

Bath & North East Somerset Placemaking Plan

COUNCIL'S RESPONSE TO ID/3: MATTER 5 – BUILDING STRONG AND VIBRANT COMMUNITIES

Issue – Whether the relevant proposed policies in the Placemaking Plan are positively prepared, justified, effective and consistent with national policy in the context of the adopted CS

Q5 - is the final paragraph of Policy LCR7C that supports the material change of use of land consistent with paragraph 90 of the National Planning Policy Framework that does not include the material change of use of land as development that is not inappropriate development?

1. The purpose of Policy LCR7C is to provide the necessary criteria with which to consider proposals for equestrian related development. As the supporting text (para 450) in Volume 1 of the Placemaking Plan (CD/PMP/G1/1) recognises, the development of new buildings particularly those of a large scale and associated car parks would clearly be inappropriate development in the Green Belt. This is at odds with the final paragraph of the policy which as currently worded implies erroneously that paragraph 90 of NPPF would apply. This is unintended.
2. Therefore in the interest of clarity, it is proposed that the final paragraph of Policy LCR7C is amended as follows:

In the case of development in the Green Belt, proposals should be consistent with national Green Belt policy not have a materially greater impact than the present use on the openness of the Green Belt or would conflict with the purposes of including land within the Green Belt.