
Local Development Framework

Update

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Planning policies are important as they shape and guide how Bath & North East Somerset will change and develop over the next 20 years and beyond. Planning policies are set out in a suite of documents which together form the Local Development Framework (LDF). The LDF is broadly made up of two types of documents:

- Development Plan Documents (DPDs) which set out the policies against which planning applications are determined; and
- Supplementary Planning Document (SPDs) which explain in more detail how some of the key policies will work

This issue of the Newsletter updates you on these planning policy documents. The Council has been listening to the issues raised by you, the community and the documents being prepared respond to these issues as well as to legislative changes proposed by the coalition government and other pressures on the District.

Core Strategy

The Core Strategy is the primary DPD in the LDF. It sets out the strategic vision for the future of Bath & North East Somerset and identifies how much growth and new development will take place and where. Much of the new development will be delivered in Bath and this requires flood mitigation measures to be put in place. The Council is currently investigating possible measures and consultation will take place on options in 2012. These flood mitigation measures will help to ensure the Green Belt surrounding the city is protected; facilitate regeneration of under-used brownfield sites in the city; and will have recreational benefits.

The draft Core Strategy was submitted for Examination in May of this year. Inspector Simon Emerson has been appointed to undertake the Examination to determine if the document is sound and should be adopted. As part of his preparation the Inspector raised a number of preliminary comments and questions to which the Council has responded. In responding to these questions the Council proposed a number of changes to the draft Core Strategy. These changes, along with those arising from consideration of public comments on the draft Core Strategy earlier in the year, were published for consultation in September. The consultation period has now closed and the comments received have been forwarded to the Inspector.

The Examination Pre-Hearing Meeting took place at The Guildhall in Bath on 18th November. This public meeting addressed procedural issues with the Inspector outlining how he intends to conduct the Examination Hearings in January.

The Hearings are currently anticipated to commence on 17th January 2012 at The Guildhall. The Inspector has now issued a programme outlining the issues to be discussed and listing the invited participants. The public are welcome to come and observe the Hearings, but cannot take part.

For more information and to keep fully up to date on the Core Strategy please view the Council's website at: www.bathnes.gov.uk/corestrategy

LDF Consultation

Over the next 6 months the Council's planning policy team will be progressing work on a range of supporting policy documents to secure delivery of the strategic vision for the future of Bath and North East Somerset. The Council will be consulting the community at various stages through this work

We will be working hard to coordinate consultation on these documents, for example with joint events where possible. For information on the latest news please visit the website: www.bathnes.gov.uk/LDF or call the Planning Policy Team on 01225 477548.

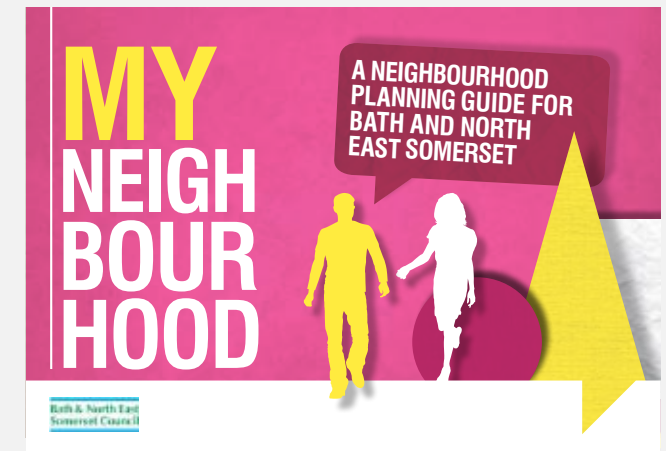
Neighbourhood Planning

The 15th November 2011 saw the Localism Bill receive Royal Assent and become the Localism Act. The Council is preparing a new “Neighbourhood Planning Protocol” in response to the new Act.

This document will consider a range of new mechanisms which aim to facilitate more community involvement in planning including: Designating Neighbourhood Forums, Neighbourhood Plans, Neighbourhood Development Orders including Community Right to Build and the Duty to Cooperate. It will also include a review of the Council’s Statement of Community Involvement and will encourage engagement with the Placemaking Plan.

Work has now started on this new approach.

Find out more information at www.bathnes.gov.uk/neighbourhoodplanning



Placemaking

The Placemaking Plan is a key planning initiative for Bath and North East Somerset, providing clear guidance on development expectations, whilst providing protection to the places and assets that our communities value. It takes forward the strategic and high level planning framework of the Core Strategy and looks at how development can and should be delivered on the ground.

It will do this in a way that builds on the qualities of existing places, enabling them work in better ways and by safeguarding their environmental qualities. The Placemaking Plan will provide clarity and greater certainty for the development

industry and will be produced collaboratively with the communities of Bath and North East Somerset.

The Placemaking Plan will be adopted as a DPD and its outputs will comprise of three key elements:

- Site Allocations: Identifying development sites and providing clear development expectations
- Development Management Policies: a key instrument for determining planning applications.

- Local Designations: Providing protection for valued assets as well as allowing certain kinds of development.

The project has already started with an initial focus on MoD and other development sites. Early public engagement on these sites will take place over the next few months and the formal ‘Issues and Options’ consultation stage of the Placemaking Plan is expected to take place in Autumn 2012.

Retrofitting and Sustainable Construction

Pursuing a low carbon and sustainable future in a changing climate is one of the specific issues that the Core Strategy seeks to address. A Retrofitting and Sustainable Construction Supplementary Planning Document (SPD) supports the Core Strategy with more detailed information on how to improve both existing and new building's energy efficiency and adaptability to climate change.

The SPD will provide residents and developers in the district with a user friendly guide to reducing energy consumption and generating renewable energy.

Public consultation on the draft will start in April 2012. Email us at green_building@bathnes.gov.uk for more information.

A related project, Bath Homes Fit for the Future is one way that the council, together with Transition Bath, Bath Preservation Trust and Bath aims inspire and inform the community about:

- Making homes warmer and cheaper to heat
- Retrofit of traditional and listed homes
- Renewable energy generation
- Low energy and sustainable design

Go to www.bathhomesfitforthefuture.co.uk for more information and to find out about the Open Homes weekend on 17th & 18th March

Planning for Gypsy & Traveller Sites

A new Site Allocations Development Plan Document is being drafted to consider where land should be allocated for use as Gypsy, Traveller and Travelling Showpeople sites to meet local need. We have recently begun an 'Issues and Options' consultation which runs until 16th January 2011 identifying the issues and the opportunities for dealing with those issues. We will also be conducting a 'Call for Sites' during this period.

The consultation asks how sites should be identified and assessed before identifying preferred sites. An Options paper is then due to be consulted on in Summer 2012.

For more information on this topic and to get involved keep an eye on our webpages at www.bathnes.gov.uk/planningfortravellers.

Events will be held where there will be the opportunity to speak with members of the Planning Policy Team

Infrastructure Planning

The Core Strategy is supported by an **Infrastructure Delivery Programme (IDP)** to ensure strategic development proposals are deliverable and aligned with infrastructure needs. The IDP which identifies the main infrastructure requirements in Bath & North East Somerset, along with phasing and funding mechanisms is a living document which will continue to be updated.

The **Community Infrastructure Levy (CIL)** is introduced to allow local authorities to raise funds from developers undertaking new building projects to provide key infrastructure needed as a result of development. It also requires a meaningful proportion of CIL funding to be invested back into the neighbourhood area that facilitates that development. Once adopted, the CIL will operate alongside scaled backed planning obligations / s.106 contributions.

outline overall programme

Commence	July 2011
Public consultation on Preliminary Draft Charging Schedule	March - April 2012
Public consultation on Draft Charging Schedule	September 2012
Submission	December 2012
Adoption	September 2013

Houses in Multiple Occupation in Bath

A study considering the options open to the Council for regulating and controlling the future growth of Houses of Multiple Occupation within the City of Bath (including university student house shares) has been undertaken.

A range of options have been identified including:

- Planning Controls to curb the increase in Houses of Multiple Occupation. Including the use of an 'Article 4 Direction' to trigger the need for a planning application when changing use from a family home to a small House in Multiple Occupation (with 3-5 unrelated people living together). A new Planning Policy would need to be introduced alongside this.
- Extension of licencing by Housing Services to increase regulations and standards existing and future Houses in Multiple Occupation.

The Cabinet are due to consider the options in March 2012.

For more information about this work please go to <http://www.bathnes.gov.uk/HMOsinBath> or contact the Planning Policy team

World Heritage Site Setting



We are also preparing a World Heritage Site Setting Supplementary Planning Document to provide evidence and to supplement Local Plan Policy BH.1 'Bath as World Heritage Site' which will be replaced by Core Strategy Policy B4 'The World Heritage Site and its setting' once adopted. The purpose of this Supplementary Planning Document is to:

- explain the nature of the World Heritage Site setting including its extent and significance
- provide guidance to developers, consultants and others on carrying out impact assessments for proposals affecting the World Heritage Site setting and
- inform decisions affecting the management of the World Heritage Site setting including development management and on-going maintenance.

The Supplementary Planning Document updates the Bath World Heritage Site Setting Study completed in October 2009 which defines the key characteristics of the setting, and explains how to establish whether a particular area may be in or outside the setting.

Stakeholder involvement and public consultation will take place between March and April 2012 and it is anticipated the final Supplementary Planning Document will be adopted in the summer 2012.