

Bath and North East Somerset  
Draft Placemaking Plan

**Annex E**  
**Cumulative impact of Placemaking Plan Policies and amended Core Strategy policies**

Date:  
December 2015

Policy No. & Title	Placemaking Plan				
SA Objectives	ST	MT	LT	Potential cumulative effects identified.	Residual effects / Mitigation and enhancement
<p><b>Objective 1:</b> Improve the health and well-being of all communities</p>	++	++	++	<p>The Placemaking Plan site allocations direct housing growth to existing settlements most of which contain health and well-being facilities as set out in the Core Strategy. Most new housing development will be in the main urban areas in Bath, Keynsham and Somer Valley, which have the majority of higher order services and facilities and accessible by public transport. The site specific appraisals (Annexes C &amp; D) helped to identify the sites most accessible to health and well-being facilities and green infrastructure network.</p> <p>New development is focussed towards main settlements within B&amp;NES, the Plan should therefore encourage walking and cycling.</p> <p>Policy SB18 supports Royal United Hospital North Estate Strategy (2014) which specifically sets out the proposed RUH North Redevelopment programme over the next five years supported by a phased masterplan that will improve health facilities.</p> <p>The Infrastructure Delivery Programme is also updated to reflect the draft Placemaking Plan.</p> <p>Core Strategy and Placemaking Plan Development Management policies help new development to contribute to this objective. (see Table 4 of the main report)</p>	
<p><b>Objective 2:</b> Meet identified needs for sufficient, high quality and affordable housing</p>	++/?	++/?	++/?	<p>The Core Strategy Policy DW1 sets out housing targets and broad distribution of new housing development. Most new housing development will be in the main urban areas of Bath, Keynsham and Somer Valley, which help meet the district's housing targets (market and affordable housing) set by the Core Strategy. The SHLAA shows that the Core Strategy targets will be met by existing commitments (already built, permitted and allocated through the Core Strategy) and site</p>	

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				<p>allocations in the Placemaking Plan that also help to ensure the provision of 5 year housing land supply.</p> <p>Through the consultation some further greenfield sites outside the Housing Development Boundary in the Somer Valley were promoted, however since there is sufficient land available to meet the Core Strategy requirements, greenfield land is not considered as alternative options in the SA.</p> <p>Cumulative growth aspirations of the Universities and the related implications for student accommodation have increased since the adoption of the Core Strategy. Revised Policy B5 and site allocations within the Enterprise Area prioritise the delivery of office space and 'normal' housing development. This could result in shortages for student accommodation against the growth aspirations of universities. However, the student accommodation needs generated could be mainly met alongside the city's other objectively assessed development requirements and priorities (via a combination of mainly on-campus development within the context of Policy SB19 &amp; 20, supplemented by some additional off-campus development) and without the need for the already high proportion of student HMOs to increase.</p> <p>Core Strategy and Placemaking Plan Development Management policies help new development to contribute to this objective. (see Table 4 of the main report)</p> <p>The viability assessments for key development sites were undertaken taking into account various proposed land uses including housing, employment, community facilities and public realm as well as design and sustainability requirements.</p>	<p>Revised Policy B5 requires that the number of C3 dwellings converted to C4 Houses in multiple occupations (exempt from Council tax) to be monitored and compensatory provision will be made if the achievement for 7,000 net additional dwellings for the city is at risk.</p> <p>Revised Policy B1 requires delivering the measures identified in the Council's Transport Strategy that are required to enable the economic growth aspirations of the city and the environmental improvement to be achieve.</p>

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<p><b>Objective 3:</b> Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>The Placemaking Plan site allocations direct most new housing development to the main urban areas in Bath, Keynsham and Somer Valley, which have the majority of higher order services and facilities, including social, cultural and community facilities. By locating the majority of new housing and employment development close to the existing main settlements in the district, the draft Plan should help promote stronger more vibrant and cohesive communities.</p> <p>The development proposed in rural villages will help promote stronger more vibrant and cohesive communities by supporting their facilities such as schools, shop and pubs. To secure and maintain balanced and more self-contained communities and reduce the need to travel, a village meeting the RA1 criteria should have a primary school with sufficient capacity (or ability to expand) to accommodate the primary education needs of the existing population and those arising from the development as expected by Policy LCR3A. This will ensure consistency with Policy CP13 which requires that new development is supported by the timely delivery of required infrastructure.</p> <p>The site specific appraisals (Annex C and Annex D) helped to identify the sites most accessible to existing communities to contribute to this objective.</p> <p>The spatial strategy itself will have a limited effect on crime and anti-social behaviour, however the direction of growth to key city and town centres may help to regenerate areas identified in the baseline as experiencing the highest levels of recorded priority crime.</p> <p>Core Strategy and Placemaking Plan Development Management policies help new development to contribute to this objective. (see Table 4 of the main report)</p>	

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<p><b>Objective 4:</b> Build a strong, competitive economy and enable local businesses to prosper</p>	++/?	++/?	++/?	<p>The Placemaking Plan site allocations with the development requirements help achieve the economic vision and objectives set by the Core Strategy, particularly the sites within the Bath Enterprise Area, Keynsham, Midsomer Norton and Radstock.</p> <p>New development in the Bath Enterprise Area will help to achieve the Spatial Vision to create a sustainable relationship between the city's labour and job markets by facilitating the development of a significant quantum of office floorspace to plan for the growth in the knowledge intensive and creative employment sectors. It allows for a contraction in industrial floorspace, yet recognises the importance of maintaining a mixed economy within the city and therefore retains industrial land in the Newbridge Riverside area.</p> <p>However as acknowledged in the draft Placemaking Plan there is not enough land in the city to meet all of the objectively assessed needs as identified by the key evidence. The Council has therefore had to prioritise land uses meeting its housing numbers and office floorspace in full, but leaving a shortfall in meeting the retail capacity currently identified student accommodation or teaching space in the Central Area or River Corridor. Therefore there are some negative consequences for these uses.</p> <p>The Somer Valley element of the Bristol, Bath &amp; Somer Valley Enterprise Zone (EZ) will prioritize the establishment of a new strategic employment location for the Somer Valley and provide incentives to bring forward existing sites. Based on land allocated in the Placemaking Plan it will promote the delivery of new business investment and employment growth and address the Core Strategy Vision &amp; Spatial Strategy for the area.</p> <p>The site specific appraisal (Annex C and Annex D) helped to identify the sites most accessible to employment areas.</p>	<p>Progress of development in the Enterprise Area will be monitored and reviewed as part of the Plan review process.</p>

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				Core Strategy and Placemaking Plan Development Management policies help new development to contribute to this objective. (see Table 4 of the main report)	
<p><b>Objective 5:</b> Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</p>	++	++	++	<p>The Placemaking Plan site allocations direct most new development to the main urban areas in Bath, Keynsham and Somer Valley, which have the majority of higher order services and facilities, including social, cultural and community facilities. By locating the majority of new housing and employment development close to the existing main settlements in the district, the draft Plan should help promote accessibility by public transport and cycling and walking. However the potential development sites allocated in the Core Strategy and draft Placemaking Plan will have cumulative impact on traffic congestion. The Transport Strategy make some recommendations taking into account these development sites.</p> <p>Within the broad locations set out in the Core Strategy, development sites were chosen taking into account site specific appraisals (Annex C and Annex D). Where opportunities are identified, the site allocation policies require providing, enhancing or connecting to the Green Infrastructure Networks that include opportunities to walk/cycle.</p> <p>The potential development sites within Bath, Keynsham and Somer Valley allocated in the Core Strategy and draft Placemaking Plan will have cumulative impact on traffic congestion. The Transport Strategy make some recommendations taking into account these development sites.</p> <p>Core Strategy and Placemaking Plan Development Management policies help new development to contribute to this objective. (see Table 4)</p>	<p>Progress of development and traffic measures will be monitored and reviewed as part of the Plan review process.</p>
<p><b>Objective 6:</b> Protect and enhance local distinctiveness</p>	+///	+///	+///	<p>New development sites were chosen taking into account the consideration of this objective (site specific appraisals Annex C and Annex D). The site allocation policies require protection</p>	

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				<p>and enhancement measures specific to relevant sites recommended by key studies.</p> <p>Core Strategy and Placemaking Plan Development Management policies help new development to contribute to this objective. (see Table 4 of the main report)</p>	
<p><b>Objective 7:</b> Protect and enhance the district's historic, environmental and cultural assets</p>	+/**	+/**	+/**	<p>New development sites were chosen taking into account the consideration of this objective (site specific appraisals Annex C and Annex D). The site allocation policies require protection and enhancement measures specific to relevant sites recommended by key studies.</p> <p>The heights of buildings are an important aspect of the visual homogeneity of the Bath city, and new developments need to respond creatively and sensitively to their exceptional context. The Building Heights Strategy (2010) provides an overall context for considering building heights and informed the Placemaking Plan site specific requirements.</p> <p>Core Strategy and Placemaking Plan Development Management policies help new development to contribute to this objective. (see Table 4 of the main report)</p>	<p>The Bath Building Heights Strategy should be used considering specific development proposals. This same approach will be required for those development sites not covered by a site allocation, but which may impact on these issues of acknowledged importance.</p>
<p><b>Objective 8:</b> Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)</p>	0/+	0/+	0/+	<p>New development sites were chosen taking into account the consideration of this objective (site specific appraisals Annex C and Annex D). The site allocation policies require protection and enhancement measures specific to relevant sites recommended by key studies.</p> <p>New development sites were chosen taking into account the consideration of light pollution. Site requirements ensure harmful impacts on bats from lighting are avoided where development sites are within or close to bat corridors.</p>	

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<p><b>Objective 9:</b> Reduce land, water, air, light, noise pollution</p>	0	0	0	<p>Any development could impact on air quality. However, by directing development into the existing areas, to brownfield sites, the draft Plan will maximise opportunities for new residents to access work, education, facilities and service via walking, cycling and public transport.</p> <p>New development sites were chosen taking into account the consideration of light pollution, particularly the site along the bat corridor or close to open county site. (See site specific appraisals Annex C and Annex D). The site allocation policies require protection and enhancement measures specific to relevant sites recommended by key studies.</p> <p>The potential development sites within Bath, Keynsham and Somer Valley allocated in the Core Strategy and draft Placemaking Plan will have cumulative impact on traffic congestion. The Transport Strategy make some recommendations taking into account these development sites.</p> <p>Core Strategy and Placemaking Plan Development Management policies help new development to contribute to this objective. (see Table 4 of the main report)</p>	
<p><b>Objective 10:</b> Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	0	0	0	<p>The Core Strategy directs new development to the existing main settlements in the district and prioritises brownfield land. Some brownfield land available for redevelopment, particularly in Bath, may be in areas at risk of flooding. However the sequential approach was taken to identifying the development sites and site specific requirements ensure that vulnerable uses will not be developed within high risk flood zones. Bath Waterside Project will facilitate the delivery of the key development sites in the Bath Enterprise Area.</p>	<p>Site specific flood risk assessments are required.</p>

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<b>Objective 11</b> Increase resilience to climate change	+	+	+	New development sites were chosen taking into account the opportunities to increase resilience to climate change (site specific appraisals Annex C and Annex D).  Core Strategy and Placemaking Plan Development Management policies help new development to contribute to this objective. (see Table 4 of the main report)	The site allocation policies require specific measures where identified.
<b>Objective 12:</b> Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	++	++	The strategy aims to maximise the use of brownfield land. The growth proposed within the Spatial Strategy is likely to increase water demand and use of natural resources in construction.  Policy CP2 requires applicants to demonstrate that waste and recycling during construction and in operation have been addressed as well as the type, lifecycle and source of materials to be used.	The site allocation policies require protection and enhancement measures specific to relevant sites recommended by key studies.
<b>Objective 13:</b> Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	The Joint Waste Core Strategy Policies helps achieve this objective.	
<p><b>A number of potential major positive effects have been identified in relation to the SA Objectives</b></p> <p>Objective 1: Improve the health and well-being of all communities;</p> <p>Objective 2: Meet identified needs for sufficient, high quality and affordable housing;</p> <p>Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime;</p> <p>Objective 4 Build a strong, competitive economy and enable local businesses to prosper;</p> <p>Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking;</p> <p>Objective 6: Protect and enhance local distinctiveness;</p> <p>Objective 7: Protect and enhance the district's historic, environmental and cultural assets</p> <p>Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable</p>					

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				<p>construction</p> <p><b>A minor positive effect has been identified in relation to the SA Objective below;</b> Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)</p> <p><b>Neutral effects have been identified in relation to the SA Objective below;</b> Objective 9: Reduce land, water, air, light, noise pollution Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change); Objective 11 Increase resilience to climate change and 13 Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)</p> <p><b>Uncertain effects have been identified in relation to the SA objective below;</b> Objective 2: Meet identified needs for sufficient, high quality and affordable housing Objective 4: Build a strong, competitive economy and enable local businesses to prosper</p> <p>Within the context of the Core Strategy framework, the Placemaking Plan site allocations direct new development to more sustainable locations with employment opportunities and key services and facilities, accessible by public transport, cycling and walking. The site allocations also facilitate meeting the housing needs of the district for both market and affordable housing and to create employment opportunities in key urban areas. Therefore, it has major positive effects on meeting social and economic led objectives. The site allocations respond to the environmental opportunities and constraints and set out site specific Development and Design Principles which help protect and enhance the historic and cultural environment and ecological assets. Detailed Development Management Policies also provide further guidance to achieve sustainable development.</p> <p>Some negative and uncertainty effects have been identified in relation to Objectives 2 and 4 for Bath. The draft Plan enables the development of a significant quantum of office floorspace to plan for the growth in the knowledge intensive and creative employment sectors. It allows for a contraction in industrial floorspace, yet recognises the importance of maintaining a mixed economy within the city and retains industrial land in the Newbridge Riverside area. As acknowledged in the draft Plan there is not enough land in the city to meet all of the objectively assessed needs as identified by the key evidence. The Council has therefore had to prioritise land uses meeting its housing numbers and office floorspace in full, but leaving a shortfall in meeting the retail capacity currently identified and student accommodation/ teaching space in the Central Area or River Corridor. (see detailed assessments in Annex D and Annex G.)</p>	<p>Progress of development in the Enterprise Area will be monitored and reviewed as part of the Plan review process.</p> <p>The number of C3 dwellings converted to C4 Houses in multiple occupations (exempt from Council tax) will be monitored and compensatory provision will be made if the achievement for 7,000 net additional dwellings for the city is at risk.</p>