
Local Development Framework

Update

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Planning policies shape and guide how Bath & North East Somerset will change and develop over the next 20 years and beyond. The 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 Spring issue of the newsletter updates you on progress with these planning policy documents. Over the coming months the Council's Planning Policy team will be consulting the community on a number of draft documents. This newsletter gives an overview of the documents and the purpose of consultation with key dates, associated events and information on how to get involved, find out more and have your say on those topics you feel are relevant to you and your community.

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.

The draft Core Strategy was submitted for Examination in May 2011. Inspector Simon Emerson was appointed to undertake the Examination to determine if the document is sound and should be adopted. The Examination Hearings took place earlier this year. As part of the Examination process and in response to

concerns raised by the Inspector the Council proposed a number of informal changes to the Core Strategy and these can be viewed on the Council's website (at the address below).

The Examination remains open until the Council receives the Inspector's Report. Before issuing his report the Inspector has indicated that he will wish to explore the implications for the soundness of the Core Strategy of the National Planning Policy Framework due to be published by the Government soon.

Whilst the Inspector has not given a date for when the Council can expect to receive his Report, it is unlikely to be before late spring/

early summer. The Inspector's Report will give his judgement as to whether the Core Strategy is sound or whether changes need to be made or further work needs to be undertaken.

For more information and to keep fully up to date on the Core Strategy please view the Council's website at:

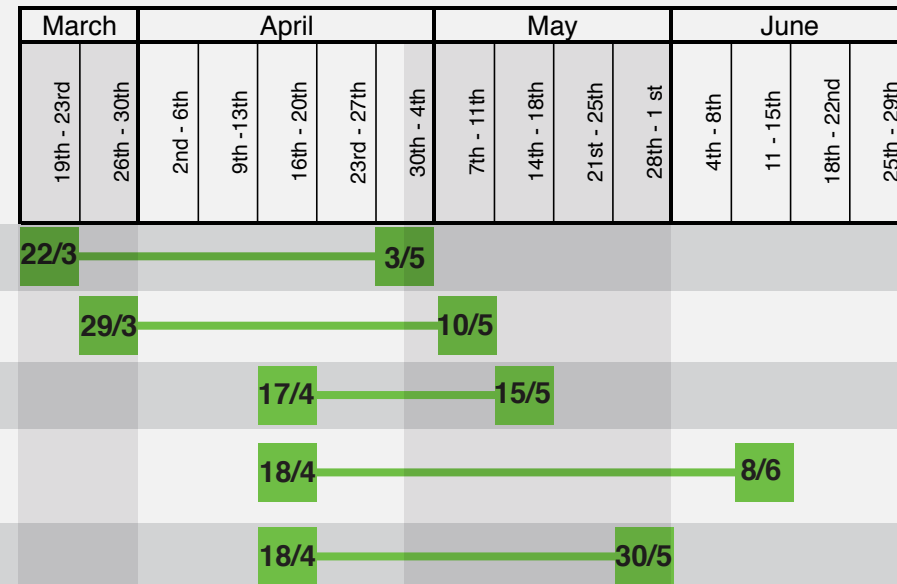
www.bathnes.gov.uk/corestrategy

LDF Consultation: Key Dates

Over the coming months the Council's Planning Policy team will be consulting the community on a number of draft documents.

For information on the latest news and to find out more please visit the website: www.bathnes.gov.uk/LDF or call the Planning Policy Team on 01225 477548.

Have your say on those topics you feel are relevant to you and your community.



Sustainable Construction and Retrofitting: Draft Supplementary Planning Document

Sustainable Construction and Retrofitting: Draft Supplementary Planning Document

This document is a practical 'how to' guide illustrated with typical house types from the district. It will provide guidance to householders to improve the energy efficiency of their homes and support the take-up of micro-generation from renewable energy sources, along with providing additional guidance in relation to retrofitting historic and listed buildings and buildings of traditional construction.

The SPD will provide additional guidance in relation to sustainable construction methods and how these can be implemented for developers, householders and planners.

> Consultation: 22nd March – 3rd May

Council's Cabinet agreed this new document for public consultation on 14th March 2012. The draft SPD is now available on the webpages, and paper copies of the documents will be available to view in libraries and the Guildhall in Bath, the Hollies Office in Midsomer Norton and Riverside Office in Keynsham during working hours.

If you have any queries contact on the planning policy team on 01225 477548 or at planning_policy@bathnes.gov.uk

Go to the webpage for more information and resources including details of consultation events www.bathnes.gov.uk/greenbuild



Key dates & further information

Is Bath fit for the future? Conference and SPD Launch event – 26th April 2012

Jointly organised by B&NES Council, Bath Preservation Trust and Transition Bath, this event also ties in with the 25 year anniversary of the inscription of Bath as a World Heritage Site considering how we can sensitively improve the energy efficiency of the city's buildings.

Go to the SPD webpage to find out more about the consultation and the programme of events in Bath on sustainable construction and retrofitting throughout March and April 2012, to download case studies and register for the launch event:



www.bathnes.gov.uk/greenbuild

Neighbourhood Planning

The planning elements of the Localism Act will come into full force on 1st April 2012. The Act introduces a number of new mechanisms for community involvement in planning including Neighbourhood Plans. The Council has prepared a 'My Neighbourhood: Neighbourhood Planning Protocol' document. This outlines new and existing tools for community involvement in planning and includes new information on:

- Designating Neighbourhood Forums within unparished area of Bath
- Neighbourhood Plans
- Neighbourhood Development Orders
- Community Right to Build
- Existing tools including Parish Plans & Landscape Character Assessments

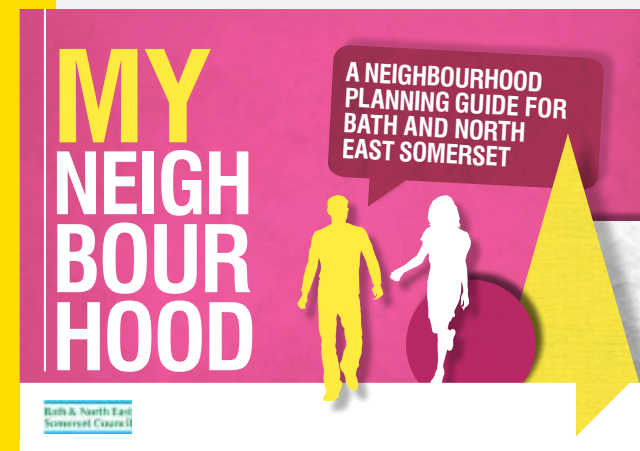
The document also outlines the range of ways communities can influence planning and includes information on community engagement in policy making and planning applications as well as tree protection.

➤ Consultation: 29th March – 10th May

Council's Cabinet agreed this new document for public consultation on 14th March 2012. Hard copies of the document are available to view in libraries and the Guildhall in Bath, the Hollies Office in Midsomer Norton and Riverside Office in Keynsham during working hours.

If you have any queries contact on the planning policy team on 01225 477548 or at planning_policy@bathnes.gov.uk

Go to the webpage for more information and resources including details of consultation events www.bathnes.gov.uk/neighbourhoodplanning



Community Infrastructure Levy: Preliminary Draft Charging Schedule

The Community Infrastructure Levy (CIL) is a new levy that local authorities can charge on new developments in their area.

Introduction of the CIL will allow local authorities to raise funds from developers undertaking new building projects in the district.

These funds will contribute towards key infrastructure required to support new development, such as schools and transport.

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.

> Consultation: 18th April – 8th June 2012

The rate at which a levy will be charged and the associated arrangements will be described in a Charging Schedule. As part of the process of shaping the CIL, the Council will undertake two rounds of public consultation, starting with consultation on the preliminary Draft Charging Schedule between April and June this year. A consultation report which sets out preliminary proposed levy rates will be available for comment.

Go to the webpage for more information and resources: www.bathnes.gov.uk/cil

Green Infrastructure – Essential not just Desirable

Green Infrastructure (GI) is a term used to describe networks of natural spaces and corridors. The GI network includes open spaces, parks and gardens, allotments, woodlands, street trees, green roofs, fields, hedges, lakes, ponds, playing field, as well as footpaths, cycleways and waterways.

The Bath & North East Somerset area benefits from a unique and outstanding natural environment, however the potential benefits it could provide for both people and wildlife have yet to be fully realised. To address this, the council is developing a Green Infrastructure Strategy for the district.

A GI Strategy is about sustaining and managing the natural environment in ways that deliver services essential to our quality of life. It is about providing the natural infrastructure essential to help people live happier, healthier and more sustainable lives.

Successful delivery of GI requires new ways of thinking and working together. A key role of the strategy therefore is to provide a long term vision and framework to achieve consensus and cooperation across council departments, external organisations and stakeholders. The strategy will provide an agreed framework to make better use of our existing green assets through increasing functions, improved management, connectivity and promotion. It will also ensure that new developments of all scales are well linked into the existing GI and contribute positively to its functionality.

> Consultation: 17th April – 15th May

Building on earlier consultation with partners, the Council has produced a draft Green Infrastructure Strategy that will be shared with stakeholders in April. An invited stakeholder meeting will be held on 17th April followed by a 4 week period for written comments. During this spring consultation the document will be available online. It is anticipated that the final version of the Strategy will be approved and launched in early autumn 2012.

Check the LDF webpages www.bathnes.gov.uk/LDF after 17th April, or contact the Environment team for further information: environmentteam@bathnes.gov.uk

MoD Sites Concept Statements

**> Consultation:
18th April – 30th May**

After over 70 years in the city, the MoD is now leaving Bath and relocating their staff to their main site at Abbey Wood. They intend to start marketing the sale of their three sites at Foxhill, Warminster Road and Ensleigh in September 2012. The Council is keen to ensure that all three sites are regenerated in a way that contributes to achieving the aspirations of the local communities, as well as meeting the wider objectives of the Core Strategy. To achieve this, the Council is working in partnership with the MoD and has produced Draft Concept Statements for each of the three Bath MoD sites.

The Concept Statement is a planning based document that guides how the regeneration of a site will be undertaken; protecting the most important assets and delivering viable social, economic and environmental benefits. The overall strategy for the MoD sites is that they should deliver housing led regeneration to help the city meet important housing needs.

The concept statement will outline:

- **The aspirations for each site,**
- **The key planning priorities and requirements for new development**
- **The process setting out how developers (once the sites have been sold) should engage with local communities.**

The concept statements will be built on sound evidence. They will set out realistic requirements and priorities for developers to take into account in drawing up their proposals. Once endorsed by the Council, the Concept Statements will provide the Council with a robust and sound position in ongoing discussions with developers.

A programme of consultation is built into the process of drafting the Concept Statements for each MoD site. The Council are especially keen for residents, community groups and businesses local to the sites to comment on and add to the draft documents, especially in regard to outlining how engagement and consultation should take place once the sites are sold and site design and planning begins.

Key dates and further information
For more information on the Concept Statements along with the consultation and associated events taking place from mid April onwards, check the website:
www.bathnes.gov.uk/conceptstatements



Update: Gypsy and Traveller Site Allocations DPD

Over December and January the Council undertook the first stage of consultation in the process of preparing a Gypsies, Travellers and Travelling Showpeople Site Allocations Development Plan Document (DPD).

This consultation provided an opportunity for comments to be made on the issues that the document will address and the possible options for responding to them. As the first stage in the development of the document it focused on how need should be met in the period to 2016 and how sites should come forward.

The responses to that consultation are currently being analysed and used to shape the next stage. In early summer, the second consultation will be held on further options arising from earlier consultation and will include consultation on potential site allocations.

For more information, updates on the DPD and the summer's consultation, check the website: www.bathnes.gov.uk/planningfortravellers.

Update: World Heritage Site Setting SPD

As outlined in the previous newsletter, the Council are also working on 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 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 was anticipated to take place over the spring but will now take place in the Summer. For further information contact: environmentteam@bathnes.gov.uk

Update: HMOs

In response to concerns about the impact of high levels of Houses in Multiple Occupation (HMOs) in Bath, Planning Services and Housing Services investigated the options for policy intervention for consideration.

Planning controls (an Article 4 Direction) could be used to limit future growth in HMOs, while housing-led solutions (e.g. licensing) could tackle issues relating to housing conditions and HMO management issues.

On 14th March Council's Cabinet agreed with the recommendations in the report and proceed with Additional Licencing and an Article 4 Direction, subject to further public consultation.

The full report can be viewed here: <http://democracy.bathnes.gov.uk/documents/s15867/E2324%20Article%204%20HMOs.pdf>