

# Local Plan Options Consultation Display Boards

These boards will be on display at drop-in events taking place during the Winter 2018 options consultation. Please click on the images below to view each board in full:

## BATH & NORTH EAST SOMERSET

### Welcome

Welcome to this exhibition about a range of current projects and strategies that Bath and North East Somerset Council (BANES) is undertaking. The purpose of this event is to provide information and to facilitate discussion, and to let you know how to comment on the options and approaches being developed.

The exhibition is divided into zones to make it easier for you to access the information you are most interested in:

- Joint Spatial Plan updates
- Local Plan options:
  - Development Management policies
  - Spatial strategy including housing in Somer Valley and Rural Areas
  - Bath
  - Keynsham and North Keynsham New Garden Community
  - Whitchurch New Garden Community
- Strategic Transport:
  - New transport infrastructure associated with Development at North Keynsham
  - Development at South Bristol and Whitchurch
  - Joint Local Transport Plan
- Somer Valley Enterprise Zone
- Keynsham High Street



Due to the amount of information and the size of venues we need to prioritise the information displayed based on the location of the exhibition. We do have the full set of boards available or printed out so if there is anything you cannot find, please let one of the BANES team know as they will be able to help.

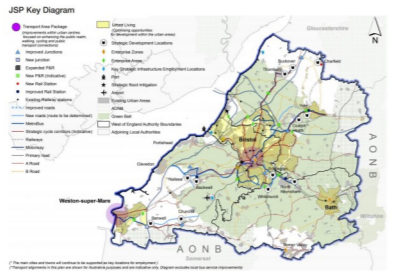
If you have any queries, we have a team of Council officers in attendance who will be happy to help.

The full set of exhibition boards is also available to download from [www.bathnes.gov.uk/localplan2016-2036](http://www.bathnes.gov.uk/localplan2016-2036)



## LOCAL PLAN OPTIONS

### Joint Spatial Plan 2016-2036



**JSP timetable**

- April 2017: Draft JSP submitted for examination
- Nov 2017: Review of JSP
- Nov 2018: Examination hearings
- Jan 2019: Adoption

The West of England faces a key challenge: how to accommodate and deliver much needed new homes, jobs and infrastructure whilst protecting and enhancing our unique and high quality built and natural environment.

The four West of England Authorities have joined forces and prepared a Joint Spatial Plan (JSP) to address this challenge.

The Draft JSP is now at 'examination stage'. Following an initial review, independent inspectors leading the examination have requested that additional work be carried out and made public. This includes updates to the Sustainability Appraisal, Habitats Regulation Assessment, transport, viability, employment, strategic development locations, the Duty to Cooperate and some wording changes.

**JSP consultation**


Consultation on these JSP updates is running parallel with the BANES Local Plan Options consultation - ending on 7 January 2019 - but is a separate consultation.

To find out more about the JSP consultation and how to comment, visit: [www.jointspatialplan.org.uk](http://www.jointspatialplan.org.uk)

**What the JSP means for the Local Plan**

The BANES Local Plan is being prepared within the context of the JSP, covers the same period (2016-2036) and will support its delivery. This includes:

- Housing:** the Draft JSP proposes a requirement to plan for 14,500 new dwellings in BANES by 2036. Assuming housing on existing committed sites is delivered, the Local Plan needs to plan for an additional 4,700 new homes. These homes will be provided at the Strategic Development Locations (at Whitchurch and North Keynsham) and through urban intensification in Bath. The remaining new homes needed will be provided across the rest of BANES - principally in the Somer Valley and rural areas.
- Employment:** in the context of the strategic housing requirement set by the JSP it is estimated that provision should be made for around 12,500 jobs (net additional) in BANES. Key locations identified in the Draft JSP are the Bath City Enterprise Zone, the Somer Valley Enterprise Zone and the SDLs at North Keynsham and Whitchurch.



## LOCAL PLAN OPTIONS

### Bath & North East Somerset 2016-2036

**Options consultation (November 2018 - January 2019)**

The BANES Local Plan will set out a strategy to guide future development, site allocations and district-wide Development Management policies.

The Local Plan will deliver the West of England Joint Spatial Plan 2016 to 2036 as well as respond to changes in local circumstances and new national policy and legislation.

Along with the West of England Joint Spatial Plan, the Local Plan will provide the policy context for determining planning applications.

**Options consultation (November 2018 - January 2019)**

Building on feedback from the last consultation and further work undertaken, BANES Local Plan Options document sets out proposed policy options and approaches addressing the range of issues to be dealt with by the Local Plan. The document is divided into the following chapters:

- Vision and spatial priorities
- Spatial Strategy, including non-strategic housing growth
- Bath
- Keynsham, including North Keynsham Strategic Development Location
- Whitchurch Strategic Development Location
- Somer Valley
- Development Management policies

**Consultation ends on 7 January 2019**

For further information and to view the Options document, supporting documents and to make comments, visit the Council's website: [www.bathnes.gov.uk/localplan2016-2036](http://www.bathnes.gov.uk/localplan2016-2036)

**Next steps**

Following consideration of feedback on the Local Plan Options and the further evidence-base work to be undertaken, the Council will prepare and publish a Draft Local Plan for consultation next Summer. This will include proposed site allocations with development requirements and a suite of planning policies.

Due to the close links with the Joint Spatial Plan, the Draft Local Plan will not be published until BANES has received the report on the Joint Spatial Plan.

Once the Council has consulted on the Draft Local Plan it will be submitted for examination during the Autumn/Winter next year before it can be adopted by the Council in early 2020.

**Scope of consultation**


Public consultation takes place at each stage of the Local Plan preparation and issues raised are considered and used to inform the Plan as it progresses.

Last Winter, the Council started the conversation with communities and stakeholders on a limited range of key issues including high level options for the distribution of housing, Strategic Development Locations (at North Keynsham and Whitchurch) and student accommodation.

This may be subject to change dependent on the progress of the Joint Spatial Plan examination.

**Indicative timetable**

- Nov 2018: Options
- Jan 2019: Draft Plan
- Summer 2019: Examination
- Autumn 2019: Adoption



## LOCAL PLAN OPTIONS

### How to comment

**How to get involved**

The purpose of this Local Plan Options consultation is to facilitate discussion and let you comment on the options or potential approaches for addressing some of the critical issues facing Bath and North East Somerset.

The Local Plan Options document and other background information can be found on the Council's website: [www.bathnes.gov.uk/localplan2016-2036](http://www.bathnes.gov.uk/localplan2016-2036)

Hard copies of the document can be viewed at the following locations during opening hours:

**Council Offices**

- The One Stop Shop, Manvers Street, Bath
- Keynsham Library & Information Service, Civic Centre, Temple Street, Keynsham
- Midsomer Norton Library & Information Service, The Hollies, Midsomer Norton

All public and community libraries in the District.

**Have your say**

We would like you to be involved in this process and welcome your comments.

Please submit comments online through the consultation portal [www.bathnes.gov.uk/localplan](http://www.bathnes.gov.uk/localplan)

**Alternatively**


- local\_plan2@bathnes.gov.uk
- Local Plan Consultation Planning Policy, Bath & North East Somerset Council, Manvers Street, Bath, BA1 1JG

Please make your comments by Monday 7 January 2019

**Drop-in events**

The Council is also holding a number of staffed exhibitions throughout the District, which members of the public are welcome to attend and discuss the emerging Local Plan with officers. The exhibition boards can be downloaded from the Council's website.

Venue	Date
<b>Whitchurch</b> Whitchurch Community Centre (Large Room)	<b>Monday 19 November</b> 3.30pm - 7.30pm
<b>Bath</b> The Guildhall, Bunswick Room	<b>Tuesday 20 November</b> 3.30pm - 7.30pm
<b>Keynsham</b> Civic Centre Community Space	<b>Thursday 22 November</b> 3.30pm - 7.30pm
<b>Paulton</b> Village Hall	<b>Friday 23 November</b> 3.30pm - 7.30pm
<b>Midsomer Norton</b> Town Hall (Assembly Room)	<b>Friday 30 November</b> 3.30pm - 7.30pm



## LOCAL PLAN OPTIONS

### Development Management Policies

**Employment**

**Industrial land - policy options**

- Allow additional industrial space, retain existing industrial space at identified strategic industrial sites and retain other non-strategic industrial sites in industrial/business use?
- Continue to strongly protect identified strategic sites but ensure all sites in key locations, such as Bath and Somer Valley Enterprise Zones, are included?

**Change of use from office use**

- Retain office space within Bath city centre unless the applicant proposing residential development (Use Class C3) can justify its loss.
- Proposals to convert or redevelop office space across BANES for purpose-built student accommodation/mixed uses or residential use (Use Classes C2 & C4) should retain the office floorspace unless the loss can be justified.

**Fast food takeaways**

**Fast food takeaways - policy options**

- Prevent fast food takeaways from opening near schools and youth facilities within a given distance?
- Prevent the overconcentration and clustering of fast food outlets?

**Parking standards**

**Residential parking standards - policy options**

- Develop parking standards that are differentiated spatially across the District, reflecting accessibility or
- Continue with minimum parking standards in Bath city centre and maximum parking standards elsewhere in BANES?
- Continue to include garages in the residential parking standard, or
- Exclude garages from the residential parking standard and review the number of spaces required for different size dwellings?

**Electric vehicle infrastructure**

**Electric vehicle infrastructure**


- Electric vehicle infrastructure
- Require all proposals to integrate the provision of industrial space at identified strategic industrial sites and retain other non-strategic industrial sites in industrial/business use?
- Require 100% active charging facilities for all residential development, or
- Require at least 20% of dwellings to have active charging facilities and the remaining 80%, passive provision.
- Rapid/fast charging points provided in high density and/or large scale residential/mixed use developments.
- For non-residential development:
  - Ducting to be installed to enable provision of charging facilities for car parking bays.
  - For 10 or more car parking bays, at least 20% active charging facilities, and passive provision for the remaining bays.
  - In non-residential development where there are taxi spaces that require active charging facilities.

The Options document also discusses the **West of England Green Infrastructure Plan**, which is being developed and will provide evidence and guidance to support the preparation of the Local Plan.

**Next steps:**

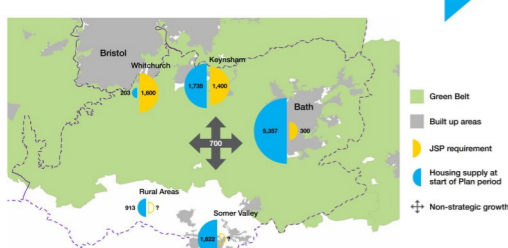
Guided by the outcome of this consultation and any other material considerations, the Council will be seeking views on detailed draft policies at a later stage as part of the Draft Local Plan.

To find out more about the emerging policy approaches and options and to make comments, please visit the Council's website: [www.bathnes.gov.uk/localplan2016-2036](http://www.bathnes.gov.uk/localplan2016-2036)



## LOCAL PLAN OPTIONS

### Somer Valley and Rural Areas



**Green Belt**

**Built up areas**

**JSP requirement**

**Housing supply at start of plan period**

**Non-strategic growth**

**Non-strategic growth**

The Local Plan has a key role in establishing how the 'non-strategic' growth of 700 dwellings can be delivered in Bath and North East Somerset.

The Joint Spatial Plan (JSP) defines 'non-strategic growth' as sites over 10 homes and below 500 homes to be delivered through Local Plans.

The 'non-strategic' growth dwelling figure has yet to be tested through the JSP examination and the amount and distribution set out in the Options document may be subject to change.

**Local options**

It is becoming increasingly evident that for some primary schools there is no projected spare capacity or scope for expansion within the current school site to provide the further school places that would arise from future development proposals. This means careful consideration over the location of the 700 homes and whether further residential development should be encouraged at settlements where no reasonable prospect of access to a primary school is guaranteed.


The Housing and Economic Land Availability Assessment (HELAA) provides the starting point for establishing the suitability of potential development sites. In identifying the local options, the following were also assessed:

- Access to services and facilities
- Primary school capacity
- Public transport accessibility
- Impact on environmental assets

Two options are suggested for how non-strategic growth could be accommodated on land outside the Green Belt. Also outlined is a third option that includes potential areas within the Green Belt if 'exceptional circumstances' are demonstrated. The key elements of each option are summarised on the following boards.

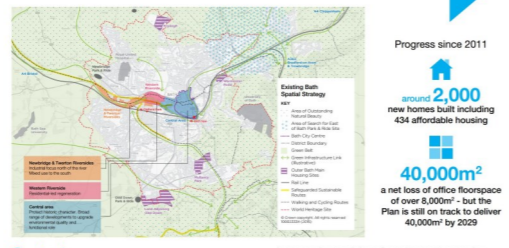
**Next steps**

Dependent on the outcome of the JSP examination, and the feedback from the consultation on the Options, the preferred approach for 'non-strategic' growth will need to be underpinned by further work before sites are allocated in the Draft Local Plan. This will include site capacity as well as whether and how the identified issues can be mitigated and/or addressed.



## LOCAL PLAN OPTIONS

### Bath



**Progress since 2011**

- around 2,000 new homes built including 434 affordable housing
- 40,000m<sup>2</sup> net loss of office space of over 8,000m<sup>2</sup> - but the Plan is still on track to deliver 40,000m<sup>2</sup> by 2029

**Context**

The Core Strategy and Placemaking Plan set out the strategic policies to facilitate new development. Bath's outstanding historic built and natural environment, and its sensitive management, is a key component of the City's identity, sense of place and future economic, environmental, health and social well-being.


Bath does not have sufficient land to accommodate all growth pressures in a way that is compatible with its built historic environment quality, including the World Heritage Site designation. Capacity is further constrained by transport impacts. Therefore, in a city with competing pressures on space, priority is given to housing, employment space and environmental considerations, with appropriate transport mitigation measures.

**Spatial priorities for Bath**

Key priorities include:

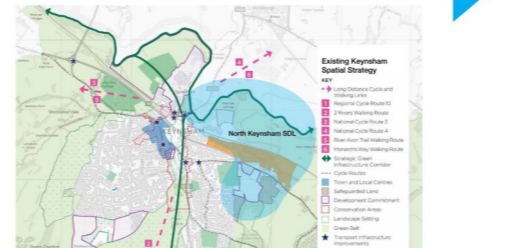
- Maintain and enhance natural, historic and built environmental assets and high quality, recognising statutory requirements.
- Maintain and emphasise the priority for delivering new housing (excluding student accommodation), especially affordable housing.

- Increase the provision of employment space by delivering the planned additional office floorspace and provide greater protection of existing office and industrial space.
- Facilitate the delivery of transport infrastructure improvements needed to encourage sustainable travel, tackle congestion, reduce emissions from traffic and improve journey time reliability.
- Manage and improve air quality in the City, specifically within the Air Quality Management Areas.
- Address parking issues arising from purpose built student accommodation (PBSA) and houses in multiple occupation (HMO).
- No planned provision for further hotel growth in the short-term and investigate managing the growth of short-term holiday lets.
- Be more directive about on-campus University growth/PBSA and ensure PBSA meets student demand, to help address HMO pressure. Restrict off-campus growth.
- Consider a broader strategy for the City centre and local centres to enable flexibility to facilitate and encourage a range of uses.
- Maintain or provide appropriate social and environmental infrastructure to address existing deficiency and meet future requirements.



## LOCAL PLAN OPTIONS

### Keynsham




**Context**

The market town of Keynsham occupies a strategic location between Bath and Salford, and a development of around 15,500. The town, with its rich history, is linked to the two cities by the A4, the maritime railway and the River Avon. Over the last decade the town has been growing in size with a number of new housing developments taking place. The existing Core Strategy seeks to enable Keynsham to evolve into a market town fit for the 21st century, becoming a more significant location for business and a more sustainable, desirable and well-connected place to live and work.

The new Local Plan proposes an evolution of this strategy. The town will continue to grow in size and importance with the introduction of the North Keynsham Strategic Development Location (SDL). This new expansion of the town will deliver around 1,500 new homes, 60,000sqm of employment floorspace, a new local centre and a new primary school, and has the potential for a new mixed tenure marina. This requires the completion of key transport infrastructure, changes to the Green Belt boundary (ensuring the town does not merge with Bristol and Salford), and a development of high quality design that contributes positively to local character and distinctiveness. This new development has the potential to enrich Keynsham and its connections and be a wider catalyst of change for the town.

To complement additional housing, a priority will be to attract more higher value added jobs to Keynsham, aiming to reduce out commuting and allowing better opportunities to live and work in the town. The important role of the town centre and Somerdale as the main focus for business activity will continue to be complemented by the Broadmead/Ashmead/Paash Industrial Estate area.

The Local Plan is being developed alongside the Keynsham Neighbourhood Development Plan, which will support the delivery of strategic policies in the Local Plan, and develop local policies on detailed matters to be determined through the Neighbourhood Planning process.



## LOCAL PLAN OPTIONS

### Whitchurch: New Garden Community

**Joint Spatial Plan**

The Strategic Development Location at Whitchurch has been identified in the West of England Joint Spatial Plan (JSP) as one of the locations capable of delivering a sustainable new community to help meet its strategic growth requirements. It will be undertaken in a way that protects, and enhances, the area's significant environmental qualities.

An essential issue in this location is the provision of transport infrastructure, including a new road between the A4, the A37 and the South Bristol Link Road. It is the Council's view that this needs to be delivered before housing development can proceed. See transport boards for details on these proposed transport interventions.


The Local Plan is not simply about enabling development, it is an important tool in shaping the quality of our future communities. The Local Plan is about reconciling a range of competing requirements to create a great place and provide the conditions for existing and future communities to flourish.

It is about achieving change that addresses some of our most pressing needs:

- Enabling a shift to more sustainable modes of travel.
- Responding to climate change.
- Delivering a range of homes.
- Securing jobs that support a healthy economy.
- Providing necessary infrastructure and facilities.
- Ensuring the provision of biodiversity and environmental enhancements to create enriching and inspiring places.


**Local Plan (2016-2036)**

A core objective of the Local Plan (2016-2036) is to enable this development to be delivered. It will do this by defining and allocating the area for development, and setting out the development requirements and design principles against which future planning applications will be assessed. This will involve removing the land from the Green Belt and defining a new Green Belt boundary. It is anticipated that about 2,000 new homes will be built in this area, together with employment and associated community and healthcare facilities.



## LOCAL PLAN OPTIONS

### Somer Valley



**Context**


The southern part of BANES, with its range of distinctive history, characteristics, identities and communities makes a strong contribution to the overall character of the District.

The current planning policy framework in the Core Strategy and Placemaking Plan for the Somer Valley seeks greater self-reliance, facilitated by economic revitalisation to address the past loss of employment opportunities in the area and the resultant high levels of out-commuting. Pivotal to this is the designation of the Somer Valley Enterprise Zone to increase employment provision.

The Somer Valley Area includes Midsomer Norton, Westfield, Radstock, Peasedown St John, Paulton, Shoscombe, Camerton, Tisbury, High Littleton and Farrington Gurney.

**The current vision for the Somer Valley is:**

The southern part of the District will become more self-reliant, facilitated by economic led revitalisation alongside local energy generation, building on its industrial expertise and improving skill levels. Transport connections to other centres, as well as connections between settlements within the Somer Valley area will continue to be improved. The roles of Midsomer Norton and Radstock town centres will be complementary providing key employment opportunities, services and leisure provision to the communities in the Somer Valley area. Midsomer Norton town centre will continue to be the principal centre with an improved public realm and enhanced townscape and a Town Park. Radstock will continue to provide a local point for local communities and realise its potential for tourism based on its green infrastructure, mining heritage, cycle ways and attractive rural hinterland. Villages of the Somer Valley will continue to provide for the needs of their local communities.



Please visit [www.bathnes.gov.uk/localplan2016-2036](http://www.bathnes.gov.uk/localplan2016-2036) to view the options document and to submit your comments

