds Area of Outstanding Natural Beauty



Crown Copyright. All rights reserved. Licence Number: 100023334

3.112 The Council has now looked at this area in more detail and various studies have been undertaken. Using the result of this work, the Haycombe/Englishcombe/Rush Hill areas have been excluded from further analysis due to a range of factors including:

- The steepness of the slopes here means that access and building is difficult
- Visual and landscape impact
- Ecological impact
- Geological instability
- Potential site access difficulties
- Lack of public transport provision
- Development viability and delivery concerns

Diagram 25: Aerial photograph illustrating areas which are not presented as potential locations for a new neighbourhood



Copyright: Bluesky International

3.113 We have looked at splitting the development into smaller parcels but after discussion we have decided to focus on development in one location. The key reasons for this are:

- Assessments show that the impact on ecology, landscape and World Heritage site setting are likely to be increased if development was broken into smaller parcels of development.
- Infrastructure providers have told us that splitting the development would make it more difficult and costly to work with in terms of infrastructure. For example public transport and some renewable energy technologies require a critical mass of users to be viable.
- Splitting the development is likely to lead to a greater impact on existing communities. More strain would be placed on existing services and facilities and population levels which would make it possible to provide new schools or community facilities would not be achieved.

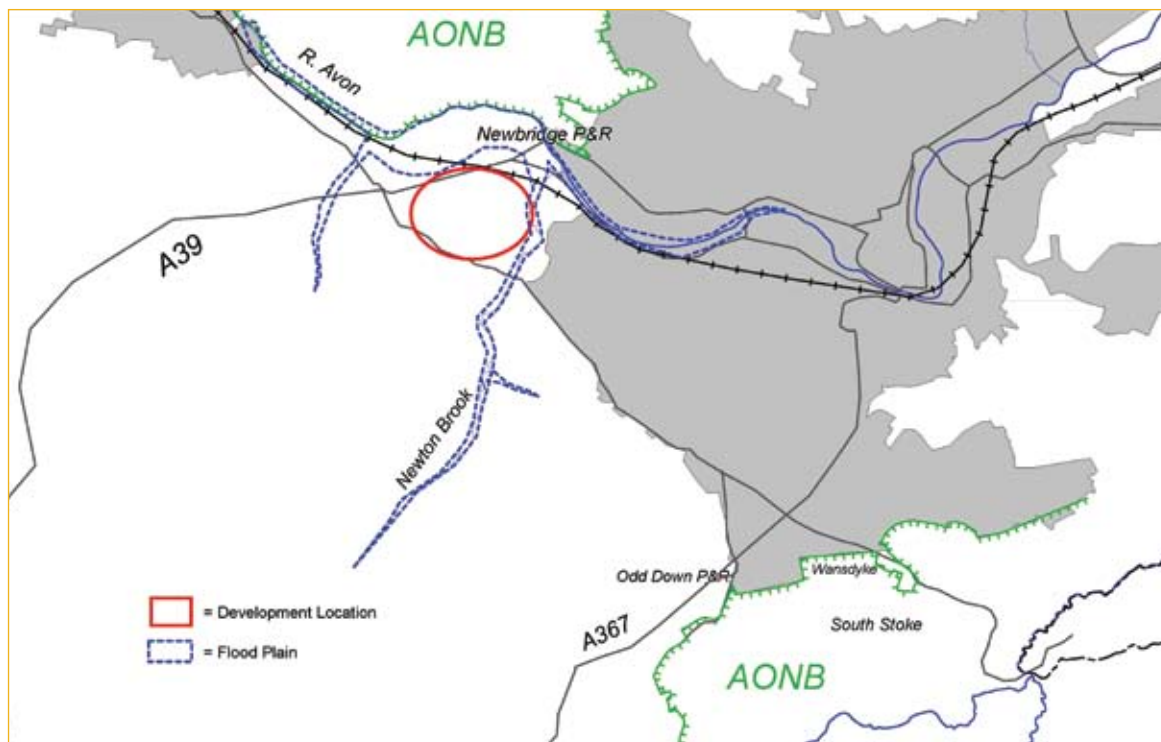
Comparing possible options

3.114 Two locations for the new neighbourhood have been explored in detail and these will now be outlined. It is proposed that the B&NES Core Strategy will allocate strategic site(s) for urban extension development within Bath & North East Somerset (see District Wide chapter for further details), as well as outline key development principles. At this stage the options are presented as broad locations, no site boundaries are proposed. More detailed work will need to be undertaken to identify a site boundary for a strategic site, this will require a strategic amendment to the green belt and appropriate justification will be needed to underpin this.

3 Spatial Options for Bath and a New Neighbourhood to South/South West Bath

Option SWB1: West of Twerton

Diagram 26: Illustrative map showing broad location of West of Twerton option



Profile:

Land ownership: Land in single ownership. The Council also owns land to the east of Newton Brook on the edge of Twerton.

Site capacity: Initial capacity assessment shows this location could accommodate up to 2,000 houses plus associated uses at 50 dwellings per hectare. Additional capacity identified for employment land as this area is more attractive as an employment location.

Key features of this location

- 3.115 This area is located west of Twerton and Newbridge, to the south of the A4 and is to the east of but not adjoining the village of Newton St Loe and the Bath Spa University Campus at Newton Park.
- 3.116 **Historic Environment:** There are remains of known Iron Age and Roman settlement in this area. Furthermore, development in this location could significantly impact on the setting of the Newton St Loe conservation area and the Newton Park's historic park and gardens.

- 3.117 **World Heritage site setting:** Development would have a major impact on the landscape and the setting of the World Heritage Site as the location is highly visually prominent. Development would breach the containment of the existing urban area that is provided by Carr's Woodland and Newton Brook valley.
- 3.118 **Flood risk:** This location is bordered by the River Avon to the north and Newton Brook to the east. Any development will need to avoid the floodplains and must not increase flood risk elsewhere. There may be potential for development at this location to be related to a strategic flood mitigation solution for the city.

How well does this location meet the proposed vision and objectives?

- 3.119 **Well linked to the city:** This location is separated from the existing urban edge by a steep sided valley containing Newton Brook which acts as a strong natural barrier.
- 3.120 **Sustainable transport:** This location has a major transport corridor: the main road between Bath and Bristol (the A4) and the Bristol-Bath railway line runs through the northern edge of this location. The Bristol and Bath Railway Path, a key cycle route between Bristol and Bath, also runs through this area.
- 3.121 **Regeneration of south Bath:** The area next to this location is Twerton, this area has relatively few facilities and services, above average levels of deprivation and lower skill levels than elsewhere in Bath. This location is not necessarily best placed to act as a local service centre and may not connect well to these existing neighbourhoods. Despite this there may be other ways to create links between the neighbourhoods, for example by providing access to new education and training facilities or access to shared open space or recreation and leisure activities.
- 3.122 **Strategic role:** This location does offer opportunities for links with Bath Spa University campus at Newton Park, and in light of future expansion plans, could play a role in the long-term expansion of the University. There is also potential for a new neighbourhood to have a potentially significant employment role. It is well located, accessible and could be attractive for many businesses. Because of this there should be opportunities to create a mixed use development.
- 3.123 **Green infrastructure:** There is potential to provide access to green space for the City and could potentially help address the current lack of access to allotments and green space in the Newbridge area. The potential for a Country Park and the enhancement of ecological and recreational opportunities in this area could also be explored.
- 3.124 **Local Food production:** There are opportunities to create strong links with local producers in this location. This would help reduce the miles food is transported.

Delivery

- 3.125 Land at this location is entirely in single ownership, and an interest has been lodged with the Council for development here.
- 3.126 To date, there have been no significant obstacles identified in terms of providing appropriate infrastructure for the area. Further work is ongoing to establish the transport interventions needed for this level of development, these interventions will focus on public transport.

3 Spatial Options for Bath and a New Neighbourhood to South/South West Bath

Diagram 27: Aerial photograph showing broad location of West of Twerton option



Copyright: Bluesky International

★ Buffering to Newton St Loe village

Recommendation:

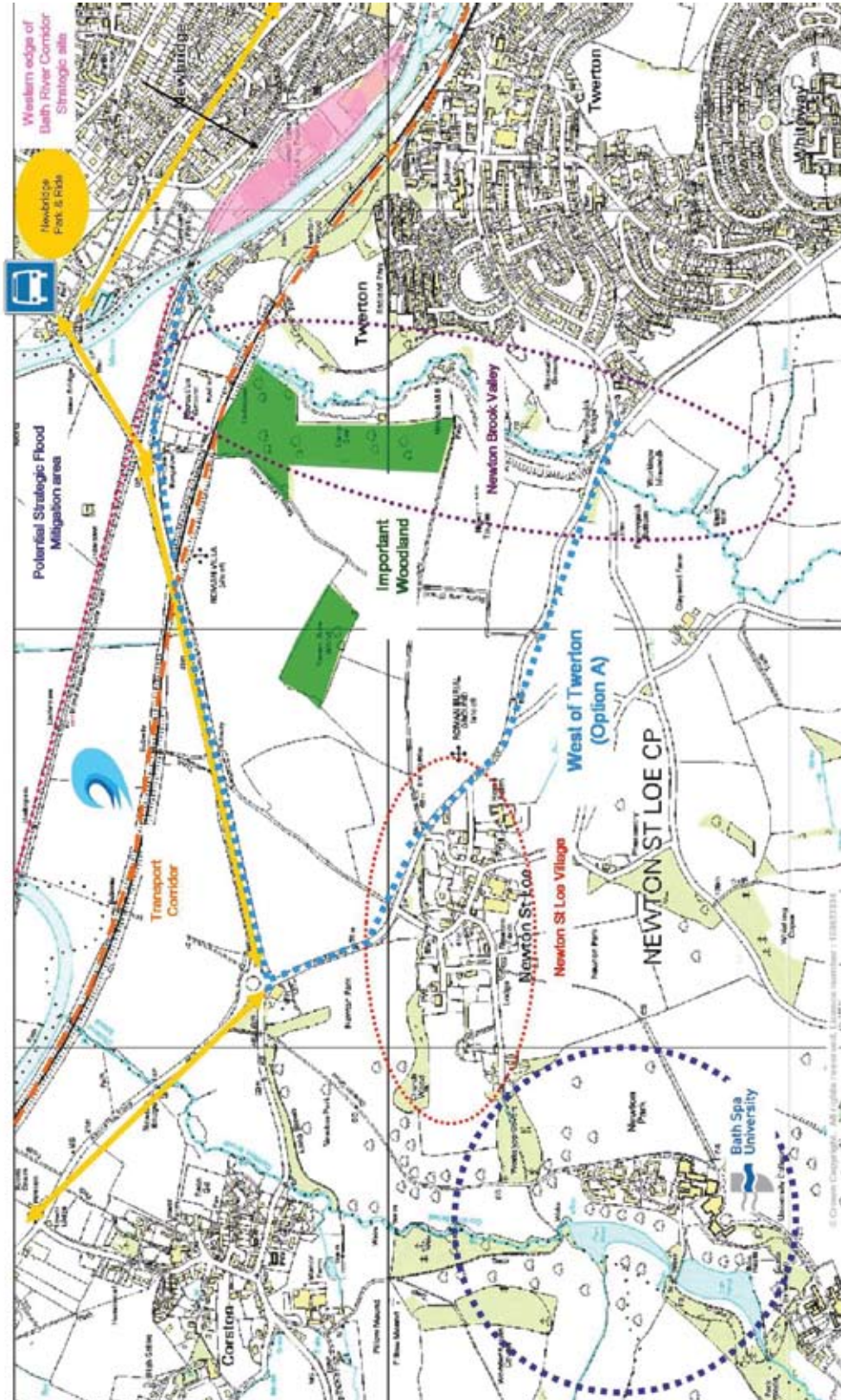
As a result of our analysis option SWB1 is recommended as the preferred option.

The main reasons for this are that development in this location would be capable of performing a strategic role in the growth of the city; this location also has the opportunity for public transport access and green infrastructure.

The main challenges of this location are the high landscape impact and the impact of development on the World Heritage Site setting of development here and the potential difficulties of connecting the new neighbourhood into the city. The impact on Newton St Loe as both a conservation area and an existing community is also a key issue.

QUESTION B17: What is your view on the preferred location option West of Twerton (SWB 1)?

Diagram 28: Annotated diagram to show some of the key considerations for a new neighbourhood to the West of Twerton (Option 1)

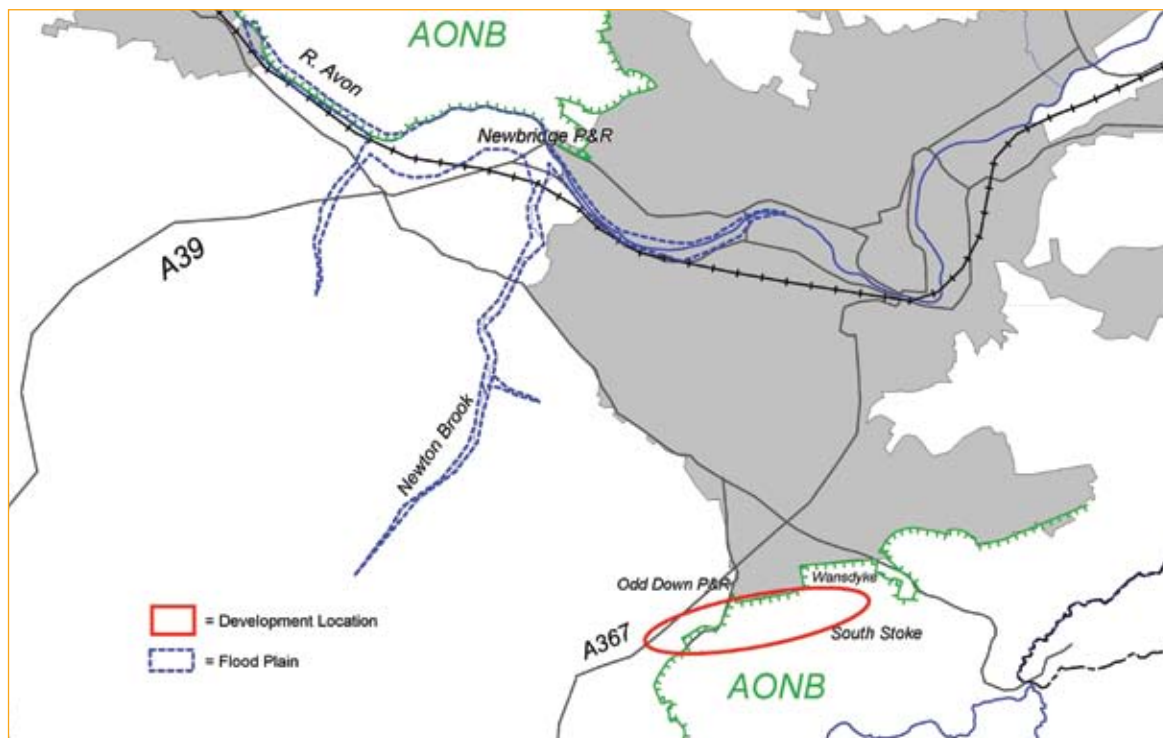


Crown Copyright. All rights reserved. Licence Number: 100023334

3 Spatial Options for Bath and a New Neighbourhood to South/South West Bath

Option SWB 2: Odd Down/South Stoke Plateau

Diagram 29: Illustrative map showing broad location of Odd Down/South Stoke Plateau option



Profile:

Land ownership: One main landowner, other landowners own parts of this area, including the Council.

Site capacity: Initial capacity assessment shows this location could accommodate up to 2,000 houses plus associated uses at 65 dwellings per hectare. Higher density development would be required at this location due to the smaller site area.

Key features of this location

- 3.127 This area is to the south west of the city, and is mainly located to the south of one of the main routes into Bath city centre (the A367). Most of this area is on plateau land as such the area is fairly flat.
- 3.128 **Landscape:** Development at this location would be less visually prominent than option SWB1. The eastern side is partly concealed from views to the south, whereas the western part is still very visible. The majority of this area is within the Cotswolds Area of Outstanding Natural Beauty (AONB). AONBs have been confirmed by the Government as having the highest status of protection in relation to landscape and scenic beauty. This option has been presented as evidence indicates that development at this location would have less impact on the landscape and the World Heritage Site setting than other parts of the “area of search”. In light of this there may be exceptional reasons to consider this area (as required in national planning policy set out within Planning Policy Statement 7).

- 3.129 **World Heritage site:** Development at this location could result in only a moderate impact on the landscape setting of the city in the South Stoke plateau area where measures to reduce the visual impact could be used. However, development would have a potentially higher impact close to Combe Hay Lane, in the part of this area described at Odd Down, which is next to the A367.
- 3.130 **Nature Conservation:** This area is a known foraging area for Horseshoe bats. Measures could be taken to reduce any impact. Development here would have an impact on nature conservation areas. These issues are discussed in more depth in the Habitat Regulations Assessment that is published alongside this document.
- 3.131 **Historic Environment:** Wansdyke Scheduled Ancient Monument is located on the northern edge of this location and development here could significantly impact on the setting of South Stoke conservation area.

How well does this location meet the proposed vision and objectives?

- 3.132 **Well linked into the city:** There are opportunities for a development in this location to work as an integrated part of the wider area and for the new neighbourhood to have strong links with existing services and facilities, as well as provide new infrastructure.
- 3.133 **Strategic role:** The immediate area has existing services, community facilities and local employment so there would be an opportunity to provide local employment in this location. However, this area is seen as less attractive commercially for employment uses. It is therefore unlikely that this location would play a role in the employment strategy for the city. This area is next to a site which it is anticipated will be allocated as a residual waste treatment facility (Fullers earth works, Odd Down)
- 3.134 **Regeneration of south Bath:** This location is also next to some relatively deprived areas in the south of Bath. A new neighbourhood at this location would provide the opportunity to address some of the existing deficiencies of the wider area. For example, there is currently a lack of access to formal green space and allotments within Lyncombe and Combe Down.
- 3.135 **Green Infrastructure:** This location also has the potential to offer significant access to informal green space and to ecological enhancements and management of the surrounding countryside could be explored.
- 3.136 **Sustainable transport:** There are opportunities for a new neighbourhood in this location to be well linked to the city centre, predominantly by bus and active transport. This area could also have good links to the south of the district, although the links to Bristol are less strong.
- 3.137 **Local food production:** Opportunities for this area to link to the countryside are apparent and therefore links to local food production might be achieved.

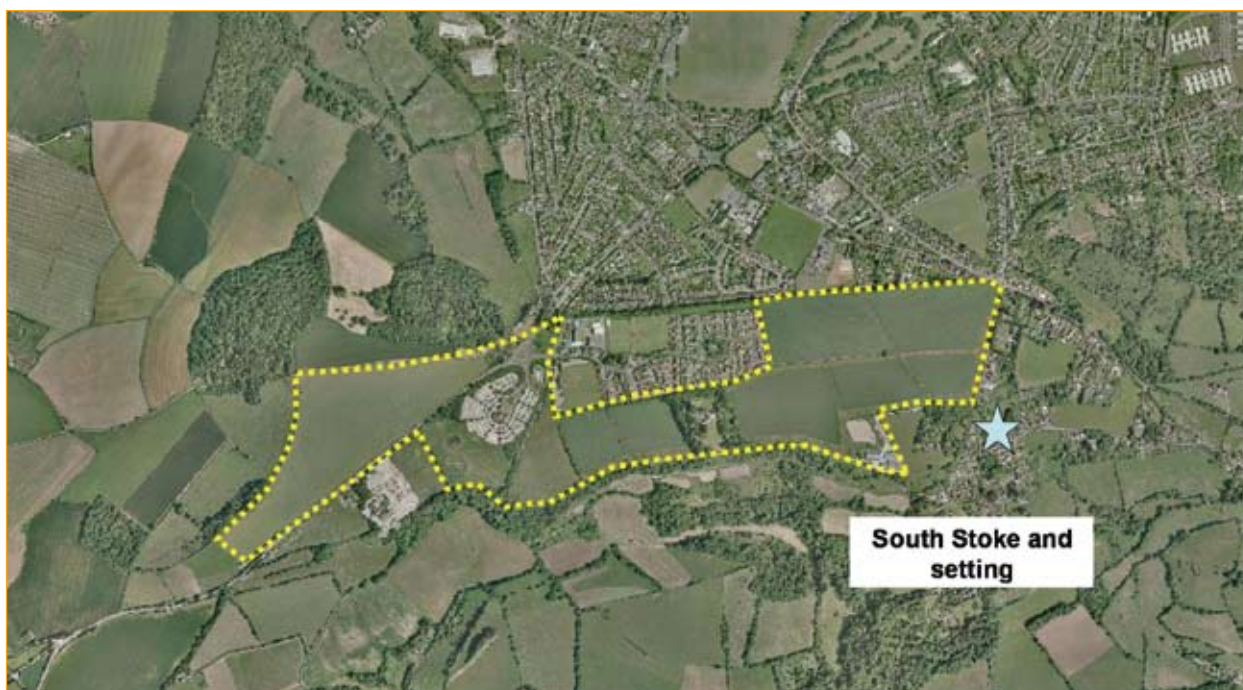
Delivery

- 3.138 This area is in multiple ownership; however the majority of the site has been promoted as a single coherent location through the Council's call for sites. The capability of this location to accommodate up to 1,500 homes has been demonstrated. However, available land to accommodate up to 2,000 homes has not yet been secured.

3 Spatial Options for Bath and a New Neighbourhood to South/South West Bath

- 3.139 There are no issues of flood risk in this area, although surface water management issues would need to be considered in more detail if the area was to be developed. This area is more difficult to serve in terms of waste water and a number of sub-catchment areas would need to be used to serve eastern and western areas. There are adequate water resources and service reservoir capacity to service the suggested level of development, however, a more detailed appraisal is needed to secure satisfactory levels of service in this location.
- 3.140 An issue of land instability are presented in this area and there is known to be undermining close to as well as to the west of the A367. Further geological studies are required to explore this issue and the impact on the development potential and viability in this location.

Digram 30: Aerial photograph showing broad location of Odd Down/South Stoke Plateau option



Copyright: Bluesky International

★ Buffering to South Stoke village

Recommendation:

As a result of our analysis option 2 is not recommended as the preferred option.

The main challenge for this location is that it is predominately located within the Cotswolds Area of Outstanding Natural Beauty. Potential ecological impacts and impact on the historic environment would need to be effectively mitigated.

The more limited capacity at this location is also a key factor.

The impact on South Stoke as both a conservation area and an existing community is a key issue.

QUESTION B18: What is your view on the Odd Down/South Stoke location (SWB 2)?

Core Policy Areas relevant to urban extensions

While all Core Policy areas need to be considered in relation to the urban extensions, in some areas there are specific policy recommendations in relation to the Bath urban extension. The table below summarises these.

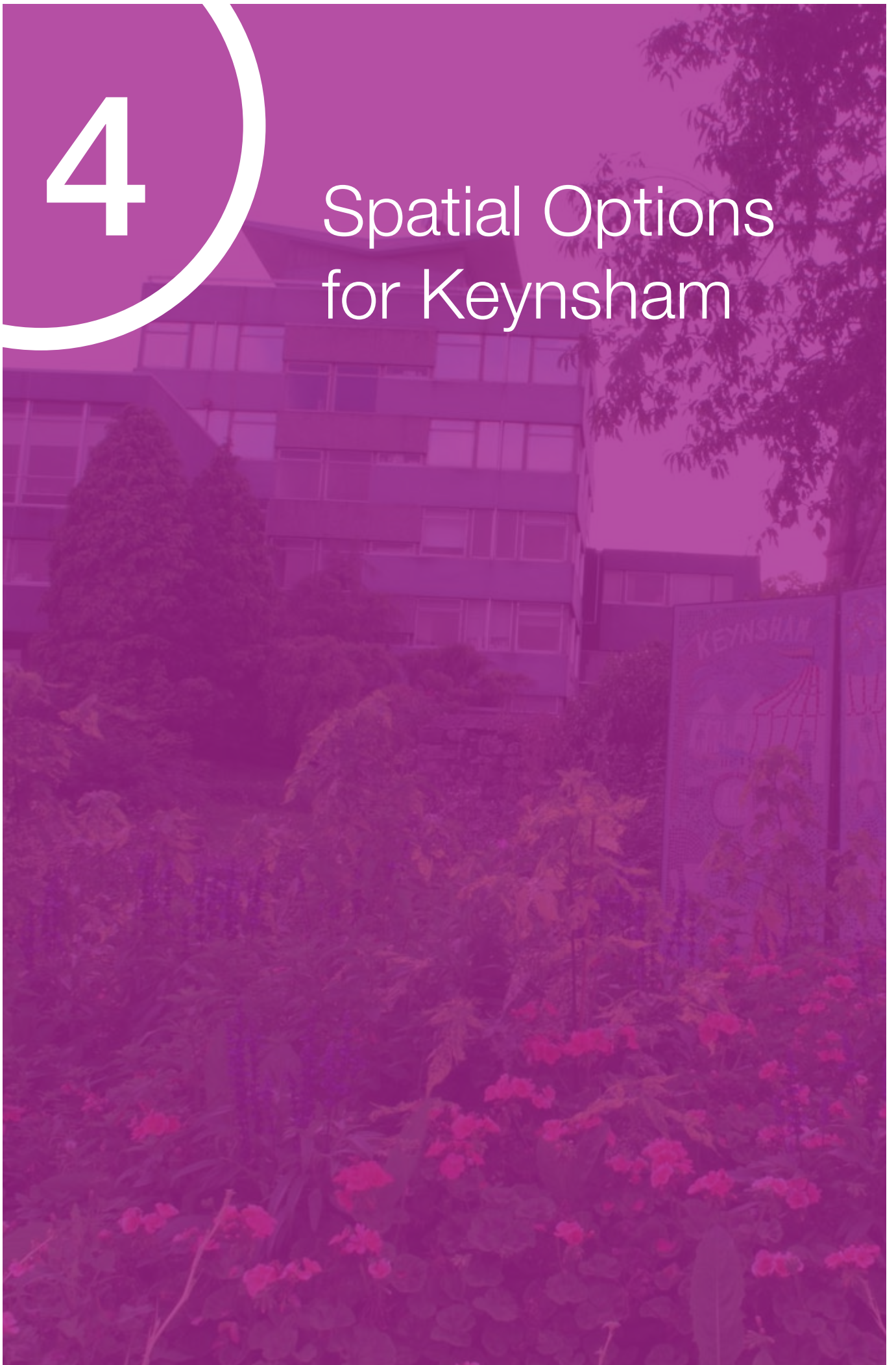
Core Policy area	Specific recommendation for urban extension to Bath	Comment
Renewable Energy	✓	Encouraging use of wind energy and a communal heat network for urban extension development.
Decentralised Energy	✓	On-site renewable energy requirement to reduce emissions from energy use from buildings by 20% of regulated emissions.
Sustainable Construction and Energy Efficiency	✓	Option for urban extensions to exceed government sustainable construction targets for residential and non-residential development.
Flood Risk Management	✓	Surface Water Management Plans, Site Specific Flood Risk Assessments and sequential test approach. The need to implement Sustainable Urban Drainage systems and water conservation measures.
Infrastructure Provision	✓	New development must be supported by timely delivery of appropriate infrastructure, including strategic transport packages, water and energy supply, community services, education, health, culture, faith, low carbon and renewable energy measures, sport and green infrastructure.
Green Infrastructure	✓	Options to establish green infrastructure standards for urban extensions.
Affordable Housing	✓	Option suggested varying percentage of affordable housing between brownfield and greenfield/urban extension sites with a higher percentage of affordable housing.
Highest Quality Urban Design	✓	Masterplanning approach to be taken for all Strategic site allocations including the use of Concept statements, Design Briefs and where appropriate Design Codes.

3 | Spatial Options for Bath and a New Neighbourhood to South/South West Bath

Core Policy area	Specific recommendation for urban extension to Bath	Comment
Prosperous Economy, City, Town and local centres	✓	There will be options as to where centres created within the urban extensions will sit in the hierarchy i.e. district or local centres. This will be dependent on the proposed role and the range of shopping and other facilities they offer.
Accessibility and transport	✓	Strategic transport infrastructure requirements including a Bath urban extension transport package.
World Heritage site and its setting	✓	It should be stressed that although the phrase 'buffer zone' is enshrined in UNESCO and government guidance, it does not constitute a 'cordon sanitaire' where development is prevented. It is an area within which the impact of proposals would be assessed under a planning policy seeking to make sure that the impact of development on the World Heritage Site is considered. The designation of a buffer zone would not necessarily prohibit development.

4

Spatial Options for Keynsham



Part 1: Context

Key Characteristics

Strategic Location

- 4.1 Keynsham is located seven miles to the west of Bath and five miles to the east of Bristol city centre. The A4 links Keynsham to Bristol and Bath and the town has a bypass which links it to the Bristol ring road, giving easy access to Bristol and beyond. The mainline rail service connects Keynsham and the West of England to London, although there is potential for the local service capacity to be improved. Bristol International Airport is 30 minutes drive away or if getting there using public transport, going by rail to Bristol Temple Meads and then direct to the airport by the Bristol Flyer Bus.



Homes

- 4.2 Keynsham has over 8,000 homes; a large number of these are larger 3-4 bedroom houses. The average house prices are slightly higher than for the area as a whole. Newly forming households are the main group requiring housing in the area.

Function and Identity

- 4.3 Despite its closeness to Bristol, Keynsham retains its own identity as a physically separate town and community. This has been helped by the physical divide created by the Bristol-Bath Green Belt. Keynsham has strong links to the Bristol urban area in terms of commuting patterns and the use of services and facilities. The town also enjoys strong links to Bath, whilst also being a centre for local services and employment.

People

- 4.4 The town has a population of around 16,000, making it one of the largest urban areas in Bath and North East Somerset. It has an ageing demographic population with an above average proportion of the population being over 50 years old. There is also a strong sense of community.

Jobs

- 4.5 Keynsham is in the Bristol travel to work area, and over 60% of the resident workforce travel to work elsewhere.
- 4.6 The main employment sectors in the town include wholesale and retail trade, public services and manufacturing. A lower number of people work in education, health and social work and real estate, renting and business activities compared to the rest of the District.
- 4.7 A large number of employers in Keynsham are small or medium sized firms although a few large employers are also located here. The closure of the Cadbury's Somerdale factory in 2011 will have a big impact on employment in the town. However the Somerdale site may offer a major opportunity for high-quality office development. The town has great potential to attract new jobs in traditional employment sectors, such as retail, and via new industrial/warehouse sites.

Education and Healthcare

- 4.8 There are two secondary schools in Keynsham, but only enough local pupils to support one school. Large numbers of pupils travel from areas outside of Bath and North East Somerset to attend school in Keynsham. There is limited further education provision.
- 4.9 Keynsham Health Park has recently opened and includes services such as a GP practice, midwifery, physiotherapy, an NHS dentist, a clinical day care unit, cardiology and dermatology.

Shopping

- 4.10 Keynsham offers a mix of national chain stores and independent shops. The High Street has a short average user stay and a low average spend on non-food items. Despite the high number of convenience stores in Keynsham only a quarter of Keynsham residents regularly shop for food in the town. Most use stores located in south Bristol, although this may change now that a new supermarket has gained planning permission at St. John's Court. There are only a few empty shops in the town, but local people are concerned about the number of charity shops on the High Street (which is a sign that the retail offer lacks vibrancy).

Sport and Leisure

- 4.11 There is a lack of sports pitches in the area, with some existing recreational land also being prone to flooding. Sport and recreational facilities provided in South Gloucestershire and Bristol generally serve the town. Keynsham Leisure Centre serves residents' indoor sports needs but it has been identified as coming to the end of its operational life and may not be able to support future demand.

Image

- 4.12 Part of the High Street is within a conservation area with many historic and listed buildings giving it a traditional Somerset market town character. This is the case even though much of the High Street was replaced with modern units in the 1960s and 1970s. The high-rise offices and the surrounding precinct between Temple Street and Bath Hill West do not really fit in with the scale and character of the town, and so the Council is looking at redevelopment options for the Keynsham Town Hall site.
- 4.13 Some of the most significant assets of the town include Keynsham Memorial Park, the green setting, above and below ground archaeology and the built heritage. There is a real need to improve the public realm of the centre of the town. To support this the Council has commissioned an urban design study that will help with the creation of the Keynsham Regeneration Delivery Plan (see part 2).



Will Harding

Travelling

- 4.14 There is a high level of car use in Keynsham, despite it being an urban area with good bus links and a main line rail service. Only 2% of employed residents travel to work by train. Local people are concerned about the lack of car parking in the town centre so the Council is in the process of developing a Parking Strategy for Keynsham. The Greater Bristol bus network, due for completion in 2011, will improve links to surrounding towns, in particular Bath, Bristol, Midsomer Norton and Radstock.

Context

- 4.15 The options for Keynsham originate from the draft Regional Spatial Strategy (RSS) for the reasons described in the introduction. Although not specifically mentioned in the draft RSS, the Council thinks that Keynsham meets the characteristics of a 'Policy B market town'. It plays a strategically important role in its local setting, and under Development Policy B of the draft RSS, development should be geared to meet local objectives.
- 4.16 Bath and North East Somerset Council is working closely with Keynsham Town Council who are reviewing the Town Plan. The Core Strategy will provide a planning framework to deliver the community aspirations of this plan.

Summary of issues and challenges for Keynsham

- 4.17 The issues and challenges that face Keynsham are taken from public consultation on the Core Strategy Launch document in 2007 as well as the results of the various studies and talks with the local community, stakeholders and other service providers. A number of issues have been identified and need further consideration: These include:
- The effect of the proposed urban extension (to south east Bristol) on Keynsham.
 - Potential impact and scale of expansion of Keynsham
 - The closure of Cadbury's Somerdale and the future of the site.
 - The need to improve self-sufficiency in the town. For example: increasing local employment, keeping retail expenditure within the town , reducing the need to travel and improving local services
 - The extent to which Keynsham can provide employment to complement that provided by Bristol and Bath, and in which sectors.
 - The need to revitalise the town centre and enhance the historic character of the High Street, together with regeneration of brownfield development sites around the edge of the town centre.
 - The need to improve sewage treatment capacity to manage flows from new development.
 - The needs of older people and the demographic profile of the town.
 - The provision of community and leisure facilities.
 - The provision of facilities for young people.
 - The increase in demand for allotments.
 - Transport and future parking provision in the town centre.
 - The improvements required for Keynsham rail station.
 - The need to maintain strong links to Bristol and South Gloucestershire, while keeping its own identity.

QUESTION K1: Do you agree that Keynsham should be classified as a 'Market town - RSS Policy B town'?

QUESTION K2: Have we identified the key spatial challenges facing Keynsham? Are there any others?

A Spatial Vision

- 4.18 Keynsham has untapped potential and local people are keen for the town to embrace the future including the crucial issue of sustainability. This along with the issues identified above has shaped the spatial vision:

Proposed Spatial Vision for Keynsham

By 2026 Keynsham will be a thriving town offering a high quality of life, a range of local services and facilities and good access to amenities in Bath and Bristol. Keynsham will retain its identity as a separate settlement and the Green Belt gap will be maintained between the town and Bristol.

Keynsham will continue to act as a local service centre and its varied retail offer will be strengthened. Its character as an historic Somerset market town will be enhanced and the town will strengthen its identity as an ethical town developing its green credentials and building on its status as a fair trade town.

By 2026 Keynsham will have developed as an employment centre taking advantage of its strategic location between two cities. To make this happen, revitalisation and regeneration of key sites within Keynsham, including an allocated strategic site will be a district-wide priority. High quality development and improvements to the public realm will also be sought.

Better access, quality and more frequent use of public transport, walking, cycling and other sustainable transport options will help make Keynsham a more sustainable and healthier place, encouraging a move away from the private car, while acknowledging the strong links to Bristol.

Access to green space and the network of waterways for recreation will be improved and high quality buildings and spaces for community and cultural activities and exhibitions will be developed. Local health care and sports pitch facilities will be improved to promote healthy lifestyles.

Spatial Objectives

- 4.19 The objectives below relate specifically to elements of the vision statement and will be used as the basis for considering the options for the future growth of Keynsham:
1. Keep the identity of Keynsham as a separate settlement with the Green Belt gap maintained between the town and Bristol.
 2. Maintain and enhance the town's role as a local service centre with a better retail offer encouraging more use of local services and products.
 3. Enhance character as an historic market town alongside high quality new development and improvements to the public realm.
 4. Strengthen identity as an ethical town and develop green credentials.
 5. Develop as an employment centre.
 6. Revitalise the town centre and regenerate brownfield sites around the edge of the town centre.

7. Increase sustainable transport provision.
8. Improve access to green infrastructure and waterways for recreation, sport and local food growing.
9. Develop high quality buildings and spaces for the community and cultural activities including exhibitions.

QUESTION K3: Do you agree with the spatial vision and objectives for Keynsham?

Part 2: Spatial Options for Keynsham

4.20 Prior to considering the spatial options for Keynsham in detail, two issues which run across both options will be discussed:

- Keynsham Strategic Site allocation
- Strategic Waste Recovery Facility Site at Keynsham

Diagram 31: Keynsham Strategic Site



Copyright: Bluesky International

4 | Spatial Options for Keynsham

Both options for Keynsham include the allocation of the strategic site illustrated above. The site includes:

- Keynsham town centre, including the historic High Street;
- 24 hectare Cadbury's Somerdale Factory site; and
- The transitional area between the northern end of the High Street and the Somerdale factory, which includes Keynsham mainline rail station.

4.21 As a proposed strategic site, it will be a significant area of development with an essential role to play in terms of the function, character and identity of central Keynsham. It will also help revitalise the town centre, enhance the Conservation Area, assist in the regeneration of the large Somerdale factory site and will also help to meet strategic housing growth targets. The strategic site is vital in helping to achieve key parts of the Local Development Framework and the Sustainable Community Strategy. More commitment is shown with the proposal by the Council to relocate a number of its offices to Keynsham. The preferred option for this relocation will include the redevelopment of the Town Hall complex to provide a new Council office, new shops and a new library.

4.22 Cadbury's will close their factory in 2011, but will retain control of the site until they sell to a developer. There is an opportunity to guide their vision for the future of this site with the aspirations for Keynsham town centre and the community as a whole through the Core Strategy. As part of Somerdale is a UK priority habitat, options for development will need to protect and enhance the biodiversity of the site.

4.23 There are a number of benefits in outlining the site boundary and allocating it as a strategic site as opposed to developing principles simply for a loosely defined central Keynsham area. For example, doing this will allow development to be brought forward in a co-ordinated way in line with the Core Strategy or a supplementary Masterplan. Also, for both Keynsham town centre and the Somerdale site, securing investment is likely to need a long lead time as there are a number of issues related to the site. These include agreeing a complementary mix of uses between the town centre and the Somerdale site and agreeing the best road access and circulation. Allocating it as a strategic site gives us greater certainty and impetus for the next stages of implementation.



Will Harding

4.24 Looking at flood mitigation, a study completed for the Council provides a better understanding of the probability of flooding both in and around Keynsham. The study recommends preparing a Surface Water Management Plan for Keynsham, considering the flood risk from existing sewer systems and the additional pressures placed on it because of the new development. Part of the Somerdale site lies within flood risk zone 2. Development proposals in the area will need to undertake a Flood Risk Assessment, and a sequential risk-based approach to determining the suitability of the land for development in accordance with PPS 25.

4.25 The allocation of this strategic site and setting out broad development principles will make sure that there is an integrated framework in place ready for development. The recent employment study suggests that without this approach to the development of Somerdale and the town centre, regeneration proposals could threaten viability rather than help support it. The study also shows that there is a real opportunity for Somerdale to provide high quality office space for Keynsham, offering an alternative location to Bath for employers.

Delivery

- 4.26 A Regeneration Delivery Plan (RDP) is being prepared for the strategic site. This will feed into a Keynsham Strategic Site Supplementary Planning Document (SPD) which will support the strategic site allocation in the Core Strategy. This plan will provide more detail about the site character and capacity, proposed uses, infrastructure requirements and an action plan for delivery.

Strategic Waste Recovery Facility Site

- 4.27 A Joint Waste Development Plan Document has been prepared for the West of England sub-region, which includes the Councils of Bath & North East Somerset, Bristol, South Gloucestershire and North Somerset. All the options under discussion include the proposal for a waste recovery facility in Keynsham at Broadmead Lane. Full details are provided in the Joint Waste DPD Preferred Options document, which was released for public consultation in January 2009.

Spatial Options

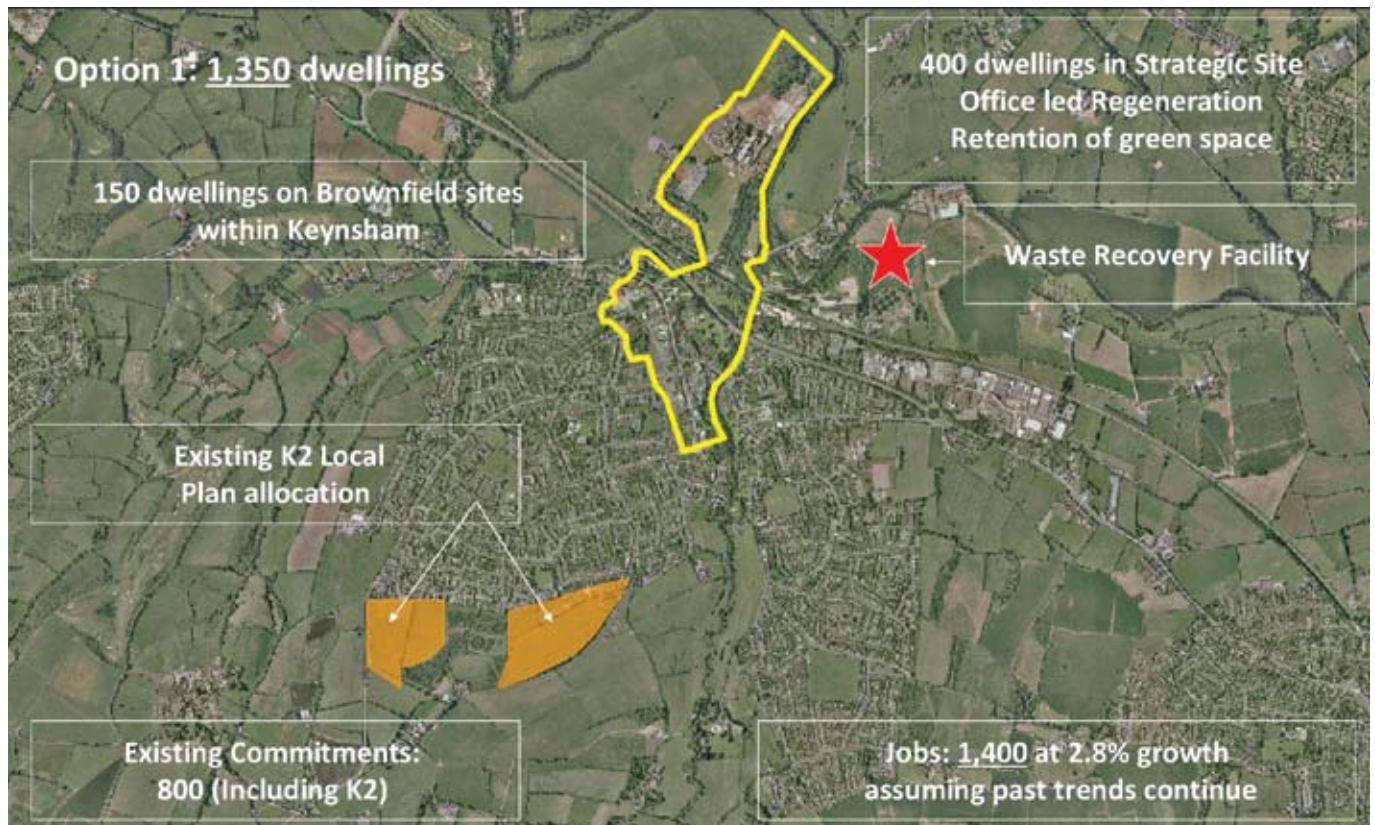
- 4.28 The Council has proposed two spatial options for Keynsham. The implications, flexibility and delivery of these options are set out below. In order to meet Development Policy B of the draft RSS, the options need to make sure that the scale and mix of development increases the self-containment of Keynsham, develops its function as a service centre (especially on the subject of employment and service accessibility), and secures specific development which addresses regeneration needs.

Features common to both options

- Focus on regeneration and development within the strategic site. There is real potential to improve employment opportunities particularly office based employment and retail.
- No further green belt development apart from that already allocated in the Local Plan.
- Opportunities to provide access to public space and waterways, particularly Keynsham Memorial Park and the Hams. These are both next to and also partly within the strategic site.
- Opportunities to enhance historic features of the High Street and improve public realm.
- Opportunities to enhance the leisure and cultural offer
- Sufficient existing capacity for water and electricity to accommodate development. Additional capacity likely to be required for sewage treatment.
- Waste recovery site at Broadmead Lane.

Option 1: Existing commitments with more limited new housing & employment provision

Diagram 32: Keynsham Option 1



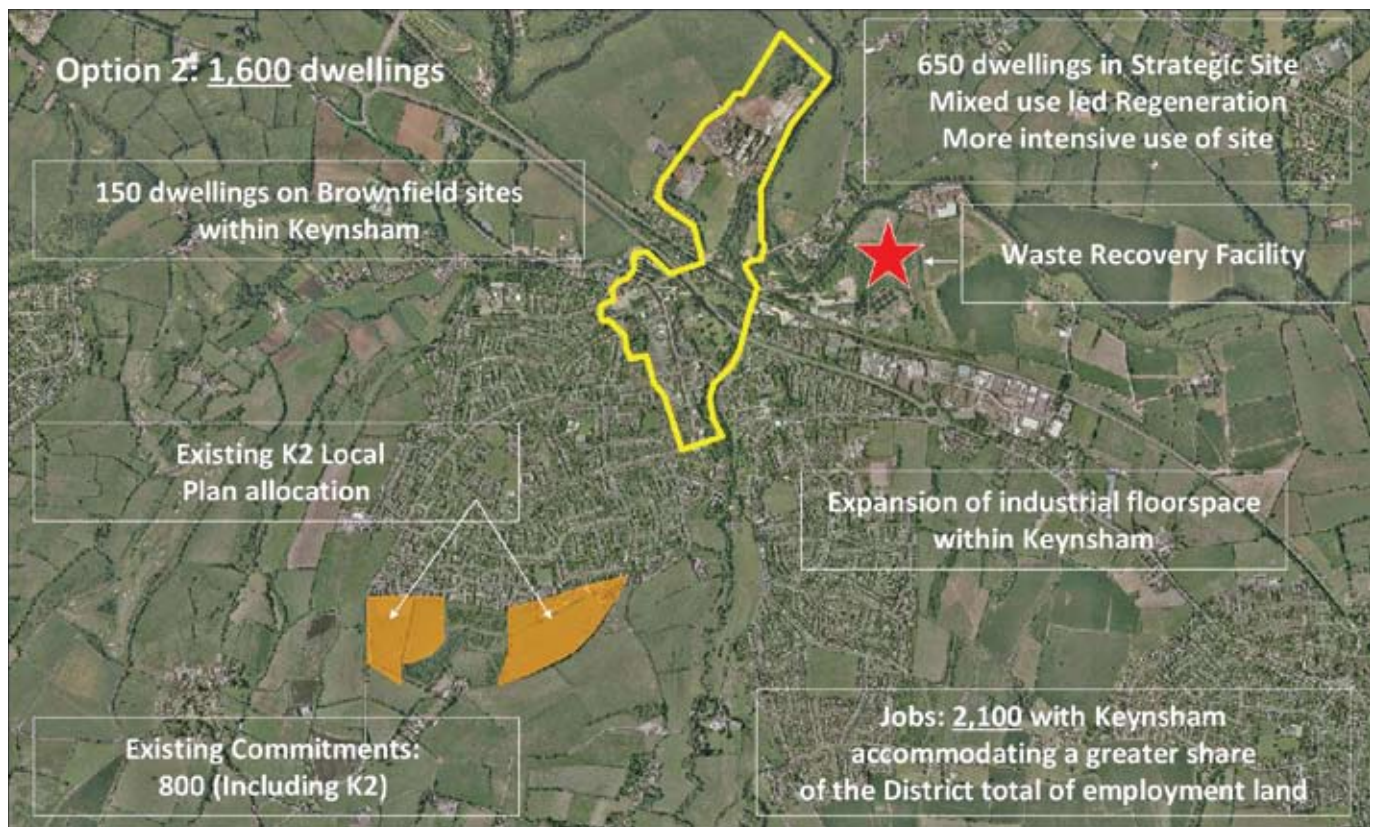
Copyright: Bluesky International

Key features of option 1

- Housing growth provided by the existing commitments in the town (800 homes) which includes the K2 Local Plan site at South West Keynsham, 400 homes provided within the strategic site, and a further 150 homes in the rest of Keynsham, resulting in a total of 1,350 homes.
- Less intensive use of the strategic site than proposed under option 2, enabling Somerdale to play a greater role in providing green infrastructure for the town. Existing green spaces at Somerdale would be improved and could form an extension to the Memorial Park.
- Potential to provide around 1,400 jobs. This estimate is based on Keynsham's past District wide share of employment growth following past trends, at 2.8% growth per annum.

Option 2: Existing commitments with more intensive mixed used regeneration of strategic site

Diagram 33: Keynsham Option 2



Copyright: Bluesky International

Key features of option 2

- Housing growth provided by the existing commitments in the town (800 dwellings) which includes the K2 Local Plan site at South West Keynsham, 650 dwellings provided within the strategic site, and a further 150 dwellings in the rest of Keynsham, providing a total of 1,600 dwellings.
- More intensive use of the strategic site than proposed under Option 1, enabling higher growth in employment to promote a more economically self sustained town, benefiting from the strategic location within the region. Existing green spaces at Somerdale could be developed on, but a comprehensive development of the site would still need to include an element of green infrastructure, based on the District Wide Core Policies.
- This Option could provide 2,100 jobs with Keynsham accommodating a greater share of the District total of employment land than seen in option 1.

How well does Option 1 relate to the objectives for Keynsham?

- 4.29 This Option scores highly against many of the objectives for Keynsham, especially the protection of the Green Belt gap between Keynsham and Bristol. With no new green belt development planned at Keynsham above what is already allocated in the Local Plan, the identity of the town as a separate settlement will be retained.
- 4.30 The focus is on regeneration of the strategic site, with opportunities to enhance the town centre and provide employment opportunities. This Option will provide greater opportunities than Option 2 for improving access to green space, especially at the Somerdale site which could be integrated into a larger and enhanced Memorial Park, with better facilities. The High Street will benefit from an improved public realm, which will make it more attractive to retailers, helping to enhance Keynsham's retail offering.
- 4.31 However, as the level of development proposed is lower than Option 2, the level of investment from developers will also be less. Concentrating development in the strategic site could lead to people using their cars less as the site is centrally located and so easily accessible by more sustainable methods of travel. This would encourage a shift towards using public transport, cycling and walking.

Delivery

- 4.32 Keynsham has the chance to achieve greater independence by attracting investment on the basis of its quality of life and accessibility. Improvements to the High Street and the retail offer of the town would increase its attractiveness. Currently, demand for B1 business employment space (offices and light industrial) is poor, partly due to negative perceptions of the town, and the built environment of the town centre. The Council's plan to move some of its existing offices to Keynsham, within the strategic site, will help to change this perception, and could provide a turning point for regeneration.
- 4.33 The Somerdale site is due to shut by 2011, and Cadbury's is developing a Vision for the site which will be used to identify a suitable developer. Overall, 1,400 jobs are forecast for Keynsham, based on the town's past performance relative to the District as a whole at 2.8% growth of the economy per annum. The retail store at Charlton Road within the strategic site has recently been granted planning permission.

How well does Option 2 relate to the objectives for Keynsham?

- 4.34 As with Option 1, this Option scores highly against many of the objectives for Keynsham, especially the protection of the Green Belt gap between Keynsham and Bristol and keeping Keynsham as a separate settlement.
- 4.35 This option proposes more employment provision than Option 1, and so scores more highly on that objective. The level of development proposed is greater, so the town will benefit from more developer investment than under Option 1, which can be used to improve the public realm. This will help to make the town more attractive for retailers, and will support the regeneration and revitalisation of the town centre. Focusing development in the strategic site could mean less reliance on car use as the site is central and easily accessible by more sustainable methods of travel. This will encourage more people to use public transport, cycling and walking.

Delivery

- 4.36 Option 2, with the proposal for a more intensive use of the strategic site, could be seen as being more deliverable and viable than Option 1. This Option is also closer to the Vision that Cadbury's is currently working on. It believes that intensive mixed use development of the Somerdale site is a viable proposition and one which would contribute to the delivery of many of the spatial objectives. The greater level of development, both in terms of housing and employment, would provide more developer investment and create higher land values, allowing more improvements to the public realm within the strategic site than Option 1. Keynsham is viewed as the second option for employment within the district due to its strategic location on the A4 and railway. Providing the right offer, Keynsham could attract the overspill from Bristol and Bath providing a credible alternative to the two cities, helping to improve the town as a self sustaining, economically attractive location in the district. There is scope in option 2 to provide more industrial land within the town. Under this option Keynsham would be able to accommodate some of the displaced industrial uses from Bath which would contribute to the increase in jobs.
- 4.37 If Option 2 is taken forward, the higher levels of developer contributions could help secure good quality green infrastructure for the area as long as there is a clear commitment that sufficient land is identified and safeguarded both within the Somerdale site and elsewhere at the town. Developer contributions from Somerdale could be used to secure some facilities off site. Green infrastructure will be planned as an integral part of development within the strategic site and elsewhere in the town rather than being an afterthought.
- 4.38 Overall, this option could provide 2,100 jobs with Keynsham accommodating a greater share of the District total of employment land than seen in option 1. Regeneration Delivery Plans are being prepared for the strategic site to elaborate on site character and capacity, outline proposed uses, infrastructure requirements and an action plan for delivery. It is intended that a Town Centre Masterplan Supplementary Planning Document will be produced once the Strategic Site is allocated through the Core Strategy.

QUESTION K4: what are your views on the two spatial options for Keynsham?

5

Spatial Options for a New Neighbourhood at South East Bristol

Introduction

- 5.1 The draft Regional Spatial Strategy requires an urban extension to South East Bristol to help meet the long-term growth needs of Bristol. Bristol City Council is promoting the regeneration of south Bristol and is looking to redevelop a number of key sites in the southern part of the city. It is important that any new neighbourhood developed in an urban extension is planned to assist with and complement these regeneration initiatives and has the necessary infrastructure in place to ensure a sustainable community.
- 5.2 The draft Regional Spatial Strategy identifies an “area of search” within which more detailed study should be undertaken to identify the best location for development. This area extends from the Whitchurch area, through Stockwood Vale and then northwards to Hicks Gate. Within this area the Council is required to identify the most appropriate location for development. The Council has consistently maintained that there is capacity for a significantly less development in an urban extension to South East Bristol than has been proposed in the draft Regional Spatial Strategy.
- 5.3 Development of an urban extension in South East Bristol must be accompanied by infrastructure, which is appropriate to the level of development, and provided at the outset. Key infrastructure will include a South East Bristol urban extension transport package, schools, sports and community facilities, green infrastructure, water and sewerage facilities, decentralised and renewable energy facilities. Provision of the necessary infrastructure must be a prerequisite of the urban extension and must be in place before any substantial development.
- 5.4 The Council is clear that any urban extension to South East Bristol should be phased towards the end of the period covered by the Core Strategy (i.e. housing development would not be likely to start before 2020). This can also help to make sure that redevelopment of previously developed sites (Brownfield sites) within the district and regeneration opportunities in South Bristol happen first. This will also ensure that appropriate infrastructure can be secured and be in place, in particular the strategic transport infrastructure. It is noted that funding for strategic transport infrastructure is unlikely to be secured until 2019.
- 5.5 Any South East Bristol urban extension will have a major impact on communities in Bath & North East Somerset, in particular the village of Whitchurch and the town of Keynsham, as well as communities in South Bristol. Careful consideration needs to be given to these impacts to ensure that benefits are maximised and harm is minimised.
- 5.6 This chapter summarises the work to date and presents the options for discussion. In line with the options outlined in the district-wide chapter, two options for developing an urban extension at South East Bristol are considered; one for 3,300 homes and the other for 3,650 homes. Both of these also set out the necessary associated uses to ensure the creation of sustainable communities.

This chapter will be structured as follows:

- Developing a Vision and stakeholder engagement
- Analysing the “area of search”
- Broad location: Whitchurch
- Infrastructure and delivery
- Core Policy areas relevant to urban extension

Developing a Vision and stakeholder engagement

- 5.7 Stakeholder and public involvement has played an important role in developing the Core Strategy options. A number of stakeholder workshops and consultation activities have been held to consider issues in relation to any urban extension such as: the environmental context in the area of search, the scale of the development and the potential to create a good place where people would want to live and work in various locations. This process has helped to identify the important elements needed to create an urban extension in this location.
- 5.8 Some of the key issues raised through the consultation so far include:
- Broad agreement that Stockwood Vale should be protected and not developed;
 - Various possible locations for development within the area of search were suggested;
 - Different views on the advantages and disadvantages of focussing development at Hicks Gate and Whitchurch;
 - Strong local views regarding the scale of housing development contemplated and whether appropriate infrastructure will be in place;
 - Infrastructure to support development must be provided including South East Bristol urban extension transport package;
 - Impact on traffic needs to be assessed e.g. on Keynsham, Saltford and the A37;
 - Different views given about the extent to which a proposed urban extension should relate to Keynsham; and
 - Need for continued close working relationship between Bath & North East Somerset and Bristol City Council to deliver this growth.
- 5.9 The vision and objectives for this urban extension have been developed for this Options Consultation, these will need to be refined and made more place specific as the Core Strategy develops.

Proposed Spatial Vision for a New Neighbourhood at South East Bristol

The new neighbourhood within Bath & North East Somerset will have its own unique character and will provide a **new edge** and **enhanced entrance** into south Bristol.

It will be a new neighbourhood that will contain a mix of uses, including having a significant **employment role** and will provide a **range of services** and facilities for new and nearby communities.

The new neighbourhood will support the future growth of Bristol and the sub-region, assisting with the **regeneration of south Bristol**. It will need to be well linked to south Bristol, the city centre and the northern fringe of Bristol as well as the wider area through a choice of sustainable means of transport.

A south east Bristol urban extension **transport** will need to be in place to serve the new development. The development of any new neighbourhood will be phased so that it is built later in the period covered by the Core Strategy.

The new neighbourhood will be an excellent example of new development and will promote **healthy** and **low carbon** living. Decentralised and renewable energy will be used, and buildings will be zero carbon. Development will respond positively to its environmental context and will incorporate strategic green infrastructure.

QUESTION SEB1: Do you agree with this vision?**Spatial Objectives**

5.10 A number of spatial objectives have also been developed to help compare the options and will form the basis of future development principles.

The new neighbourhood at South East Bristol will:

1. Be a low carbon, climate adapted development with district heating, renewable energy and energy efficiency opportunities fully exploited
2. Create a mixed use development with easy, safe and affordable access to local employment opportunities and a wide range of services and facilities supporting the needs of the new and existing communities;
3. Provide an integrated mix of housing types, tenures and sizes, including affordable housing to meet the identified needs of all sectors of the community;
4. Contribute to the sustainable economic and social vitality of south Bristol;
5. Be well integrated into the urban area of South East Bristol;
6. Have good transportation links with Keynsham, but make sure that a green belt gap between Bristol and Keynsham is maintained;
7. Be located and designed in a way that reduces any harmful impact on the environment including views of and from them;
8. Be designed and developed in a way that makes sure that the right on and off site mitigation measures are in place to compensate for harm to the landscape and nature conservation interests;
9. Be a high quality place with urban design that responding appropriately to its setting, whilst creating a distinctive character that defines a new entrance to Bristol contributing to the enhancement of south Bristol's image and identity;
10. Be a place that is easy to find your way around with excellent walking, cycling and public transport links locally and within the nearby urban area and countryside;
11. Have good access to the employment opportunities, services and facilities that Bristol, Keynsham and the wider area has to offer;
12. Be designed and developed in a way that results in a more sustainable use of resources and minimises the impact on flooding, the use of water resources and the construction waste;
13. Incorporate a network of connected high quality accessible green infrastructure to provide recreation and biodiversity opportunities as well as visual benefits;
14. Be designed to meet the needs of the community and provide a safe and healthy environment;
15. Be delivered as a comprehensive plan-led scheme with the location and development principles established through the Core Strategy and detailed elements of the scheme contained within a Masterplan; and
16. Be phased towards the end of the Core Strategy period to make sure that essential infrastructure is in place in a timely way. This will also help make sure that the development does not undermine the priority for development within the cities and towns that should happen first.
17. Provide an integrated waste management infrastructure. Any scope for integrating waste management and heat generation should be exploited where practicable.

QUESTION SEB2: Do you agree with these objectives?

Analysing the “area of search”

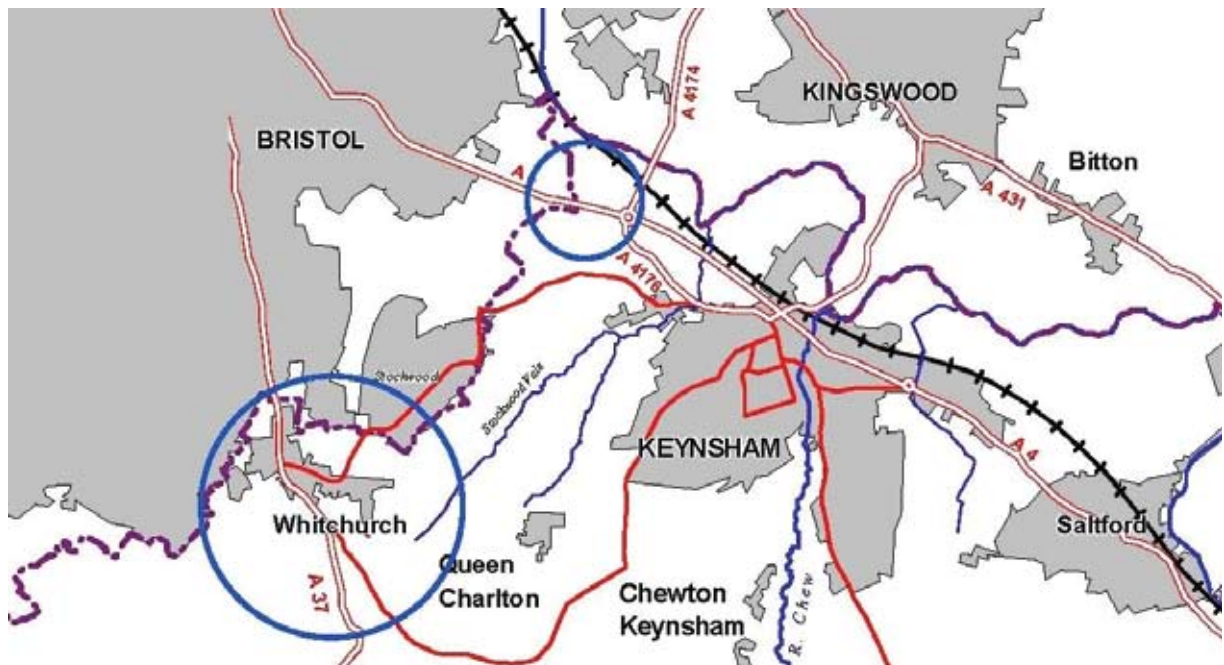
Level of development

- 5.11 The Council has analysed the South East Bristol “area of search” and presented its ideas and concerns about the capacity of the area for development through the regional planning process. The Council has accepted, subject to phasing and appropriate infrastructure as aforesaid and through Strategic Sustainability Assessments and Environmental Capacity Appraisals, that there is considered to be capacity for “around 3,500 dwellings at Whitchurch”.

Stockwood Vale

- 5.12 The Stockwood Vale area was excluded as an area for development early in the process. It is an important local landscape feature and the area also plays a strategic, Green Belt, role. Stockwood Vale has challenging topography with water courses and valleys, and plays a significant green infrastructure role. Again the Council has consistently seen this area as unsuitable for development, this view was outlined in the Core Strategy launch consultation and stakeholders agreed with this approach. The diagram below illustrates the areas where more detailed work has been focused - the areas around Whitchurch and the area around the Hicks Gate roundabout.

Diagram 34: Land identified by B&NES within the draft RSS ‘Area of Search’ as potentially being the most suitable for development

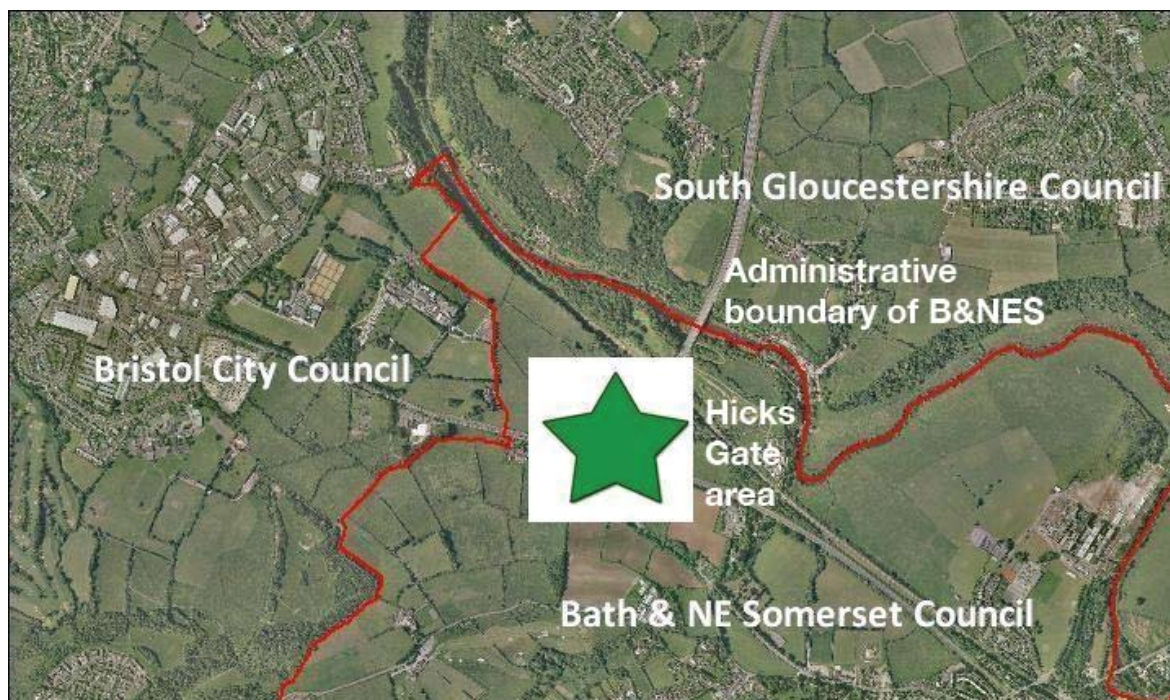


- 5.13 In developing options for the urban extension to South East Bristol a number of technical exercises and assessments have been carried out including landscape/visual studies; ecological and historic environment assessments; and transport studies (Greater Bristol Strategic Transport Study (GBSTS) undertaken alongside Regional/sub-regional partners). Further studies are needed and some are underway including additional transport modelling and testing. The Hicks Gate and the Whitchurch areas have been the main areas of focus for this work.

Hicks Gate

- 5.14 The Hicks Gate and Brislington (east of the park and ride) area has been considered in some depth by the Council alongside Bristol City Council. In response to the work undertaken it is proposed that the Hicks Gate area is not an option for an urban extension to South East Bristol that either Council believes is appropriate to pursue. The main reasons for discounting the Hicks Gate location for urban extension development, at this stage, are as follows:

Diagram 35: An aerial photograph to illustrate the location of the area around Hicks Gate roundabout



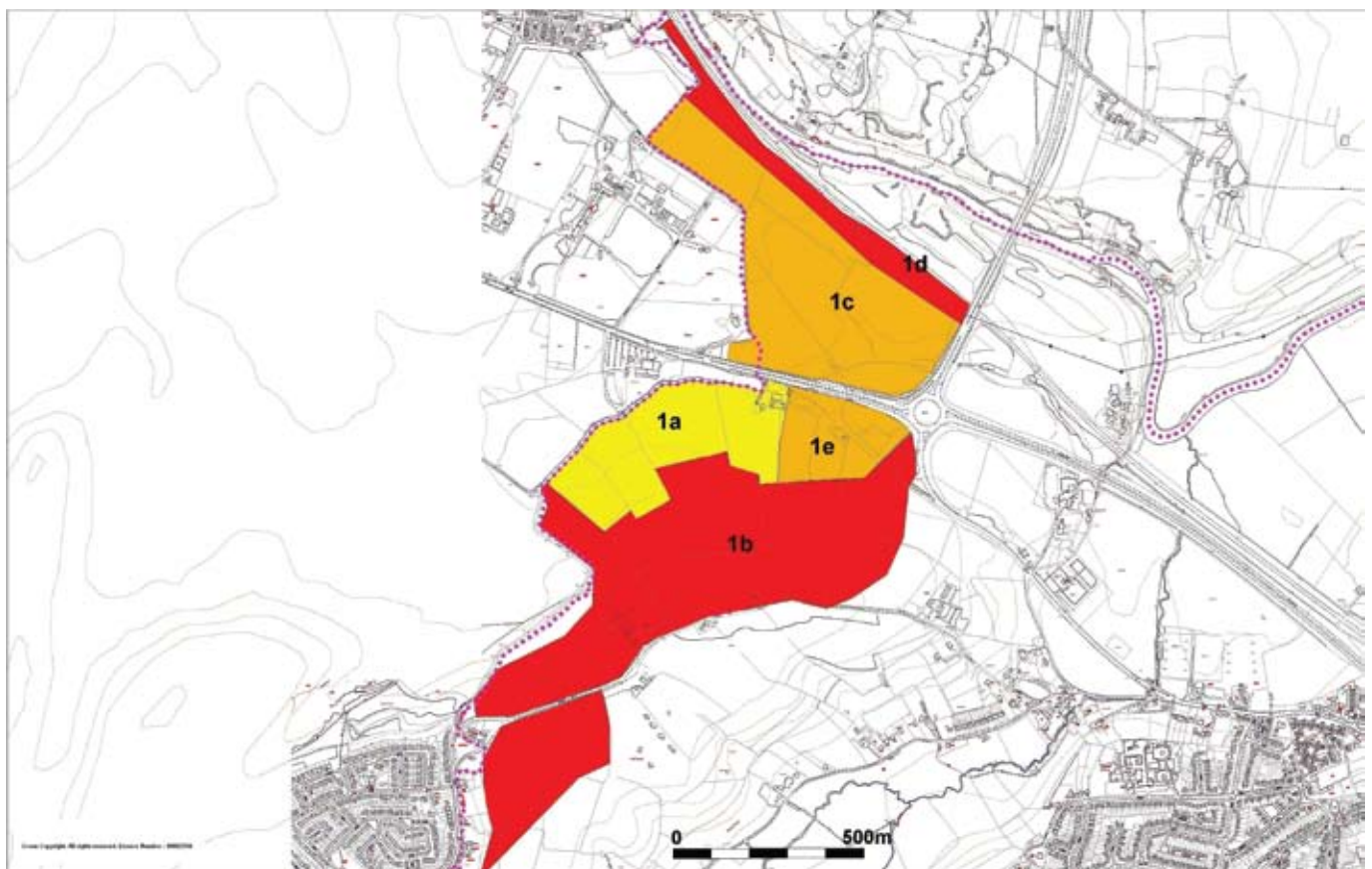
Copyright: Bluesky International

- Assessments show that the development capacity of Hicks Gate is limited. The full level of development cannot be accommodated at this location. Furthermore, more detailed investigation has demonstrated that there are a number of existing uses at Hicks Gate/Brislington which should be safeguarded; this further reduces the capacity of this location.
- Due to the limited capacity for development at Hicks Gate a new neighbourhood here would not be large enough to guarantee a range of local facilities and services. The neighbouring area within Bristol (known as Brislington) is dominated by large format retail and it would therefore be difficult for facilities and services to be shared. Furthermore, pursuing Hicks Gate as a development location would mean that the development would need to be split between Hicks Gate and Whitchurch.




5 | Spatial Options for a New Neighbourhood at South East Bristol

- The Hicks Gate area is physically separate from the urban edge of Bristol. Residential development at this location is contingent on development taking place on the Bristol City Council side of the boundary at Brislington. Without this, any development would be physically separated from the urban edge and it could create an isolated development rather than a fully integrated urban extension. The Brislington area (east of the park and ride) has been considered as a development location although this option is now unlikely to be pursued within Bristol's Core Strategy. On this basis it is not, at this stage, considered feasible for B&NES to pursue Hicks Gate as a viable location for development.

Diagram 36: Summary diagram from the Environmental Capacity Assessment for land at Hicks Gate



Crown Copyright. All rights reserved. Licence Number: 100023334

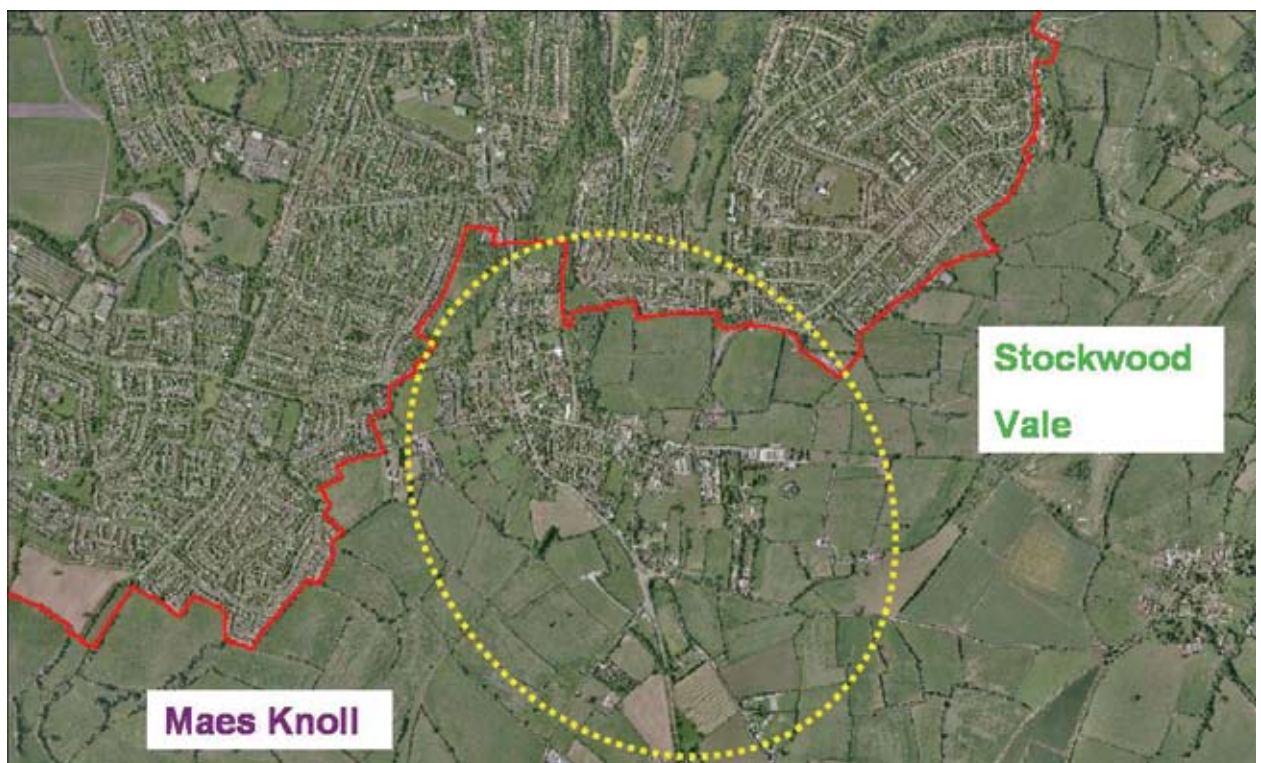
-  Areas initially identified as having some potential to accommodate development
-  Areas where further work needs to be carried out to assess suitability for development
-  Areas considered to be inappropriate for urban extension development

- In place-making terms this area presents a number of challenges which are likely to threaten the development of a high quality place. The A4 splits the area and acts as a strong physical barrier between the northern and southern parts of the site, air quality issues are also a concern. The compatibility of a small amount of residential development with light industrial warehousing, distribution and bulky retail which adjoin the area is also questioned.
- The Hicks Gate area has a critical role in the Bristol-Bath Green Belt maintaining the physical separation of Keynsham and Bristol. Development of the Hicks Gate area would significantly impact on this Green Belt gap.

Whitchurch

- 5.15 Whitchurch is a location where it is considered that any necessary urban extension development should be focused but subject to all necessary infrastructure being assured and in place, and avoiding significant environmental harm.
- 5.16 There will also be options around the role and land use mix of the urban extension in particular its employment content, which will influence its size and land take. These options are related to the strategy for accommodating economic growth associated with Bristol and further work alongside Bristol City Council and the other West of England authorities needs to be undertaken to determine the most appropriate strategy for the Bristol city region. Included in the key features of the option below is some consideration of the potential opportunities to provide employment uses.

Diagram 37: Aerial photograph of Whitchurch location



Copyright: Bluesky International

Profile:

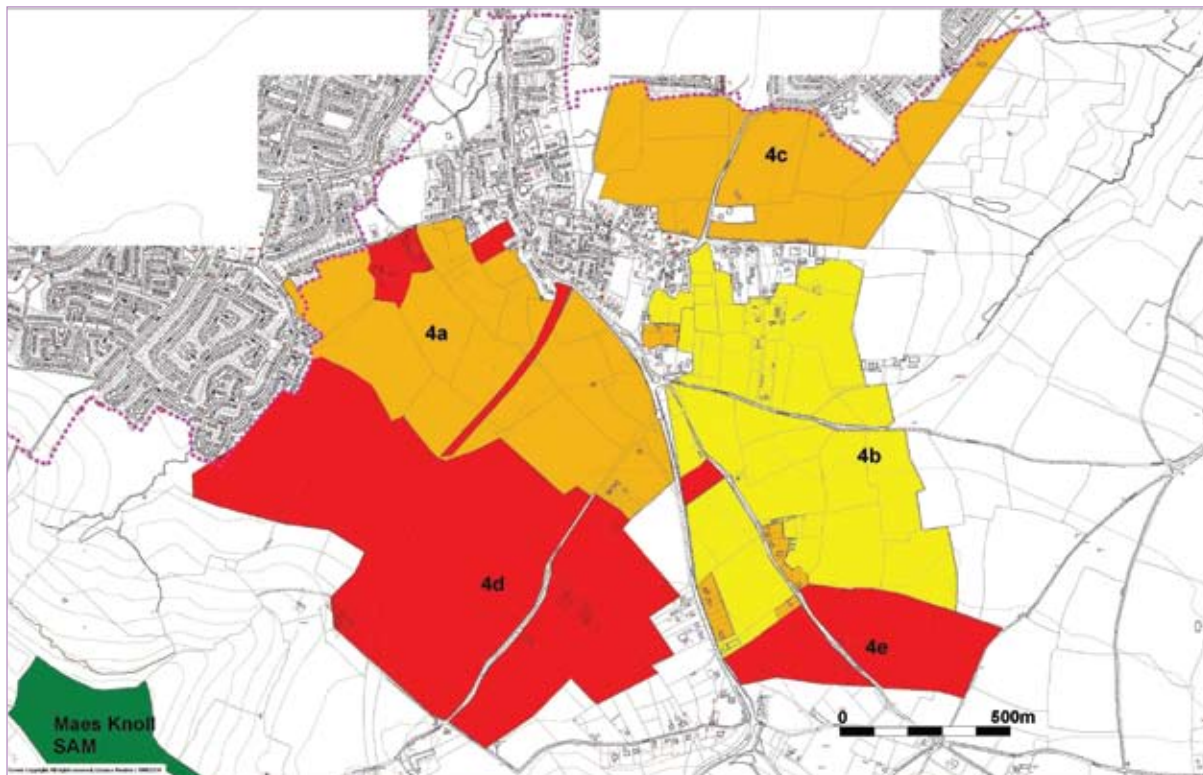
Landowners: Land in multiple ownership. However, a consortium has been promoting as a development location.

Site capacity: Potential to accommodate 3,300 to 3,650 dwellings and other associated uses.

Key features of this location

- 5.17 The Whitchurch area is located entirely within Bath and North East Somerset Council and the broad location centres on Whitchurch village. This is a small village with an existing centre focused around the high street although existing facilities and shops are limited.
- 5.18 **Historic Environment:** Either level of development in the Whitchurch area may cause harm to the setting of Maes Knoll, a Scheduled Ancient Monument. It is also important to make sure that the visibility of development on the Chew Valley skyline is avoided. Impact on the setting of listed buildings, the loss of medieval field patterns around Whitchurch and the effect of development on nearby Queen Charlton conservation area also need to be considered.
- 5.19 **Nature Conservation:** Work to explore how the Whitchurch area can perform a green infrastructure role and provide an extension to the network of green spaces and recreational routes in Bristol has been started. Biodiversity improvements may be secured through development such as the provision of areas of species-rich grassland and or new woodland and to contribute to national Biodiversity Action Plan targets. However, there is a potential loss of Sky-Lark habitat. Additionally, the network of important hedgerows could be at risk. In order to mitigate impacts of this, key elements of the hedgerow network would need to be retained within public open space.
- 5.20 **Landscape:** The impact of development on the Chew Valley skyline needs to be considered when looking at development in this location.
- 5.21 **Existing uses:** Need to consider impact of development on Horse World as a major recreational/visitor facility and local employer and opportunities to retain and incorporate elements of it. The existing sports and recreational uses need to be secured within this area and further extended.
- 5.22 The lower level of housing provision suggested and subject to necessary infrastructure (i.e. 3,300 rather than 3,650 houses) is considered to be the preferred option as this would recognise the environmental impact of development and have a lesser impact. It is believed that this level of development could largely be accommodated within areas assessed as having a lesser environmental impact.

Diagram 38: Environmental Capacity Assessment for land at Whitchurch



Crown Copyright. All rights reserved. Licence Number: 100023334



Areas initially identified as having some potential to accommodate development



Areas where further work needs to be carried out to assess suitability for development



Areas considered to be inappropriate for urban extension development

How well does this location meet the proposed vision and objectives?

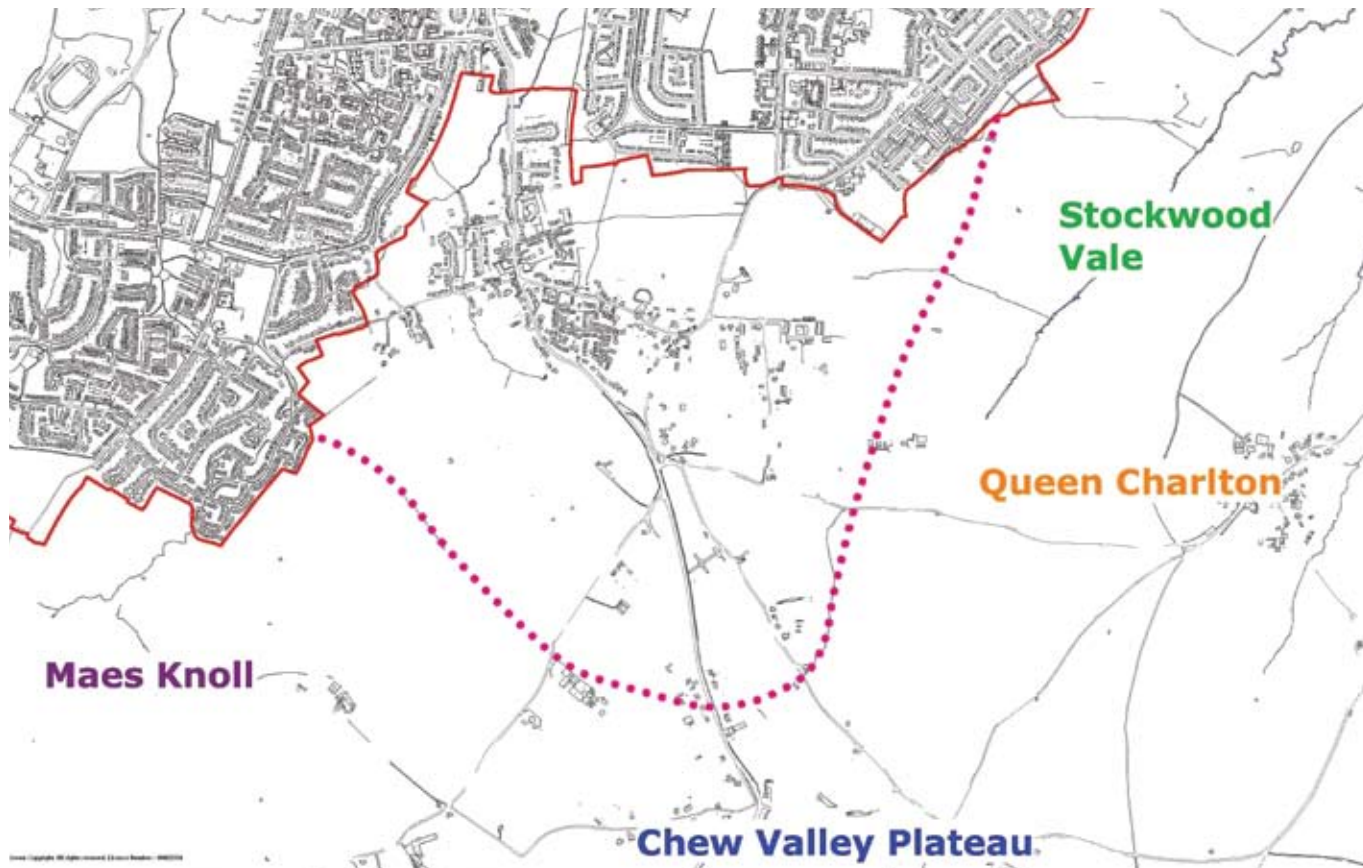
- 5.23 **Extension of the city:** It has the potential to be well integrated into the existing urban area of South East Bristol with access to a wide range of services and facilities supporting the needs of the new and existing communities. Development in this area would offer an opportunity to develop around Whitchurch village. The disused railway track bed is an opportunity to provide a green link from the Bristol urban area out to the new neighbourhood. There are opportunities to extend existing and planned public transport services from Bristol into the Whitchurch area.
- 5.24 **Responding to Environmental context:** Development in this location (at either the 3,300 or 3,650 level of growth) would be able to be contained within the areas identified as either having the potential to accommodate development or areas where there is a more limited environmental impact. Areas identified as not appropriate for development because of their environmental impact on the setting of Maes Knoll or the Chew Valley skyline should be avoided.

- 5.25 **Regeneration of south Bristol:** This area adjoins south Bristol which is a priority focus for comprehensive development and regeneration with development, including major land use change, to be focused around the Hartcliffe roundabout area and broadly covered by Knowle West, Hengrove Park, Inns Court, Imperial Park and the Hartcliffe campus. This area also adjoins Stockwood, an area of Bristol with one of the lowest levels of employment opportunities for a neighborhood in Bristol and high levels of out-commuting to work, an urban extension could help address this issue and provide local employment.
- 5.26 **Range of facilities and services:** Development all in one location at Whitchurch would maximise the potential for a range of facilities and services within the new neighbourhood. This area is adjacent to an area in Bristol which is developing good services which the new population will utilise for example education and training facilities, retail, health care services (e.g. new NHS Hospital in south Bristol), leisure facilities. There are also opportunities at this location to extend and improve cycle and walking routes, provide extensions to strategic green infrastructure and potentially to provide a new district centre.
- 5.27 **Strategic Transport:** Whitchurch is currently poorly served by public transport. The A37 is heavily congested and transport modelling is currently underway to ascertain potential transport improvements. This development is dependent on the implementation of a South East Bristol urban extension transport package if it is to meet the transport objectives. Additional options for the South East Bristol corridor major transport improvements include a potential bus rapid transit, a Park and Ride and other highway improvements and ways of linking to existing and proposed major highway infrastructure are being explored. These measures would help to meet the strategic aspirations for transport improvements in this area. Again, close working with Bristol will be required.
- 5.28 **Education:** There is currently no secondary school in Whitchurch village and at the moment children travel out of the village to go to secondary school. Neither of the two options would normally justify the provision of a secondary school, and the smaller urban extension of 3,300 would make it more difficult to support the provision of a new secondary school. This issue will need to be considered in more depth.
- 5.29 **Green Infrastructure:** There are opportunities to secure strategic green infrastructure networks through any urban extension development. A key component of these links would be their sub-regional nature, allowing people and wildlife an opportunity to move through areas of open space, nature conservation on cycle routes, rights of way and river and wildlife corridors. The need for these strategic links should inform any proposals.

Whitchurch location

- 5.30 Whitchurch as a broad location, and subject to appropriate infrastructure, may accommodate the level of development the Council is considering (given the draft Regional Spatial Strategy requirements) in its Core Strategy options i.e. 3,300 – 3,650 homes and other uses. Diagram 39 illustrates this location, the diagram is indicative of a broad area rather than being a site boundary. Further work is needed to justify and determine a site boundary for a strategic site allocation for an urban extension to South East Bristol. More detail about what it means to allocate a strategic site can be found in the District-Wide chapter.
- 5.31 The lower level of housing provision (i.e. 3,300 or district wide option 2) is considered to be preferable as this recognises the environmental impact of development and makes sure that the impact is minimised.

Diagram 39: Broad location for development at Whitchurch, highlighting the key environmental constraints



Crown Copyright. All rights reserved. Licence Number: 100023334

QUESTION SEB4: In light of the draft Regional Spatial Strategy, do you agree that Whitchurch should be the broad location for future urban extension to South East Bristol?

Infrastructure and Delivery

- 5.32 It is proposed that the B&NES Core Strategy will allocate strategic site(s) for urban extension development within Bath & North East Somerset (see District Wide chapter for further details), as well as outline key development principles. At this stage a broad location for potential development has been identified, however, more detailed work will need to be undertaken to identify a site boundary for a strategic site, this will require a strategic amendment to the green belt and appropriate justification will be needed to underpin this.

Developer Interest

- 5.33 In line with national 'Planning Policy Statement 3: Housing' the Council undertook an exercise known as 'Call for Sites' where those with development interests and landowners are asked to put land forward for future development. This process is referred to as Strategic Housing Land Availability Assessment (SHLAA). Evidence from this exercise and the RSS process shows that a significant area of land is being promoted by a consortium of developers.

Phasing

- 5.34 It must be emphasised that the Council considers that development of an urban extension to South East Bristol must be phased so that development does not start until around 2020 and required infrastructure is in place. Not only will this help promote redevelopment and regeneration on previously developed land it will also give time for the strategy to be reassessed. Should it be demonstrated that there are significant regeneration opportunities to accommodate development, the need for an urban extension will be reconsidered through the Core Strategy review process.

Transport

- 5.35 To start any development at Whitchurch proper infrastructure must be secured up front. This will include a South East Bristol urban extension transport package (which would be public transport led and would be likely to include a new park and ride, a rapid transit extension and other highway improvements). At the moment no effective transport interventions have been funded to support the South East Bristol urban extension. Funding would need to be secured regionally as the transport interventions needed would require more funding than it would be possible to secure from developers. The next opportunity to secure funding is for transport development post 2019. Funding has been secured for improvements to the Callington Road link and the Bath road (within Bristol) and this will have a localised impact.
- 5.36 Further studies are being undertaken to assess in more detail the transport impacts of any South East Bristol urban extension and potential infrastructure measures needed to make development acceptable.

Sewerage

- 5.37 The Whitchurch area is currently served by the sewage water treatment works at Keynsham; these works are close to capacity. Further work is needed to secure appropriate investment in sewerage water treatment facilities to serve any new development.

Electricity

- 5.38 The Whitchurch area is close to a substation with some capacity that can be reinforced; this substation will also be used for Hengrove Park, an area of regeneration within Bristol which may take up available capacity. This issue needs to be explored in more depth.

Other key infrastructure

- 5.39 Initial investigations show that there are no showstoppers to development and normal costs are anticipated in terms of gas supply, water supply and telecommunications. Whitchurch is within flood zone 1, so there is little or no flood risk identified, however, a surface water management plan will still be required, this should include a requirement for sustainable urban drainage systems.

QUESTION SEB5: Do you have any comments on infrastructure and delivery issues?

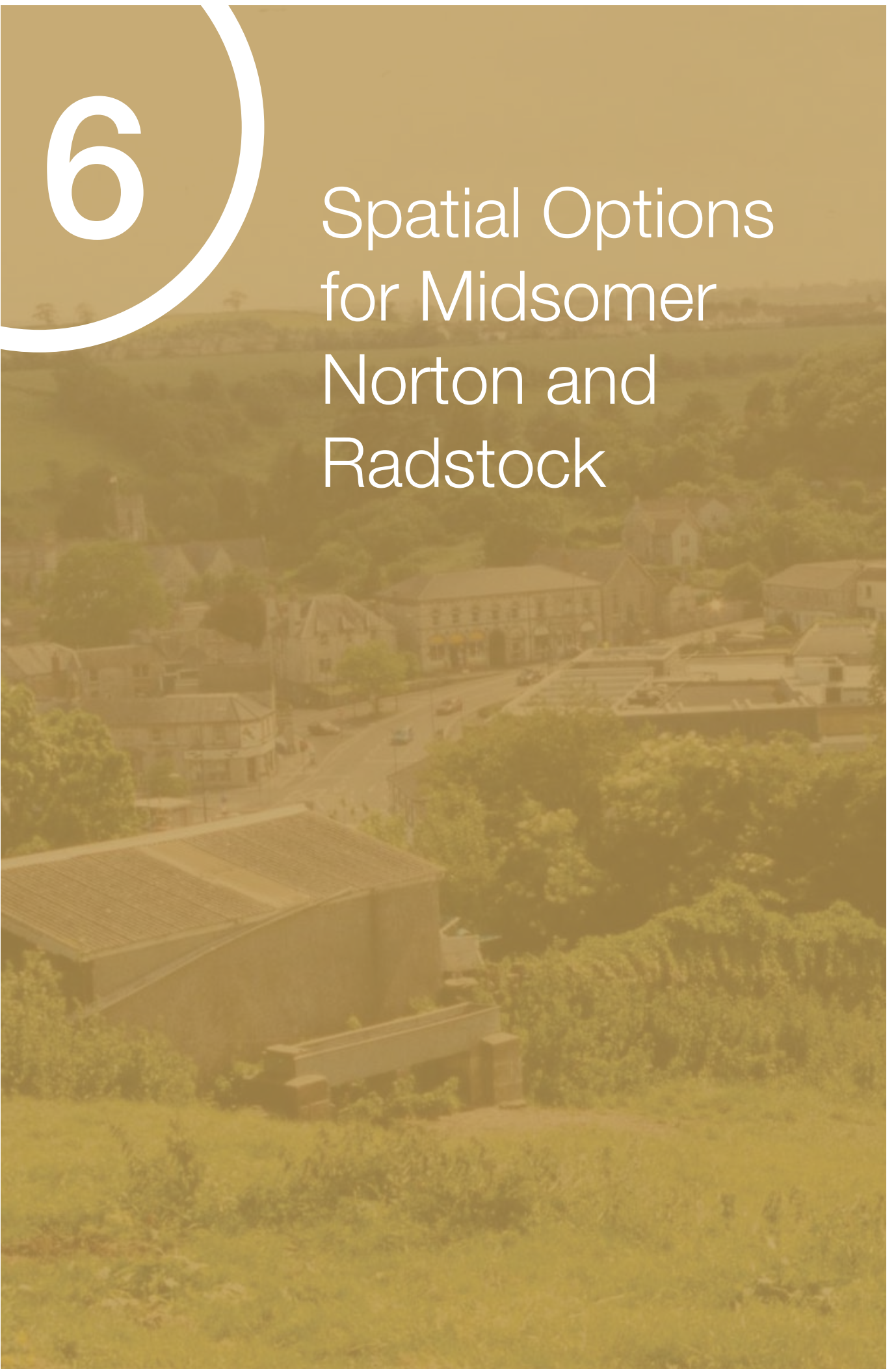
Core Policy Areas relevant to SE Bristol urban extension

5.40 While all Core Policy areas need to be considered in relation to the urban extensions, in some areas there are specific policy recommendations in relation to the urban extensions. The table below summarises these.

Core Policy area	Relevant to SE Bristol urban extension	Comment
Renewable Energy	✓	Encouraging use of wind energy and a communal heat network for urban extension development.
Decentralised Energy	✓	On-site renewable energy requirement to reduce emissions from energy use from buildings by 20% of regulated emissions.
Sustainable Construction and Energy Efficiency	✓	Option for urban extensions to exceed government sustainable construction targets for residential and non-residential development.
Flood Risk Management	✓	Surface Water Management Plans, Site Specific Flood Risk Assessments and sequential test approach. The need to implement Sustainable Urban Drainage systems and water conservation measures.
Infrastructure Provision	✓	New development must be supported by timely delivery of appropriate infrastructure, including strategic transport packages, water and energy supply, community services, education, health, culture, faith, low carbon and renewable energy measures, sport and green infrastructure.
Green Infrastructure	✓	Options to establish green infrastructure standards for urban extensions.
Affordable Housing	✓	Option suggested varying percentage of affordable housing between brownfield and greenfield/urban extension sites with a higher percentage of affordable housing.
Highest Quality Urban Design	✓	Masterplanning approach to be taken for all Strategic site allocations including the use of Concept statements, Design Briefs and where appropriate Design Codes.
Prosperous Economy, City, Town and local centres	✓	There will be options as to where as to where centres created within the urban extensions will sit in the hierarchy i.e. district or local centres. This will be dependent on the proposed role and the range of shopping and other facilities they offer.
Accessibility and transport	✓	Strategic transport infrastructure requirements including a South East Bristol urban extension transport package.

6

Spatial Options for Midsomer Norton and Radstock

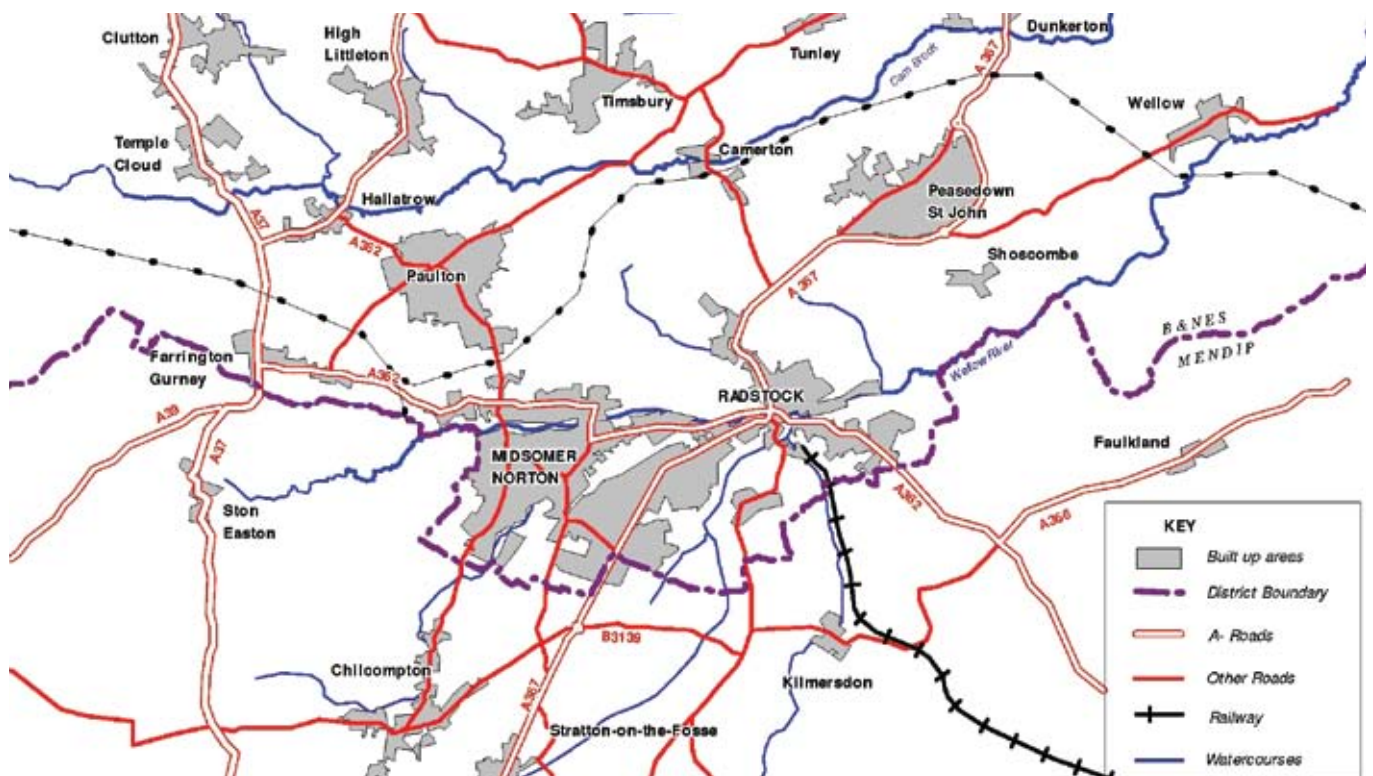


Part 1: Context

Introduction

- 6.1 Midsomer Norton and Radstock are located approximately 12 miles south west of Bath and 16 miles south east of Bristol. The population of Midsomer Norton and Radstock totals around 21,600 making it the second largest urban area in Bath and North East Somerset.
- 6.2 The Core Strategy options will help to deliver community aspirations such as the community plan 'A Brighter Future' by the Somer Valley Partnership and will also provide a Planning Framework for future development. The functional relationships between Midsomer Norton and Radstock and surrounding parishes especially Camerton, Farrington Gurney, High Littleton, Paulton, Peasedown St John, Shoscombe and Timsbury are key considerations for the Core Strategy options in this area of the district. The links with nearby parishes in the Mendip district must also been taken into account although they lie outside the plan area. It is also important to consider how this part of district relates to the rest of the district.
- 6.3 The Core Strategy must identify those settlements which play the role of market towns (RSS Policy B towns: see explanation in District Wide chapter) and where there is an existing concentration of facilities and services that are used by local residents and surrounding communities. These towns will be the focus for locally significant development aimed at increasing their self containment. In light of their roles and functions, it is proposed that both Midsomer Norton and Radstock be defined as RSS Policy B 'market towns'. The role / function and the future of other large settlements nearby e.g. Peasdown St John and Paulton are dealt with in the rural chapter.

Diagram 40: Geographical Relationship of Midsomer Norton and Radstock to the Surrounding Area



Key Characteristics of the towns

Historic background

- 6.4 Both Radstock and Midsomer Norton were originally market and rural service centres that became mining towns in the North Somerset Coalfield. Both towns are now largely designated as conservation areas.
- 6.5 Since Roman times, Radstock has been the focus for communications links. At the beginning of the 19th century the Somerset Coal Canal passed through the town and subsequently the Somerset and Dorset GWR railway companies operated through Radstock. Once known as the 'powerhouse' for Bath, life in the town was dominated by coal mining and there is a proud heritage of energy production.
- 6.6 Midsomer Norton is an ancient market town dating back to medieval times. Its historic core runs along the River Somer which remains an attractive feature in the High Street.

Jobs

- 6.7 In the Midsomer Norton and Radstock area manufacturing jobs account for around a quarter of local employment - twice that of Bath and North East Somerset as a whole. Industry in the area includes printing and packaging and the haulage and transport industry but there have been many closures, and relocations for many large, industrial employers recently. In addition to the few large employers that provide the majority of local employment, there are many successful local small/medium businesses.
- 6.8 56% of the residents in the area travel elsewhere to work. The working age population makes up 71.6% of the total population. This is higher than for Bath and North East Somerset as a whole (61.4%). This area accounts for around 15% of employment in the district. In December 2005 the unemployment rate was 0.5% of the working age population. (Bath and North East Somerset 0.9 %) Total employee jobs in Midsomer Norton and Radstock numbered 8,425 in 2005.

Shopping

- 6.9 Midsomer Norton town centre serves the daily shopping needs of its own residents and the surrounding villages. The High Street has fewer empty shops than the national average and the availability of free car parking contributes to attract frequent shoppers from the local catchment area. Nearly 800 people are employed in the town centre, 380 of these in retail. Radstock is a more local service centre with a higher proportion of convenience based retail outlets. Midsomer Norton and Radstock became Fairtrade towns in 2008.



Matt Cardy

Community Facilities

- 6.10 Both Midsomer Norton and Radstock provide a range of community facilities for local people and those in nearby areas. According to the Green Space Strategy, there is more green space provided specifically for young people than elsewhere in the district, but a lack of formal green space relative to the rest of the district. This will be addressed by a proposed Town Park in Midsomer Norton.

Homes

- 6.11 House prices in Midsomer Norton and Radstock have been generally lower than in other parts of the district. According to the 2001 census, there are about 8,700 homes in Midsomer Norton and Radstock. There is a need for a better balance of housing, including a higher proportion of affordable housing, larger homes and homes for older people.

Public Transport

- 6.12 There is no operative rail link. Public transport links to and from Bath and Bristol will be improved through the Greater Bristol Bus Network scheme proposed.

Summary of Challenges for Midsomer Norton and Radstock

- 6.13 According to public feedback from the 2007 Core Strategy Launch document, the results of the various studies undertaken and continuing talks with local communities and other service providers, the key spatial challenges facing the area are:
- Diversify and strengthen the local economy to create more jobs and help maintain vibrant communities.
 - Support local businesses to expand, and encourage new businesses.
 - Transition to a low carbon, climate resilient society.
 - Protect and enhance distinctive local identities - clear branding and better marketing.
 - Recognise and enhance the area's distinct industrial heritage.
 - Protect and improve the high quality rural natural environment and improve access to open countryside.
 - Implement the Town Park proposal in Midsomer Norton to tackle the lack of formal open space.
 - Address shortages of allotments.
 - Improve transport links needed within the Somer Valley as well as to Bath and Bristol, especially public transport, whilst reducing traffic congestion.
 - Provide a mix of new housing, particularly affordable housing and housing for local people.
 - Improve leisure opportunities, particularly social places for young people, toddlers /parents and older people.
 - Improve the shopping environment by creating high quality public realm and buildings to compete with surrounding towns in Somerset and Wiltshire.
 - Maintain good educational standards and support local schools and provide better skills and training opportunities.

Spatial Vision for Midsomer Norton and Radstock

- 6.14 A number of stakeholder workshops and consultation activities have taken place to identify issues that the area is facing and to form a spatial vision to address these, linking in with existing and future priorities.

Proposed Spatial Vision for Midsomer Norton and Radstock

By 2026 Midsomer Norton and Radstock will continue to be the principal service centres and will have regained their importance as employment centres for their communities and the surrounding communities in the Somer Valley area.

Building on their unique heritage, the towns will have been regenerated and will be thriving, vibrant and distinctive centres. A growth in jobs will have been delivered with new development along with an improved range of social and cultural facilities, creating a more self contained hub.

Both towns have an attractive rural setting, providing good access to open countryside and a rich natural environment. Being closely linked, they will be realising their potential for high levels of walking and cycling, and will be well connected to Bristol and Bath, with good public transport.

Both towns are centres of long standing and strong communities, with the will to adapt to new opportunities such as being a centre for sustainable energy to follow on from former strengths in manufacturing and previously in coalmining.

Spatial Objectives

- 6.15 In addition to the overarching district-wide objectives, the following objectives are suggested in order to achieve the area vision above and to address the key issues identified for Midsomer Norton and Radstock:
- 6.16 **Objective 1** To create a modern and diverse economy to benefit the Somer Valley. This will be achieved by supporting existing companies to flourish and expand, encouraging new local businesses, tapping into new low carbon opportunities, encouraging a range of retail provision, and strengthening the leisure, cultural and tourism industries based on the distinctive heritage and the attractive natural environment.
- 6.17 **Objective 2** To create a range of local employment opportunities targeting workers with different skills, improving education and training opportunities by linking local businesses with key training providers such as Norton Radstock College and the secondary schools. By building on existing academic offerings, the area could become a centre for low-carbon skills training.
- 6.18 **Objective 3** To regenerate town centres, building on their distinctive identities, providing high quality retail provision, social and cultural services and facilities, improving access to their attractive environments including leisure opportunities at the proposed Town Park in Midsomer Norton. District heating could be implemented during the regeneration process.
- 6.19 **Objective 4** To maintain and strengthen their unique landscape setting, natural and built environmental quality and green infrastructure, facilitating accessibility.

- 6.20 **Objective 5** To reduce the impact of traffic congestion and out-commuting, and to radically improve the quality of public transport links between Midsomer Norton and Radstock and the surrounding rural communities as well as to the cities of Bath and Bristol.
- 6.21 **Objective 6** To meet local housing needs, enabling people to live within and strengthen their local communities. To make continuing family and community support easier, by providing a mix of housing.

QUESTION MNR1: Do you agree that Midsomer Norton and Radstock should be classified as 'Market town - RSS policy B towns'?

QUESTION MNR2: Have we identified the key spatial challenges facing Midsomer Norton and Radstock?

Question MNR3: Do you agree with the spatial vision and objectives for Midsomer Norton and Radstock?

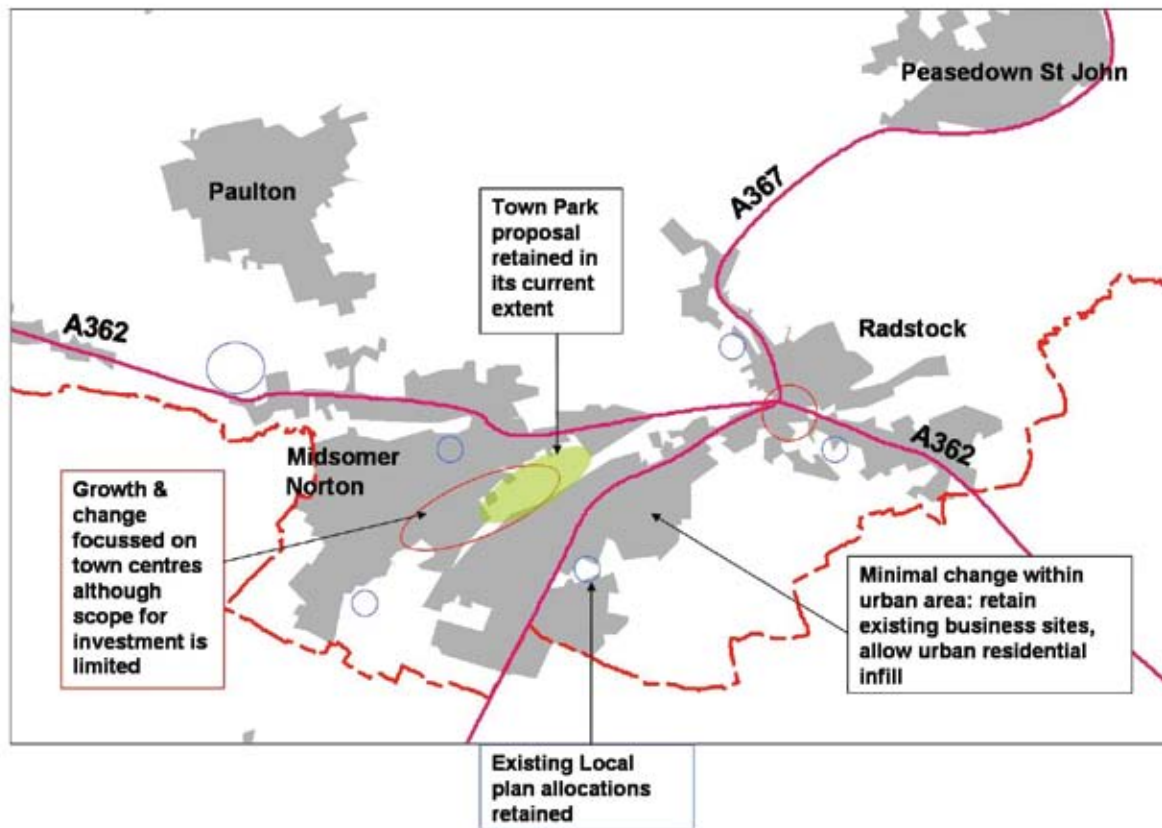
Part 2: Options for Midsomer Norton and Radstock

Spatial Options

- 6.22 The level and mix of development planned up to 2026 in Midsomer Norton and Radstock needs to increase the self-containment of the two towns, develop their role and function as service centres, and help to secure targeted development that will address the regeneration needs of the area. The Regional Spatial Strategy (RSS) does not propose significant expansion of this part of the District and this is reflected in both the District-wide Options. Most of the new development outside of Bristol and Bath will be distributed between Midsomer Norton, Radstock and Keynsham. The options for Midsomer Norton and Radstock reflect the existing allocations and planning permissions through the Bath and North East Somerset Local Plan are included in this figure. The current commitment to new housing is around 900 homes in Midsomer Norton and Radstock.
- 6.23 The two options outline different scales of development. Option 1 is based on completing existing commitments whilst Option 2 suggests a higher level of development and reviewing some allocated sites to facilitate greater regeneration. Both options focus development within the town centre Strategic Sites.

Option 1 : Complete existing commitment with limited new housing

Diagram 41: Key Characteristics of Option 1 for Midsomer Norton and Radstock



What is the basis for Option 1?

This option is based on District Wide Option 1 and most closely resembles the draft RSS.

What are the key features of this option?

Town Centre Regeneration: Both Midsomer Norton and Radstock town centres are allocated as Strategic Sites. (see District Wide chapter)

- Improve the town centres with an enhanced public realm, increased retail, employment, leisure and cultural offers.

Town Park in Midsomer Norton:

- Implement the long desired Town Park. This will be a focus for the town for leisure, recreation and will be a visitor destination.
- Connect to the National Cycle Network with the cycle way route through the Town Park.

Development Opportunities:

- Allows for the development of the outstanding sites allocated in the B&NES Local Plan.
- Existing older, industrial sites in the urban area to be kept for mainly employment use although limited. Other uses may be permitted on a small element.
- Completion and retention of successful and modern industrial estates such as the Westfield Industrial Estate and MSN Enterprise Park.
- Mainly office/ retail development in town centres with very limited new housing.

Jobs

- This option could provide around 1050 new jobs, but delivery of this depends on significant public support and intervention.

Housing

- Complete existing housing allocation (900 homes already committed through the Local Plan and planning permissions).
- Limit additional housing on existing empty industrial sites to no more than 100 homes in total with greater promotion of employment use.

Deliverability:

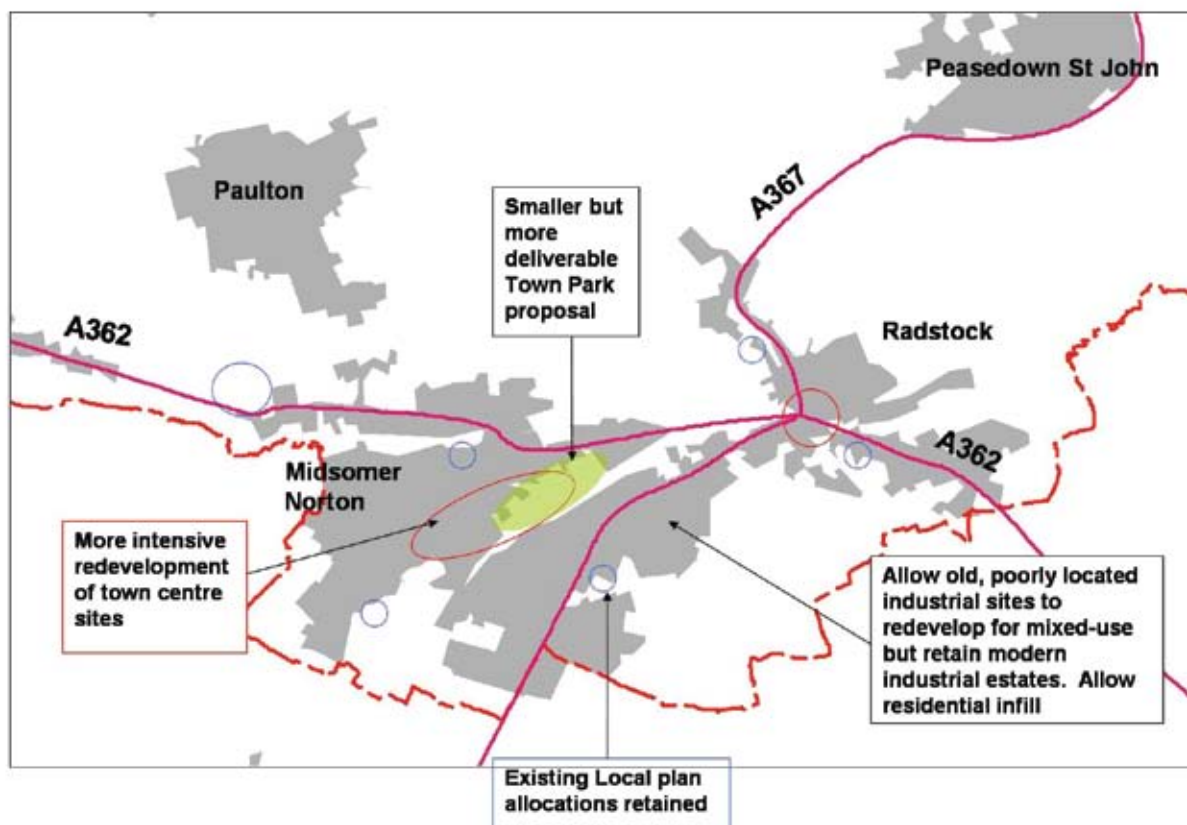
- Employment delivery is dependent on significant public support and intervention.
- This 'limited growth' option mainly carries forward existing housing commitments, so there is limited scope to work on the regeneration of the town centres without significant public support and intervention.
- There is limited scope to improve the public realm and community facilities including the Town Park without significant public support.
- Regeneration would take place by keeping existing major employment sites for employment uses. However, it may be difficult to attract new employers to this kind of development.

How well does this option relate to the objectives for Midsomer Norton and Radstock?

Spatial Objective	Meets objective?	Comments
Objective 1 Economy	✓	Implementation depends on significant public support.
Objective 2 Jobs	✓	Existing employment sites will continue to be safeguarded for employment use. New employment sites will depend on significant public support.
Objective 3 Town Centre regeneration	✓	There is limited scope for town centre regeneration other than relying on individual schemes, local initiatives and limited developer contributions. Implementation will depend on significant public support.
Objective 4 Natural and built environment	✓	Maintaining physical separation between settlements and local settings and identities.
Objective 5 Transport	✓ / X	The level of out-commuting, i.e. people working outside of the area they live, will not radically change throughout the plan period.
Objective 6 Homes	✓	New housing will be limited to the implementation of existing sites. House building will continue for the next few years dependent on market activity. Affordable housing contributions will be required in proportions set out in the Core Strategy.

Option 2 Increased levels of development led by regeneration

Diagram 42: Key Characteristics of Option 2 for Midsomer Norton and Radstock



What is the basis for option 2?

This is District Wide Option 2 which proposes more housing and jobs than Option 1 in order to increase self containment and strengthen their roles and functions as the draft RSS policy B 'market towns'.

Key features of this option?

Town Centre Regeneration: Both Midsomer Norton and Radstock town centres are allocated as Strategic Sites.

- Opportunities to improve the high streets with an enhanced public realm, increased retail, employment, leisure and cultural offers, and more residential in town centres.

Town Park in Midsomer Norton:

- Opportunities to implement the long desired Town Park which will be a focus for leisure, recreation and a visitor destination.
- Opportunity to connect to the National Cycle Network with the cycle way route through the Town Park.

Development Opportunities

- Review existing commitments
- Old Mills - opportunities for new industrial development (mixed use if necessary)
- Existing under-used, derelict or poorly located industrial areas to be considered for mixed-use re-development.
- Completion and retention of successful industrial estates eg Westfield Industrial Estate.
- More active and intensive redevelopment of office and retail use in town centres along with appropriate housing development.

Jobs

- With town centre regeneration, this option could provide about 1,900 new jobs, however, it still needs good partnership working between the public and private sectors for delivery and an intervention strategy for marketing, branding and training.

Housing

- 1,700 new homes provided. (900 homes already committed through the Local Plan and planning permissions, 800 additional homes allocated to contribute to regeneration)

Delivery

- A more flexible and co-ordinated approach is taken to new development.
- Existing brownfield and town centre sites will be redeveloped to provide a mix of uses that are directly linked to new employment opportunities with clear delivery mechanisms.
- Keeping proposals for a town park in Midsomer Norton with greater scope for delivery.
- Give more flexibility to deliver town centre regeneration by reviewing the use of brownfield potential development sites in sustainable locations.
- Greater scope for improvements to the public realm and community facilities in the town centres through private sector investment.
- Additional infrastructure required to support new development will need to be identified in, and delivery facilitated through, the Infrastructure Delivery Plan.
- Existing secondary schools have the capacity to accommodate more residential development.

How well do this option relate to the objectives for Midsomer Norton and Radstock?

Spatial Objective	Meets objective?	Comments
Objective 1 Economy	✓	This option would make a greater contribution to achieving regeneration and employment
Objective 2 Jobs	✓	This option would make a greater contribution to achieving regeneration and employment
Objective 3 Town Centre regeneration	✓	Greater scope for improvements to the public realm and community facilities in the town centres.
Objective 4 Natural and built environment	✓	Maintaining physical separation between settlements and local settings and identities. Improvement in local facilities including leisure facilities is required. Positive contribution to maintaining the natural environment around the town centres.
Objective 5 Transport	✓	Careful planning of transport infrastructure required to reduce out-commuting. Local junction improvements required.
Objective 6 Homes	✓	Contributes to meeting local housing needs in the most sustainable locations.

Council's Preferred Option

Both options outlined proposals that work towards delivering most of the identified spatial objectives. In this respect there is not much difference between them. The main difference is in terms of deliverability, as it takes a more realistic view of what can be done within the Town Centre Strategic Sites. Therefore, option 2 represents the Council's preferred option.

QUESTION MNR4: what are your views on the two spatial options for Midsomer Norton and Radstock?

The Strategic Sites: Midsomer Norton and Radstock Town Centres

- 6.24 Both Midsomer Norton and Radstock town centres play crucial roles as a focus for their local communities and surrounding areas. They help to establish a strong network of settlements that make the South of the district more self-contained in terms of access to key services, jobs and shops.
- 6.25 A key issue that was identified through previous consultations is the need to address economic viability and some of the longstanding structural problems with the town centres such as road layouts and improvements to the public realm. These problems will not be resolved without planning and intervention, and without this, we are unlikely to attract the investment that is needed in these critical areas.
- 6.26 The allocation of these town centres as strategic sites will allow us to be more proactive in creating what's needed in both towns so they can improve, flourish and attract appropriate development.
- 6.27 The successful regeneration of Midsomer Norton and Radstock is central to the achievement of Bath and North East Somerset's vision and objectives.
- 6.28 At this stage we are seeking your views on allocation of strategic sites. It should be noted that there are no firm proposals on the details of development that would take place on these sites, but we believe that sites within them should be capable of accommodating a mix of homes, jobs, community and social facilities.

Midsomer Norton Town Centre

Diagram 43: Midsomer Norton Town Centre Suggested Strategic Site boundary



Copyright: Bluesky International

Objective for Midsomer Norton Town Centre

- 6.29 To strengthen Midsomer Norton's role as the market town for the urban and neighbouring rural area by consolidating and enhancing the retail offer, the range of leisure, culture and community facilities (including more culture events in the evenings), better public transport links and creating new employment opportunities.

Development principles suggested are:

Built environment

- Transform the High Street into a distinctive, elegant and uncluttered streetscape that reinforces its identity as the symbolic hub of the town centre.
- Enhance important features such as the River Somer and respect the traditional architectural setting of the conservation area.
- Redevelop neglected buildings, and those of poor quality and suitability.
- Provide the right level of car parking and improve the links between car parks and the High Street.
- Reduce fear of crime by creating an improved urban environment which encourages people to spend time in it, which will help to provide natural surveillance.
- Incorporate renewable or low carbon energy supply and district heating during the regeneration process.

Accessibility by car, cycle and foot

- Improve gateways to the town centre and the visual and physical quality of the backlands area especially from car parks as an important point of arrival within the town centre improving pedestrian links with the High Street.
- Combine, link and make safer sustainable transport routes such as walking and cycle paths.

Local Facilities and shopping

- Create new or improve existing leisure and cultural facilities including the Town Park in Midsomer Norton.
- Create more training and education facilities in the town centres.
- Reduce health inequalities.
- Develop cultural facilities as a community resource.

Homes

- Provide an appropriate mix of new homes, particularly affordable housing.

Jobs

- Create more employment in the town centres.
- Encourage tourism opportunities linking with improved leisure activities.

Radstock Town Centre

Diagram 44: Radstock Town Centre suggested Strategic Site boundary



Copyright: Bluesky International

Objective for Radstock Town Centre

To develop and enhance Radstock's role as a local service and employment centre and focal point for the community by reinforcing and enhancing retail provision and community facilities. To maximise tourism opportunities based on its mining heritage and unique setting and rich natural environment.

Development principles suggested are:

Built environment

- Create a town centre that is distinctive with high quality new building design.
- Respect the traditional architectural setting of the conservation area.
- Provide an appropriate level of car parking and improve the links between car parks and the High Street.
- Create a town centre with safe, attractive and well coordinated streets and spaces with a good transport movement.
- Promote a sustainable energy supply.



- Integrate the river and green corridors providing for wildlife, recreation and links to the countryside.
- Incorporate renewable or low carbon energy supply and district heating during the regeneration process.

Accessibility by car, cycle and foot

- A town centre for people where a sense of place is key, with safe, attractive and connected streets and spaces, with good transport movement and good access and communications into and out of the town centre.
- Integrate sustainable transport routes such as improved and safer walking and cycle routes.
- Promote a sustainable energy supply and encourage conservation so that river and green corridors provide for wildlife, recreation and links to the countryside.

Local Facilities and shopping

- Combine and improve local services such as the library and doctor's surgeries.
- Create more training and education facilities in the town centre.
- Improve the shopping environment.
- Reduce health inequalities.
- Develop cultural facilities as a community resource.
- Create a local shopping centre that remains distinctive, provides a focal point for community and civic life, accommodates a mix of enterprise and compatible uses, and maximises visitor potential founded on its heritage and location.

Homes

- Provide an appropriate mix of new homes, particularly affordable housing.
- Increase town centre living to enable people to live close to shops, services and transport and at the same time add to the vitality of the centre.

Jobs

- Create more employment in the town centre.
- Encourage tourism opportunities.
- Develop economic activity and uses around arts based enterprise, service activity and environmentally friendly businesses, a stop off and base for visitors, and retail and other services for the local population.

Delivery

- 6.30 Regeneration Delivery plans are being prepared for both Midsomer Norton and Radstock Town Centre strategic sites to elaborate on site character and capacity, proposed uses, infrastructure requirements and an action plan for delivery. It is intended that these Regeneration Delivery plans will inform Supplementary Planning Documents which be produced alongside the allocation of the Strategic Sites in the Core Strategy.

7

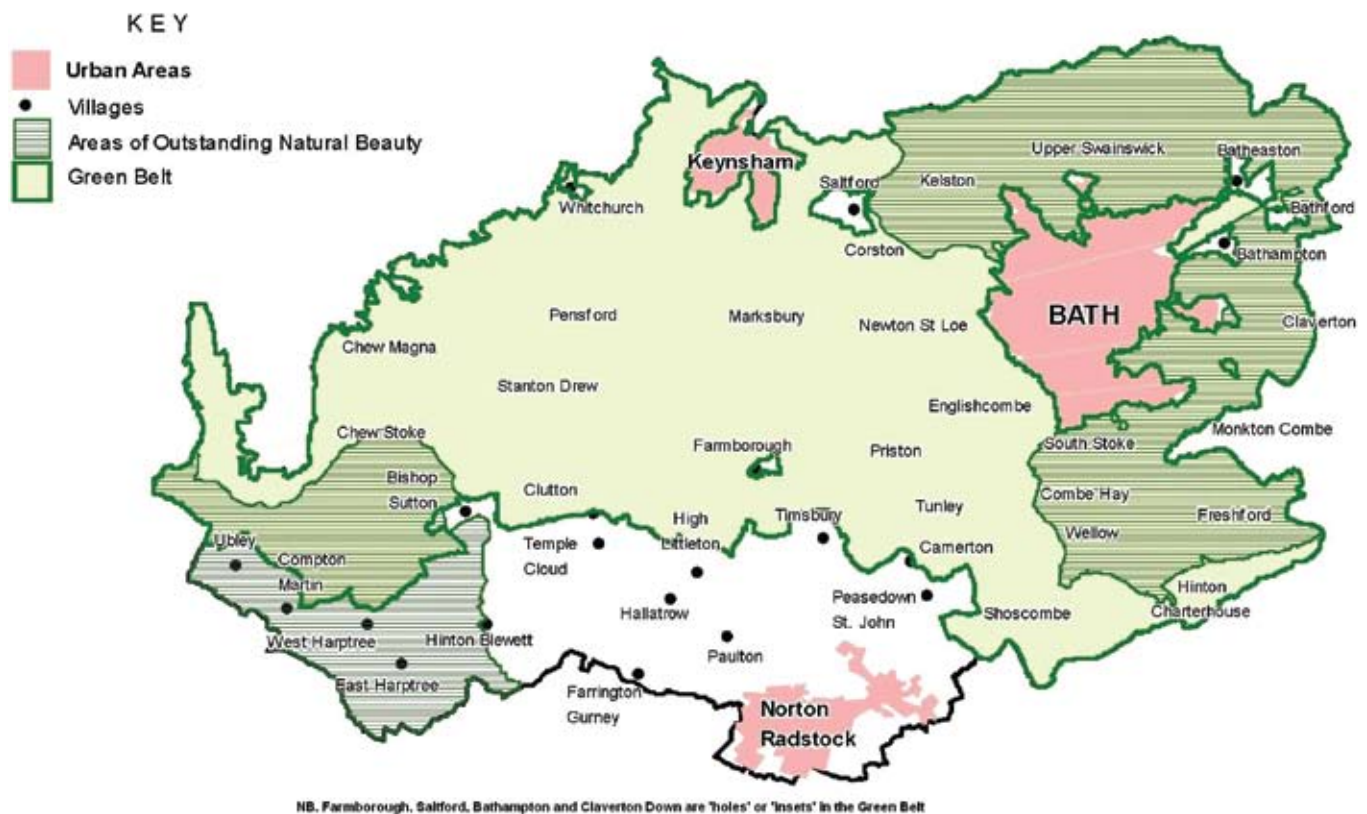
Spatial Options for Rural Areas



Introduction

- 7.1 The rural areas of Bath and North East Somerset are valued, and include villages with diverse characteristics and a rich character amid high quality countryside. There are mixed fortunes across the rural areas, yet together the picture is a prosperous one. The challenge for the Core Strategy is to enhance the distinct character of the rural areas, whilst encouraging prosperity across the whole district.
- 7.2 The current planning policy approach for the rural areas is one of restraint reflecting national and regional policy. Development is mainly focused on the local service centres, with development limited to infilling within the housing development boundaries in the smaller villages or those in the Green Belt. As shown in the map below, many of the villages in the District are surrounded by, or within the green belt.
- 7.3 The Core Strategy offers the chance to review the policy framework for the rural areas within the guidelines set out in the Regional Spatial Strategy (RSS).

Diagram 45: Location of Settlements in the Rural Areas




Key Characteristics

People and Living

- 7.4 There are 47 rural parishes which house nearly a third of the District's population (pop. approx. 48,100). Within these parishes there are 57 villages. The larger villages act as local service centres because they have a good set of local shops, community facilities and reasonable access to major employment areas and other important facilities by public transport.
- 7.5 Deprivation tends to be worse in the towns rather than rural areas but there are certain areas that suffer deprivation in a few parishes. Difficulties in accessing services can be exacerbated by rural transport problems and many villages look to neighbouring towns for community and leisure facilities.

Landscape Diversity

- 7.6 Around a quarter of the rural areas are within designated Areas of Outstanding Natural Beauty (AONBs).
- 7.7 The Mendip Hills AONB reaches into the southwest of the District. Along the foothills of the Mendips are the villages of Ubley, Compton Martin and East and West Harptree. To the north of the Mendips is the valley of the River Chew and within this lies Chew Valley and Blagdon Lakes as well as a network of small villages. The largest of these is the historic village of Chew Magna which acts as a community focus for local villages and hamlets. The east of the District is dominated by the southern thrust of the Cotswold Hills. The Cotswolds AONB surrounds Bath to the north, east and south largely following the Green Belt boundary.
- 
- 7.8 The three villages of Bathampton, Batheaston and Bathford are to the east of Bath close to the River Avon and the Kennet and Avon Canal. Whilst they are close to Bath and each other, they each have their own identity.
- 7.9 Mining that used to take place in the south of the district has left a network of villages and hamlets within the attractive ridge and valley landscape. Peasedown St. John has had a lot of growth in the last decade to become the largest village in the district.

Cultural Heritage

- 7.10 The District has been settled since prehistoric times and this has created a diverse cultural heritage. There are over 50 Scheduled Ancient Monuments. Many villages have retained their individual identities and the attractive character of over 30 villages is recognised by their Conservation Area status.

Natural Environment

- 7.11 A number of sites in the District are designated for their internationally important wildlife and/or habitat. Chew Valley Lake is recognised as a Special Protection Area (SPA) for its international importance for migrating birds. Combe Down and Bathampton Mines form part of the Bath & Bradford-on-Avon Bats Special Area of Conservation (SAC) and Compton Martin Ochre Mine is a component site of the North Somerset and Mendip Bats SAC; both play a vital role in part of global efforts to conserve the world's biodiversity. There are currently 22 SSSIs within the District.



Jobs

- 7.12 The highest levels of employment in the rural areas are in small businesses. This is shown in the relatively high levels of self-employment in the District as a whole. The area has around 5,000 VAT registered business, most of which employ 50 people or less. This demonstrates the wide range of employment opportunities in the rural areas and the importance of small business.
- 7.13 Agriculture is important both in terms of the economy and local character.
- 7.14 The greatest contribution towards employment provision comes from wholesale, retail and motor vehicle repair, real estate and manufacturing.

Summary of issues for the rural areas

- 7.15 The public responses to the Core Strategy Launch document, the results of the various studies undertaken and continuing dialogue with local communities, have identified the following key spatial issues for the rural areas:
- There is an ongoing need for rural diversification to ensure the ongoing economic sustainability of the rural areas. An increase in farm shops and home working is supported.
 - Affordable housing is needed to provide homes for people and to help create a more balanced community. This includes a good mix of housing types to meet the needs of first time buyers as well as those of retirement age.
 - There is a disparity of access to, and provision of, local facilities and services. The benefits of village facilities need to be maximised and there is a particular need to improve facilities for young people.
 - Dependency on private transport is high, leading to some problems of rural isolation for those without a car.
 - The natural environment needs protection and enhancement as it is of significant importance to species protection and visual quality.
 - The countryside is facing pressures from the need for increased development of renewable energy and biomass production.

Proposed Spatial Vision for the rural areas

In 2026 the rural areas in Bath and North East Somerset will continue to benefit from, and will have enhanced, the distinctive character of the countryside, rich natural environments and settlements.

As the rural economy diversifies, it will retain its buoyancy and be known for local enterprise. The rural economy will be at the heart of the transition to a low carbon economy, with more local food production and renewable technologies providing a range of employment opportunities for different skill levels. As well as this, increased provision of affordable housing will improve the opportunity for the local workforce to live locally and enable a larger amount of local residents to remain in the area.

The villages and the communities that define them will work together to provide good access to facilities for everyone. Complementing this, sustainable travel options will become increasingly attractive and contribute to healthier lifestyles including increased walking and cycling. There will be reduced reliance on the private car and the impacts of rural isolation minimised.

The high quality landscape and environment will continue to be a focus for protection and enhancement; and a functional network of priority habitats that are more resilient to climate change will be supported.

Spatial Objectives

7.16 The key objectives to achieving this vision are:

1. Maintain and enhance the character and local distinctiveness of the countryside and villages.
2. Improve the level, and mix, of affordable housing for local people.
3. Increase easy, safe and affordable access to local facilities by maximising the potential of available resources and the way they are delivered.
4. Improve sustainable travel options including high quality public transport provision which is accessible to people's homes and places of work, car sharing schemes and improved walking and cycling routes to help reduce rural isolation.
5. Encourage economic diversification. Encourage employment retention and growth to benefit both the local economy and sustainable lifestyles. Seize opportunities to diversify the rural economy which are led by the transition to a low carbon economy.
6. Increase availability of local produce and materials to support economic diversification in a more sustainable and self sufficient manner.
7. Promote renewable energy developments.
8. Protect and enhance the natural environment.

QUESTION RA 1: Do you agree with the vision and objectives for the rural areas?

Developing a policy approach for the future of the rural areas

- 7.17 The decisions to be taken in the rural areas surround making choices on policy direction rather than choosing between discrete options as in other sections of this document. In addition, the rural areas objectives are in part met by the district-wide core policies, such as objective 1 on character, objective 7 on promoting renewable energy and objective 8 on the natural environment. The remaining objectives for the rural areas are intended to be met through the policy issues that follow.

Policy Issue Rural A: Identifying the most sustainable villages

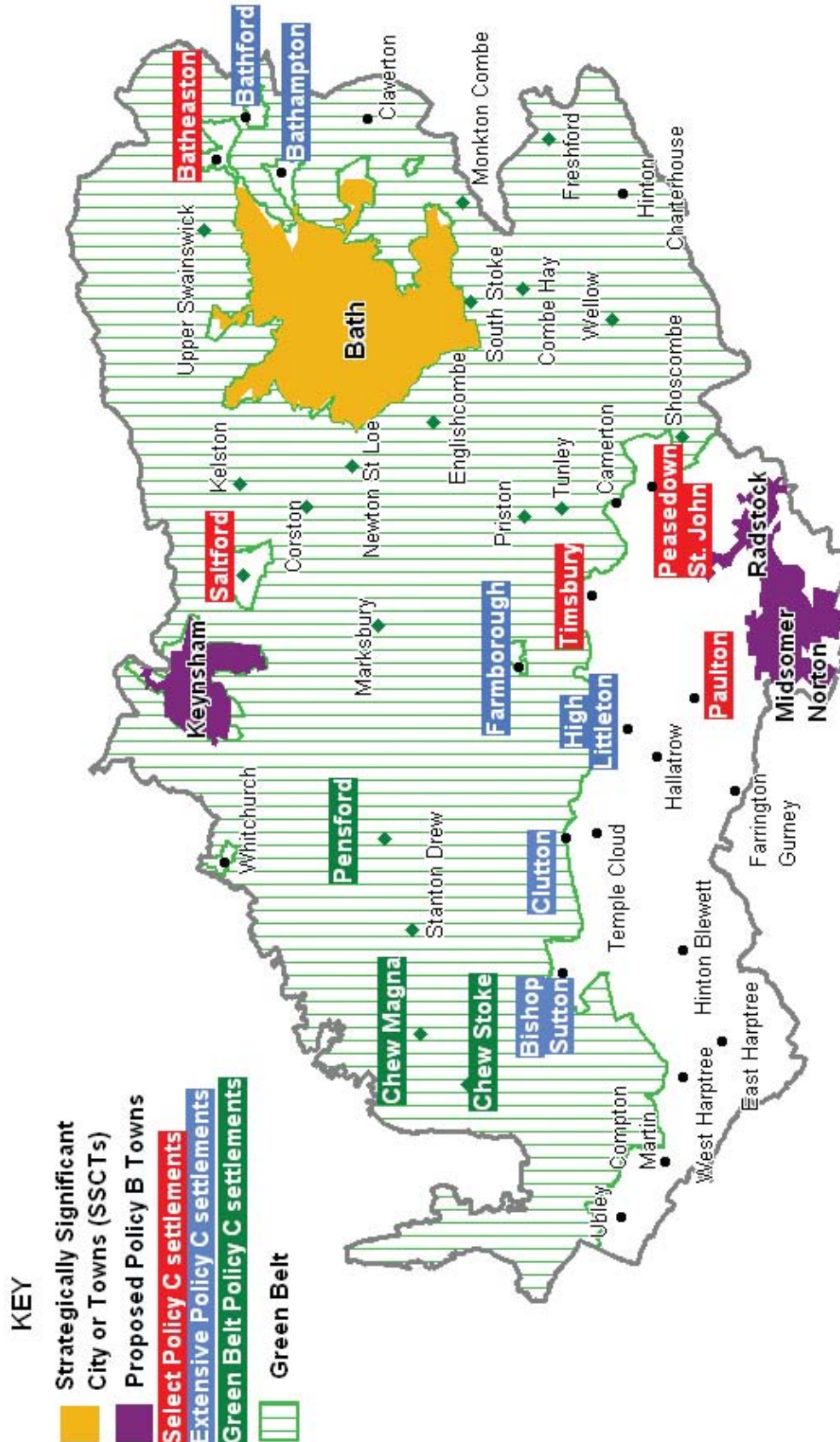
- 7.18 In order to make the most of the opportunities to deliver more affordable housing as well as supporting the vibrancy of the rural villages and increasing access to local facilities, it is important to view the rural areas as whole, considering functional relationships between villages. In addition, there is a need to provide a balance between retaining the positive qualities presented by remoteness whilst addressing the service needs of the rural population and retaining vibrancy in the villages.
- 7.19 In seeking to balance the issues of the rural areas, we need some limited development. This is in line with the Regional Spatial Strategy (RSS) which says that development outside of the strategically significant cities and towns (SSCTs) and Policy B towns should focus on the small towns and villages that offer the opportunity for the greatest self containment and where development will help build stronger local communities under development policy C. We therefore need to identify which are the policy 'C' villages for Bath and North East Somerset.
- 7.20 The selected 'C' villages will become the focus for small scale development and the provision of facilities and services. There are about 1,400 existing commitments in the rural areas, and so under District Wide Option 1 there will be scope for 100 additional dwellings. Under District wide Option 2 there will be 500 new homes more than that already committed.

Selecting the 'C' villages

- 7.21 To develop criteria for selecting the 'C' villages it is first important to understand what will make these villages stand apart from the other villages in the District. There are 3 key elements to consider:
- **Facilities/Services:** More emphasis on maintaining and improving facilities and services to support both the 'C' village and the surrounding rural communities where appropriate.
 - **Housing development:** Policy C villages will be favoured for small scale housing development that supports self containment and where local need can be demonstrated. A review of the housing development boundary in the future Site Allocations Development Plan Document will take this into account. Settlements that are not included within this list will be able to meet local housing needs through the application of the rural exceptions policy only.
 - **Economic development:** The policy on rural diversification (section 3 below) will explain the approach to be taken across the rural areas of the District. Beyond this, new business development will be favoured in policy C locations.
- 7.22 The starting point for identifying policy C villages is to build upon an understanding of their existing role and function; which we have done through a community facilities audit. Following this audit, all the villages across the district have been grouped based on their number (and range) of facilities. We identified three groups of villages; those with a wide range of facilities, those with a moderate range and those with few or no facilities. We have also looked at the availability of key facilities that would be needed to meet daily needs locally (post office, primary school, shop and community meeting place).

- 7.23 This audit has identified five villages that are clear contenders for policy 'C' status, they have a wide range of facilities and contain all four key facilities; these have been named the 'select list' of villages.
- 7.24 The second group of villages, of which there are six, have a moderate range of facilities and contain at least three of the four key facilities.
- 7.25 Adding the 'second group' to our 'select list', is the second option which we have named the 'extensive list'. This would allow for the benefits of additional small scale housing and better facility provision to be distributed more widely. The 'extensive' list is reflected under district wide option 2 which directs more housing to the rural areas.
- 7.26 When drawing up these two lists we took into account access to public transport. Services are limited across the rural areas and the settlements fall into three categories: they either have 'at least hourly', 'at least daily' or 'less than daily' services to main centres.
- 7.27 In general the 'select' list villages have at least hourly bus services to a main centre and the 'extensive' list have at least daily (Mon-Sat) services. This isn't always the case, and the level of facilities in a village has been a deciding factor for inclusion as a policy 'C' village.
- 7.28 Although providing good facilities and public transport has provided a base to identify our potential 'C' villages; we've also looked at the individual circumstances of each village. Whitchurch for example has been excluded as it will be directly under the influence of the South East Bristol urban extension; and Freshford has also been excluded because of the significant environmental constraints (including location within the Cotswolds AONB) and its physical structure.
- 7.29 There are three other villages which meet our criteria but all are currently washed over by the Green Belt and this status would need to be reviewed in the future Site Allocations Development Plan Document. Inclusion in these lists offer these villages a good opportunity to secure their role, retain vibrancy and benefit the western part of the District which is otherwise devoid of a 'C' village. Other advantages of modest development at these villages include the opportunity for developer contributions towards more formal outdoor recreation space and/or allotments, which would also help to serve surrounding parishes. Whether or not we include these Green Belt villages into their appropriate list (select or extensive) is the third choice under this policy option.
- 7.30 The map below illustrates the distribution of the potential policy C villages. It also highlights the benefits of a wider distribution of policy C villages to allow more of the rural areas of the District to have access to this kind of 'hub'.

Diagram 46: Map identifying options for village 'C' status



NB. Farmborough, Saltford, Bathampton and Claverton Down are 'holes' or 'insets' in the Green Belt

'C' villages role as hubs for facilities and services

- 7.31 The key component for better access to facilities across the rural areas is to focus on the policy C villages as hubs for facilities and services that will serve the nearby villages.
- 7.32 The advantages include building on the role of the policy C village and also making it easier to reduce the number of car trips required, to increase levels of car sharing and to improve public transport. The disadvantages are that people already suffering from rural isolation may feel even more cut off if they have difficulty accessing the hubs and the opportunity for increased vibrancy in the smaller villages may be inhibited. This highlights the benefits of the extensive list, as it creates a wider geographical distribution of facility hubs with the opportunity for more people to access them.
- 7.33 Following on from this, it is clear that there are gaps in access to facility provision, i.e. for the villages without good connection to a policy C village or for people without a car. Dealing with these issues is best through partnership with the local community who will be able to identify local needs and play an important role in managing them. Pilot schemes are already leading the way in meeting local service needs locally and this approach supports the concept of 'locality' which is a key issue in the emerging Sustainable Community Strategy.

Policy Issue Rural A: Identifying the most sustainable villages

Option 1: Classify a select number of the very most sustainable villages as policy C villages (Batheaston, Paulton, Peasedown St John, Saltford and Timsbury) OR

Option 2: Classify a more extensive list (add the following villages to the short list: Bathford, Bathampton, Bishop Sutton, Clutton, Farmborough, High Littleton)

AND further choice of whether or not to add the green belt villages to the list selected: Chew Magna (under option 1) and in addition Chew Stoke and Pensford (under option 2).

QUESTION RA 2: What is your view of the two options for identifying policy 'C' villages?

QUESTION RA 3: Do you think villages currently covered by the green belt should be included in the list of villages identified under policy 'C'?

Policy Issue Rural B: Affordable housing

- 7.34 The core policy on affordable housing (see the District Wide chapter) will outline the percentage we're aiming for on affordable housing and the site thresholds to which they apply across the district. Viability will be a key factor, and initial evidence of the Strategic Housing Market Area Assessment (SHMA) shows that targets which aim to make more than 50% of a new development affordable are unlikely to be viable. However it is likely that the percentage target for the rural areas could be higher than for the rest of the District to capture more affordable housing within the context of limited development (see geography options under Core Policy in District Wide section).
- 7.35 In addition to the percentage we're aiming for, the site threshold at which this target comes into force needs to be decided. In current planning policy a threshold of 10 homes or a site the size of 0.5ha has been used for requesting a percentage of affordable housing in the rural areas. The SHMA says that we need to consider reducing site size thresholds. A low threshold would be preferable to ensure that most developments generate affordable housing or a commuted sum. We should also bear in mind that a threshold below two may discourage self builders.
- 7.36 Viability testing will be the key to setting these targets and thresholds and will ensure a well balanced development whilst at the same time generating affordable homes.

Rural Exceptions Policy

- 7.37 Small scale housing development will be directed to the policy C villages helping to increase the opportunity for affordable housing in these locations. Villages not designated as 'C' will generate affordable housing primarily through the rural exceptions policy.
- 7.38 The rural exceptions policy will allow developments containing 100% affordable housing where they would not normally be allowed, on small sites and where there is a demonstrated local need. Robust housing needs surveys will be needed to demonstrate this local need. This will firstly look at the need in the parish where the site is and then at need in nearby parishes.
- 7.39 Whilst the rural exceptions policy helps with the location of affordable housing where it's needed there is the concern that housing will be developed in locations that are not necessarily the most sustainable choice. To help guard against this, it is suggested that the rural exceptions policy apply only to those villages with a housing development boundary.

Policy Issue Rural B: Affordable housing (see also Core Policy Options in District Wide section)

Suggested targets and thresholds set out in Core Policy Options (see page 49) and subject to viability work.

Rural exceptions policy

QUESTION RA 4: Do you think there is a need for a rural exceptions policy?

QUESTION RA 5: Should any exceptions policy apply only to villages with a housing development boundary?

Policy Issue Rural C: A policy on rural diversification

7.40 Employment retention and growth is important to the ongoing economic sustainability and vibrancy of the rural areas (as detailed in objective 5).

7.41 To help achieve this it is suggested that a policy on rural diversification is developed. There are several elements that this could include and these are:

- actively encourage local food production, including local farm shops and farmers markets.
- make sure that re-use of redundant buildings will be considered primarily for small scale employment purposes. According to the forecast demand upto 2026 there will be a shortage of office space. The policy should aim to address this by having a balance between conversion of buildings for residential and employment use.
- support tourism opportunities, particularly for conversion of redundant farm buildings to self catering accommodation.
- safeguard local rural facilities and rural shops as a community resource.
- outline situations in which employment sites will be appropriate on green field land.
- show commitment and support to home working whilst recognising the limitations of access to broadband infrastructure across the rural areas.
- support opportunities presented by new renewable energy technologies.



QUESTION RA 6: Which of the elements listed should be pulled forward into a policy on rural diversification?

QUESTION RA 7: Are there any additional elements that need to be included?

Glossary

Affordable Housing (AH)

Subsidised housing and low-cost market housing available to people who cannot afford to occupy houses generally available on the open market.

Aggregates

Sand, gravel, crushed rock and other bulk materials which are suitable for use in the construction industry as concrete, mortar, finishes or roadstone or for use as a constructional fill or railway ballast.

'Anchor loads'

A relatively large heat load that requires heat more or less continuously. It particularly helps to run the district heating system efficiently.

Annual Monitoring Report (AMR)

Part of the Local Development Framework, the Annual Monitoring Report will assess the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented.

Area of Outstanding Natural Beauty (AONB)

An area of countryside considered to have significant landscape value. The primary purpose of the AONB designation is to conserve and enhance the natural beauty of the landscape, with two secondary aims: meeting the need for quiet enjoyment of the countryside and having regard for the interest of those who live and work there. AONBs are created under the same legislation as National Parks and the Government has recently stated that AONBs and National Parks have equal status when it comes to planning consent and other sensitive issues.

'Area of Search'

Broadly defined areas of land identified by the Regional Spatial Strategy (RSS) for the planned expansion of Strategically Significant Cities and Towns (SSCTs) in the form of an Urban Extension. The location of the Urban Extension within the 'Area of Search' will be decided locally through the Core Strategy.

Accessibility

The ease with which a building, place or facility can be reached by people and/or goods and services.

Biodiversity

Biodiversity includes all species of plants and animals, their genetic variation and the ecosystems of which they are a part.

Biomass

Material that is derived from living or recently living biological organisms. In the energy context it is often used to refer to plant material, however by-products and waste from livestock farming, food processing and preparation and domestic organic waste, can all form sources of biomass. With such a wide range of material potentially described as biomass, the range of methods to process it must be equally broad.

Brownfield land or site

Brownfield land/site or previously-developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously-developed land may occur in both built-up and rural settings. A precise definition is included in Planning Policy Guidance Note 3 'Housing'. In the sequential approach this is preferable to greenfield land.

‘Call for sites’

The Council needs to identify sufficient land to meet Housing, Employment and other strategic development needs. ‘Call for sites’ is an invitation to landowners and other stakeholders to submit sites that may be suitable for future development in the District.

Code for Sustainable Homes (CSH)

The Code for Sustainable Homes (CSH) aims to achieve a step-change in environmental performance of new UK homes. The code is targeted at architects, home designers and builders of new homes. It covers water use, waste generation, and the use of low-polluting materials and processes.

Combined Heat and Power (CHP)

A system in which the heat associated with electricity generation is also used for space heating or process heat. In this way the overall efficiency of the process in terms of the proportion of the energy in the biomass fuel that is made use of is increased considerably. Also known as co-generation.

Community Strategy

Prepared by a Local Strategic Partnership to co-ordinate the actions of local organisations within the public, private, voluntary and community sectors with the aim of improving the social, environmental and economic well-being of its area.

Conservation Area

An area of special architectural and/or historical interest, the character or appearance of which it is desirable to preserve or enhance.

Cordon Sanitare

A zone where no development will take place.

Core Strategy

The long-term spatial vision and strategy for the area, including the key strategic policies and proposals to deliver that vision.

Decentralised energy

Producing energy on a local scale away from the conventional large scale power plant production process.

Demographics

The study of the characteristics of human populations, such as size, growth, density, distribution, and vital statistics.

Design Code

Set of specific rules or requirements to guide the physical development of a site or place.

Developer contributions

Contributions from development proposals towards the provision of infrastructure or services necessary to serve the development. This is now commonly a standard planning requirement which is typically secured by legal agreements. Contributions may be either financial or by direct provision of works or land by the developer towards facilities such as schools, affordable housing and transport improvements etc. Often referred to as Planning Obligations or Section 106 Agreements.

Development Plan Document (DPD)

Spatial planning documents that are subject to independent examination, and together with the relevant Regional Spatial Strategy, will form the development plan for a local authority area for the purposes of the Act. They can include a Core Strategy, Site Specific Allocations of land, and Area Action Plans (where needed) and other Development Plan Documents. They will all be shown geographically on an adopted Proposals Map. Each authority must set out the programme for preparing its Development Plan Documents in the Local Development Scheme.

District-wide

A term applying to the whole of Bath & North East Somerset.

Extended schools

Extended schools provide, or signpost, a range of services and activities which are often beyond the school day, to help meet the needs of children, their families and the wider community.

Floodplain

Floodplains are generally flat-lying areas adjacent to a watercourse, tidal lengths of a river or the sea where water flows in times of flood or would flow but for the presence of flood defenses where they exist.

Geodiversity

Incorporates all the variety of rocks, minerals and landforms and the processes that have formed these features throughout geological time.

Geothermal heat

Geothermal energy is that produced naturally by the earth. In the form of steam or of water, this energy can be harnessed to warm up buildings or as a power supply and, since such heat is produced on a continual basis, it is considered a type of renewable energy.

Greenfield land or site

Land which has not been developed before or land where evidence of previous development has gone. Applies to most sites outside built-up area boundaries.

Green Belt

Areas of land where development is particularly tightly controlled. The purposes of Green Belt are to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Green Roof

A roof with vegetation on top of an impermeable membrane.

Green Infrastructure

The network of protected sites, nature reserves, greenspaces and greenway linkages. The linkages include river corridors and flood plains, migration routes and features of the landscape which are important as wildlife corridors. Green infrastructure should provide for multi-functional uses i.e. wildlife, recreational and cultural experience, as well as delivering ecological services such as flood protection and microclimate control. It should also operate at all scales from urban centres through to open countryside.

HMOs

Houses in Multiple Occupation – dwelling occupied by three or more people who form two or more households.

Infrastructure

A collective term for services such as roads, electricity, sewerage, water, children's services, health facilities and recycling and refuse facilities.

Intermediate housing

Intermediate housing is submarket housing which is above target rents but below open market levels. This includes various forms of shared ownership housing, key worker housing and submarket rent provision.

Local Development Framework (LDF)

The name for the portfolio of Local Development Documents that provides the framework for delivering the spatial strategy of the area. It consists of the Development Plan documents, a Statement Of Community Involvement, the Local Development Scheme, and the Annual Monitoring Report.

Local Development Document (LDD)

Collective term for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

Local Development Scheme (LDS):

Sets out the programme for preparing Local Development Documents.

Local Strategic Partnership (LSP)

A local partnership of businesses, voluntary organisations, community groups and public organisations charged by central Government with the statutory duty to prepare a community strategy for a particular locality. Underpinning and supporting the LSP are various thematic partnerships such as the Crime and Disorder Reduction Partnership and children's trust, which are responsible for tackling specific agendas and delivering service improvements.

Local Transport Plan (LTP)

5 year strategy prepared by each local authority for the development of local, integrated transport, supported by a programme of transport improvements. It is used to bid to Government for funding transport improvements.

Low carbon economy

A concept that refers to an economy which has a minimal output of Greenhouse Gas emissions into the biosphere, but specifically refers to the greenhouse gas carbon dioxide.

Masterplan

A document outlining the use of land and the overall approach to the design and layout of a development scheme in order to provide detailed guidance for subsequent planning applications.

Microgeneration

Microgeneration is the generation of zero or low-carbon heat or power by individuals, small businesses or local communities for their own needs.

Mitigation

Measures which are put in place reduce or minimise the impact of a proposed action.

Mixed use developmennts

Developments that include a mixture of more than one of the following: housing, employment, leisure, shopping and community facilities.

Photovoltaic (PV)

Flat panels that capture energy from the sun and transform it into electricity that can be used by humans. These are also known as "solar panels".

'Plan, monitor and manage'

An approach to the provision of housing in which local authorities plan to meet the required level of housing provision, regularly monitor the supply and demand for housing and make necessary adjustments to the phased release of sites in light of the monitoring information.

Planning Policy Guidance (PPG)

Guidance documents which set out national planning policy. These are gradually being replaced by Planning Policy Statements.

Planning Policy Statements (PPS)

Guidance documents which set out national planning policy. These are gradually replacing Planning Policy Guidance.

Previously developed land

See brownfield land or site.

Primary Frontages (or Primary Shopping Frontages)

Primary frontages include a high proportion of retail uses. These will be defined on the Proposals Map.

Primary shopping area

An area where retailing and the number of shops in a town centre is most concentrated.

Proposals Map

Proposals Map illustrates geographically the policies and proposals in the Development Plan Documents (DPD) on an Ordnance Survey map. Inset Maps show policies and proposals for specific parts of the district. It will need to be revised each time a new DPD is adopted.

Public Art

Permanent or temporary works of art visible to the general public, whether part of a building or freestanding; can include sculpture, lighting effects street furniture, paving railings and signs.

Public Realm

All space to which the public has ready physical and visual access.

Regeneration

The process of upgrading an area through social, economic and infrastructure investment and improvement.

Regional Spatial Strategy (RSS)

Sets out the region's policies in relation to the development and use of land and forms part of the development plan for local planning authorities. Planning Policy Statement 11 'Regional Spatial Strategies' provides detailed guidance on the function and preparation of Regional Spatial Strategies.

Renewable energy

Energy generated from the sun, the wind, hydro power and plant material (biomass).

Rural Exception Site

Sites solely for the development of affordable housing on land within or adjoining existing small rural communities, which would not otherwise be released for general market housing.

Sequential Test (PPS25 'Development and Flood Risk')

PPS25 'Development and Flood Risk' advocates that planners use a sequential test when considering land allocations for development to avoid flood risk where possible. The risk of flooding to the site should be assessed and the land should be classified into the appropriate flood zone (Table D.1 of PPS25). In areas at risk of river or sea flooding, preference should be given to locating new development in Flood Zone 1. If there is no reasonably available site in Flood Zone 1, the flood risk vulnerability of the proposed development (Table D.2 of PPS25) can be taken into account in locating development in Flood Zones 2 and then Flood Zone 3 through applying the Exception Test if required. Within each Flood Zone new development should be directed to sites at the lowest probability of flooding from all sources.

Secondary Frontages (or Secondary Shopping Frontages)

A shopping area, secondary to the primary shopping frontage that provides greater opportunities for a diversity of uses.

Settlement

Collective term for towns, villages and hamlets.

Site Allocations

Allocation of sites for specific or mixed uses or development to be contained in Development Plan Documents. Policies will identify any specific requirements for individual proposals.

Site Size Threshold (Affordable Housing)

The minimum number of affordable homes that can be provided on a site provided there is robust evidence justifying both the need for affordable housing and the threshold. Whether or not affordable housing should be provided, and if so how much, will depend on the particular circumstances of each case, taking into account for instance viability.

Social rented housing

Social rented housing is housing available to rent at below market levels. Lower rents are possible because the Government subsidises local authorities and registered social landlords in order to meet local affordable housing needs.

Spatial

Relating to changes in the distribution of activities in space and the linkages between them in terms of the use and development of land.

Spatial Objectives

Spatial Objectives describe the outcome to be achieved through the Core Strategy in order to realise the Spatial Vision

Spatial Vision

A brief description of how the area will be changed by future planning through the Core Strategy.

Strategic Flood Risk Assessment (SFRA)

The SFRA is a high-level assessment of the flood risk and provides essential information for the allocation of land for development and the control of development in order to limit flood risk to people and property where possible and manage it elsewhere. It provides the information needed to apply the sequential risk-based approach required in Planning Policy Statement 25 'Development and Flood Risk'.

Strategic Green Infrastructure Corridors

Corridors which are important in creating landscape, wildlife and access linkages between the Green Infrastructure network in the district, and those in the wider surrounding area.

Strategic Housing Land Availability Assessment (SHLAA)

A study intended to assess overall potential for housing development in an area, including the identification of specific housing sites with development potential over a 15 year time span.

Strategic Housing Market Assessment (SHMA)

A study intended to review the existing housing market in an area, consider the nature of future need for market and affordable housing and to inform policy development.

Strategically Significant Cities and Towns (SSCTs)

Cities and towns that have been identified by the Regional Spatial Strategy (RSS) as playing a strategic role regionally or sub-regionally.

Spatial Planning

Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use, for example, by influencing the demands on or needs for development, but which are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means.

Stakeholders

Groups, individuals or organisations which may be affected by or have a key interest in a development proposal or planning policy. They may often be experts in their field or represent the views of many people.

Statement of Community Involvement (SCI)

The Statement of Community Involvement (SCI) sets out the approach of the authority to involving local communities in the preparation, alteration and review of Local Development Documents and in the consideration of planning applications.

Supplementary Planning Document (SPD)

Supplementary Planning Documents (SPDs) provide additional detail to show how policies in Development Plan documents should be implemented. This may include Design Guides, Development Briefs and topic based papers. SPDs are not subject to independent examination; however, community involvement in their preparation will be important. These documents will also be taken into account in planning decisions.

Surface Water Run-off

When rain water lands on a surface, depending on how porous the surface is, will result in the amount of surface water run-off. Minimal surface water run-off helps reduce flooding and strains on existing drainage systems. Reduce surface water run off can be reduced through methods such Sustainable Urban Drainage Systems (SUDS) and Green Roofs.

Sustainable communities

'Sustainable communities meet the diverse needs of existing and future residents, their children and other users, contribute to a high quality of life and provide opportunity and choice. They achieve this in ways that make effective use of natural resources, enhance the environment, promote social cohesion and inclusion and strengthen economic prosperity.' (Source: The Egan Review, ODPM, 2004)

Sustainable construction

Sustainable construction is the name given to building in an energy efficient way. The incorporation of many new technologies and energy saving techniques into a building can dramatically reduce the CO₂ emissions and carbon foot print of a building. Initiatives include grey water recycling systems, solar panels, home recycling, wind turbines and ground water heating systems.

Sustainability Appraisal (SA)/ Strategic Environmental Assessment (SEA)

A systematic and iterative appraisal process, incorporating the requirements of the Strategic Environmental Assessment Directive. The purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a local development document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable development.

Sustainable Urban Drainage Systems (SUDS)

Sustainable Urban Drainage Systems (SUDS) are concerned primarily with the drainage of rainwater from developed or urban areas, often involving rainwater re-use.

Urban Design

The art of making places. It involves the design of buildings, groups of buildings, frameworks and processes, which facilitate successful development.

Urban Extension

The planned expansion of a city or town that can contribute to creating more sustainable patterns of development when located in the right place, with well planned infrastructure including access to a range of facilities, and when developed at appropriate densities.

Viability testing (affordable housing)

Up-to-date assessment of the financial implications of the level of affordable housing that can be delivered without having an adverse impact on scheme.

World Heritage Site

A cultural or natural site of outstanding value inscribed on the UNESCO (United National Educational, Scientific and Cultural Organisation) List.

**Bath & North East
Somerset Council**

This documents about community involvement in planning can be made available in a range of community languages, large print, Braille, on tape, electronic and accessible formats from the Planning Policy team.

Tel (01225 477548) fax (01225 477617), Minicom (01225 477535).