

Schedule of Further Modifications to the Local Plan

May 2007

**Bath & North East Somerset Local Plan
including minerals and waste policies**

Planning Services



BATH & NORTH EAST SOMERSET



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SCHEDULE OF FURTHER MODIFICATIONS TO THE LOCAL PLAN

PREFACE

Introduction

A Schedule Proposed Modifications to the Local Plan was approved for public consultation by the Council on 12 October 2006. The Schedule was accompanied by a Statement of Decisions which set out the Council's response to the Inspector's Report into objections made to the Bath & North East Somerset Local Plan. It listed where the Council proposed modifications to the Local Plan as well as the reasons for not accepting any of the Inspector's recommendations.

The Proposed Modifications to the Local Plan were placed on deposit for a six week period of public consultation between 2 November 2006 and 14 December 2006. Comments were invited on the proposed modifications to the Local Plan or to the fact that the Council has rejected a recommendation from the Inspector. Around 2600 representations were received during the consultation period.

A report setting out the key issues arising from the public consultation on the Proposed Modifications to the Local Plan and schedule of the Council's responses to the representations was considered by the Council on 29 March 2007. At the meeting the Council agreed to make two further modifications to the Local Plan. The further modifications relate to the following two sites:

1. Deletion of St Martin's Garden Primary School from Policy GDS.1/18 and Policy S.3, and associated amendment of the site boundary on the Proposals Map
2. Amendment of the wording of Policy GDS.1/K2: South West Keynsham in relation to housing capacity.

The detailed amendments to these two policies are set out in the attached schedule.

Format of the Schedule

The Schedule reproduces the policies and proposals to which further modifications are proposed.

The Further Modification number is identified in the far left hand column adjacent to the relevant Local Plan reference. The Further Modifications to the wording are shown in bold with any deletions to the text struck through. The final column sets out the Council's reasons for the Further Modification.

Consultation on the Further Modifications

The Council is inviting comments on the Further Modifications to the Local Plan. The consultation period is from **10 May to 20 June 2007**. Please note that at this stage representations can only be made on the two further modifications. Any such representations, whether objecting to or supporting, must be made **by 5.00 pm on 20 June 2007** using the representation form. This can be either sent or e-mailed to the Planning Policy Team (details on how to make comments can be found on the Council's website www.bathnes.gov.uk). All duly made representations will be considered by the Council after the end of the consultation period.

David Trigwell
Assistant Director of Planning and Transport

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MOD. NO.	POLICY/ PARA	FURTHER MODIFICATION	COUNCIL'S REASONS FOR FURTHER MODIFICATION
FM/B9/1A	Policy GDS.1/B18 Hayesfield School Playing Field	<p>HAYESFIELD SCHOOL PLAYING FIELD/ST. MARTIN'S GARDEN PRIMARY SCHOOL, ODD DOWN Site area – 6.3 2.7 ha</p> <p>Development Requirements: Comprehensive mixed use scheme, expressed within a development brief, including:</p> <ol style="list-style-type: none"> 1. Primary school with grass playing field; autistic unit and Sure Start children's centre 2. Housing 3. Community facility 4. Public access open space 5. Business Workspace (B1) 6. Convenience floorspace to meet local needs provided by small retail outlets in accordance with the emerging retail strategy 7. Replacement of the existing Hayesfield School playing fields with a suitable synthetic turf facility (off-site) which is available for community use 8. On and off-site transport and highways infrastructure necessary to deliver an integrated transport solution that addresses the impacts of the development identified by a Transportation Assessment and Independent Road Safety Audit. 9. Pedestrian and cycle links to Wellsway and Frome Road 10. Retention of existing high walls and mature trees bounding the north western part of the site 11. Phased development to ensure continuous provision of a primary school, autistic unit and Sure Start Children's centre 	See Council resolution of 29 March 2007.
FM/B/1B	Policy GDS.1/B18 Proposals Map	<i>Amend the boundary of Site GDS.1/B18 to exclude St Martin's Garden Primary School (see map at end of the schedule)</i>	See response above.
FM/B5/1C	Policy S.3 Land allocated for Retail Development	<p align="center">POLICY S.3</p> <p>Land is allocated for retail development (use class A1) within the following redevelopment opportunity sites: In Bath:</p> <ul style="list-style-type: none"> • Southgate Area, Bath • The Podium/Cattlemarket <p>For convenience shopping only:</p> <ul style="list-style-type: none"> • Land currently occupied by St. Martin's Garden Primary School and Hayesfield School playing fields at Odd Down as part of a mixed use 	Consequential change arising from Council resolution of 29 March 2007.

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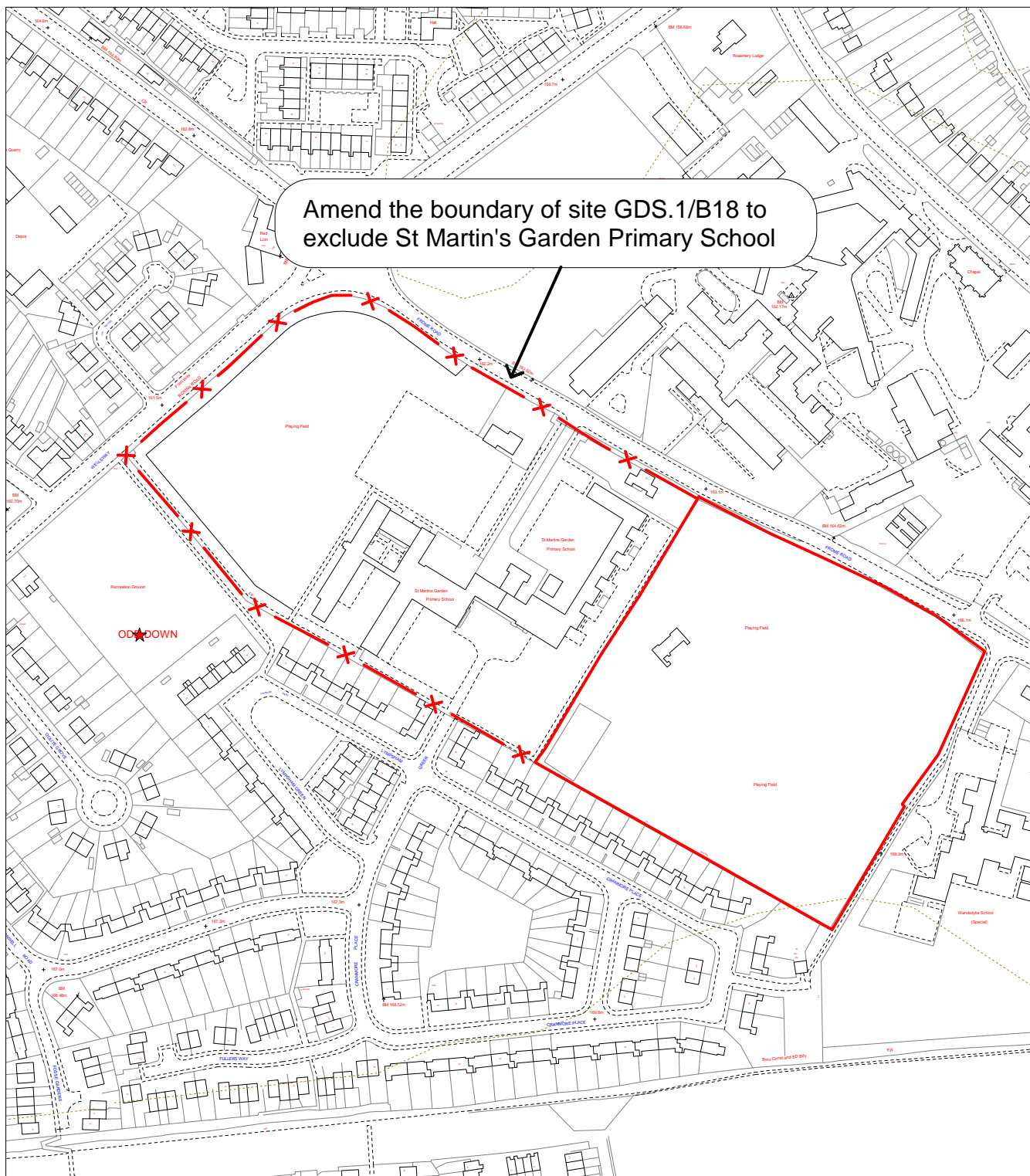
		<p>development.</p> <p>In Keynsham:</p> <ul style="list-style-type: none"> • Land between St. John's Court and Charlton Road, Keynsham 	
FM/B9/2	<p>Policy GDS.1/K2 South West Keynsham</p>	<p>SOUTH WEST KEYNESHAM - Site area: 20.2 ha</p> <p>Development Requirements: Site in two sections: Part A 8.5 ha east of Charlton Road and Part B 11.7 ha west of St. Clement's Road Site requirements are for A and B combined and development of either site will only be allowed to proceed on the basis of a co-ordinated strategy for a mixed use development in accordance with the following principles:</p> <ol style="list-style-type: none"> 1. About Up to 700 dwellings (about 500 delivered in the Plan period) with the final capacity to be decided by a comprehensive masterplan approach. 2. At least 1.5 ha of land for business uses (Use Class B1), including the replacement of existing workshops. 3. Vehicular access from Charlton Road (Site A) and Park Road (Site B). A new pedestrian and cycle route to be provided along Parkhouse Lane. This will also serve as an emergency access. 4. Pedestrian links to the adjoining Woodland Trust woodland and countryside and between sites A & B. 5. General traffic management measures to mitigate impact on surrounding road network. 6. Enhancement of pedestrian and cycle routes to Keynsham town centre and railway station. 7. A contribution towards improvements to Keynsham railway station of an appropriate scale and kind. 8. A contribution towards improvements to bus services between the two parts of the site, Keynsham Town Centre, Bristol and Bath of an appropriate scale and kind. 9. Improvements to Castle Primary School to meet the demand arising from the K2 development. 10. Provision of a community meeting place located adjacent to school together forming a community focal point. 11. Provision of at least two small scale local convenience shops provided with residential accommodation above; and to form part of the 	<p>See Council resolution of 29 March 2007.</p>

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		<p>community focal point.</p> <ol style="list-style-type: none">12. Provision of direct pedestrian/cycle access from Site A to shops at Holmoak Road.13. Retention of existing hedgerows where possible, especially along Parkhouse Lane.14. Provision of children's playing space on both A and B.15. Provision of a playing field.16. Protection of the Woodland Trust woodland.17. Incorporation into the layout of a scheme to accord with the Forest of Avon guidelines, to include the provision of on and off site planting.	
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NOT TO SCALE

Policy **GDS.1/B18**
Extract From **Proposals Map Inset 31 (Bath City & Environs)**



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PLEASE NOTE This change should be viewed with the Proposals Map Local Plan Deposit Draft
2002 + Revised Deposit Draft Changes to Proposals Maps 2003



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