

Annex F

Core Strategy amendments screening

Bath and North East Somerset
Draft Placemaking Plan

Date
December 2015

Introduction

The schedule below outlines proposed changes to the Core Strategy Policies. These changes result from taking into account more up-to-date Placemaking Plan policies and evidence. Deletions of existing text are shown as strike through and additional text is shown as underlined.

Policy Ref	Proposed Change	SA Screening
District wide The Vision	Bath's natural, historic and cultural assets, which combine to create a unique sense of place of international significance, will be <u>conserved</u> and enhanced to maintain the city's key competitive advantage and unique selling point as a high quality environment, to live, grow a business, visit and invest.	Minor changes in wording to the policy are not considered to result in significant sustainability impacts. This change to policy will therefore not be reassessed and the original assessment findings apply.
B1	<p>Bath Spatial Strategy</p> <p>2. Economic Development</p> <p>c: Achieve the net additional increase to the stock of office premises of 40,000 m2 (GIA) by enabling the development of <u>60,000m2 (GIA) of new space, linked to a release of 20,000m2 of that which is qualitatively least suitable for continued occupation, or which has been changed as a result the introduction of permitted development rights.</u></p> <p>8. Tourism, Culture and Sport</p> <p>a: Manage the provision of <u>around 1,000 new hotel bedrooms between 2011 & 2029</u> 500-750 new hotel bedrooms to widen the accommodation offer for the city, increase overnight stays and the competitiveness of the Bath as a visitor and business destination.</p> <p>b: At the Recreation Ground, and subject to the resolution of any unique legal issues and constraints, enable the development of a sporting, cultural and leisure stadium.</p> <p>c: Enable the provision of enhanced facilities for interpretation of the World Heritage Site in</p>	The net outcome figures for B1 office floorspace has not changed but a further 10,000 sqm gross will be needed to achieve it. Given that the Plan is not planning to accommodate all of the assessed retail capacity, nor student accommodation or teaching space in the Central Area or River Corridor, there is an opportunity cost of doing this with negative consequences for the other uses. The negative consequence of finding an additional 10,000 of office space are assessed as greater in respect of the retail impact as it represents a significant element of the identified need and is within the same sequentially preferable spatial area. For Higher Education, it is a smaller effect,

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	<p>the Central Area and for the <u>nationally designated City Archives.</u></p> <p>10. <u>Transport</u>, Infrastructure and Delivery</p> <p>a: Implementing improvements to walking, cycling and public transport infrastructure, including the ‘Bath Package’, to improve connectivity to and from areas of housing, employment and neighbourhood centres.</p> <p><u>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 improvements to be achieved.</u></p>	<p>as much of the current demand from this sector can be met elsewhere.</p> <p>The change to the quantity of additional hotel bedrooms needed has been made to reflect updated evidence base. It is considered to be largely deliverable and is not thought to have significant sustainability impacts.</p> <p>See Annex G.</p>
B2	<p>4. Tourism, Culture and Sport</p> <p>d: Manage the delivery of 500–750 hotel bedrooms <u>the provision of around 1,000 new hotel bedrooms between 2011 & 2029</u> to widen the accommodation offer for the city, increase overnight stays and the competitiveness of the Bath as a visitor and business destination.</p>	<p>The change to the quantity of additional hotel bedrooms needed has made to reflect updated evidence base.</p> <p>See Annex G.</p>
B3	<p>POLICY B3: Strategic Policy for Twerton and Newbridge Riversides</p> <p>1. Role of Newbridge and Twerton Riversides (including the Bath Press)</p> <ul style="list-style-type: none"> • Newbridge Riverside will function as Bath's primary location for industrial enterprise, providing about 12 ha of land at Locksbrook Road, Brassmill Lane and the Maltings for a range of activities including advanced manufacturing. There is therefore a presumption in favour of retaining land and premises in the B1, B2 and B8 use class where identified on the polices map as being within a Strategic Industrial Estate under policy ED.2A where this remains a viable use of land and is supported by market signals that there is demand for continued occupation that cannot reasonably be accommodated elsewhere. <u>Proposals for other uses will be</u> 	<p>Losses of industrial space at Twerton Riverside will be determined against ED.2B to enable a consistent approach for all 4 proposed Strategic Employment Sites. This reflects the approach previously set out in the deleted text of former policy B3 and thus its application is not lost from the Development Plan. Therefore re-assessment is not necessary.</p> <p>The amendments to this policy have</p>

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	<p><u>subject to the application Policy ED.2B,</u></p> <p>2. Placemaking Principles</p> <p>b. There are a number of <u>heritage listed</u> and non-designated heritage assets in the area pertaining to its industrial past, including Brunel’s Great Western Railway, the façade of the Bath Press <u>and two 1960/70s industrial buildings of innovative construction and offering adaptable accommodation for a range of industrial users</u></p> <p>c. Views in and out of the area e.g. from higher ground at Newbridge Hill and Bath City Farm</p> <p>d. The river including its banks and open land at the western section of the area are an important wildlife resource. <u>Measures should be incorporated to restore and enhance the biodiversity value of the river and the river edge, including the retention of a dark corridor for bats, and the riverside as a green setting and context for the area.</u></p> <p>e. There is good, yet not fully realised connectivity with the city centre <u>and the Two Tunnels Greenway</u> via the shared riverside walking and cycling route, which is narrow in places.</p> <p>f. The intensification of Twerton Riverside as <u>area</u> is an accessible location due to its <u>the</u> proximity to <u>of</u> Oldfield Park station</p> <p>Risks to Newbridge and Twerton Riverside</p> <p>poor, crossing points are limited and open space is fragmented.</p> <p>d. There is a danger that redevelopment will fail to connect to the riverside <u>path or, the Two Tunnels Greenway and the sustainable route that follows the alignment of the former Midland Railway</u> and miss the opportunity to enhance walking and cycling routes,</p> <p>e. <u>There is risk that development will detract from important views over the site and consequently affect the significance of the Bath WHS or the Bath Conservation or its setting. A landscape and visual impact assessment is required to enable an appropriate design</u></p>	<p>been undertaken to address issues raised and to ensure that development improves biodiversity, accessibility and the quality of the area.</p>

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	<p><u>response to this issue. The World Heritage Site Setting SPD and Bath Building Heights Strategy should be used as part of the evidence base for this analysis.</u></p> <p>g. <u>Parts of this area are at risk from flooding. The sequential approach to site layout is required to be informed by a site specific FRA. As minimum, the floor levels of new developments have to be raised at the appropriate level taking into account the vulnerability classification informed by the FRA.</u></p> <p>3 Key Development Opportunities Development proposals in this area that accord with the provisions of this <u>and other relevant policies</u> policy will be welcomed.</p> <p>Key regeneration opportunities in the <u>Twerton Riverside</u> area include:</p> <ul style="list-style-type: none"> • The Bath Press • Roseberry Place <p><i><u>These sites are allocated in the Placemaking Plan, and are subject to site specific development requirements and design principles.</u></i></p> <p><i><u>For other development opportunities in the Newbridge Riverside area the following Development Requirements and Design Principles will apply:</u></i></p> <p><u>Newbridge Riverside:</u> <u>Development Requirement and Design Principles</u></p> <ol style="list-style-type: none"> 1. <u>Redevelopment opportunities must improve the relationship of the built environment to the riverside, improve pedestrian and cyclist permeability and</u> 	

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	<p><u>provide a net increase in business space.</u></p> <p>2. <u>The existing varied context of the area provides for a range of building typologies that can more flexibly respond to occupier and/or market demand. Provided these buildings respond positively to the public realm, respect important views through and over the sites, and respond to other issues of acknowledged importance, there is scope for architectural freedom.</u></p> <p>3. <u>The provision of lower cost workspace will be encouraged to support a broader economic offer to the central area.</u></p> <p>4. <u>Opportunities to improve accessibility to surrounding communities, in particular connections to local centres of Chelsea Road and Twerton High Street must be achieved.</u></p>	
B3b	<p>Policy B3b Extension to <u>former</u> MOD, Ensleigh</p> <p>Land adjoining Ensleigh MOD site as shown on the Key Diagram is identified for the development of <u>around 120-100 dwellings</u> during the Plan period. The Placemaking Plan will allocate a site for comprehensive residential led mixed use development comprising the Ensleigh MOD site and the land adjoining it. The planning requirements relating to the land adjoining the Ensleigh MOD site are set out below.</p> <p>a Residential led mixed use development of around <u>1200 dwellings</u> in the plan period.</p> <p>b Be developed to a <u>Enable the comprehensive Masterplan for redevelopment</u> the wider Ensleigh MOD site and in accordance with the Council's Concept Statement for the MoD Ensleigh site. The wider site should be more self-contained with its own local facilities. Development should reflect best practice as embodied in 'By Design' (or successor guidance) ensuring that it is well integrated with neighbouring areas.</p>	<p>Reflects planning permission that has now been granted for the greater part of the site; property deals that have been completed for the school land; and the capacity testing undertaken at application stage for the smaller part of the site. No significant sustainability effects</p>

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	<p>I Educational needs generated by the development must be met; a primary school is to be provided on the former Royal High Playing Field site comprising the Ensleigh MOD site and the land adjoining it, unless an alternative solution can be found and agreed with the Education Authority.</p>	
B5	<p>Policy B5 Strategic Policy for Baths Universities <u>and their impacts on the Housing Market</u></p> <p><u>Overall Approach</u></p> <p><u>Planning decisions should enable, as far as possible, the aspirations of the University of Bath and Bath Spa University to be met, within the context of environmental sustainability and the need to deliver the full spectrum of other development requirements for the city, in the city.</u></p> <p>University of Bath – Claverton Down Campus</p> <p>The development and expansion of the University of Bath the strategy seeks, in accordance with saved Local Plan Policy GDS.1/B11 the development of about 2,000 study bedrooms and 45,000 sq.m. of academic space at the Claverton campus site allocations</p> <p>Bath Spa University – Newton Park Campus</p> <p>Within the context of a strategic framework for the University’s entire estate the strategy seeks the redevelopment and intensification of the Newton Park campus to provide additional study bedrooms and academic space. Through the Placemaking Plan the Council will be reviewing whether the Campus should continue to be designated as a MEDS and, if so, its boundary. Proposals should accord with the NPPF, paragraph 89 and future local</p>	<p>The introduction of the ‘overall approach’ policy wording is new. It compensates for the transference and elucidation of site specific on-campus policy wording from Core Strategy Policy B5 to Placemaking Plan policies SB.9 and SB20.</p> <p>It serves to tie the new site specific SB polices into the other remaining non site specific parts of Core Strategy Policy B5, as further amended, which in combination present a strategic and site specific approach.</p> <p>The significant sustainability effect of this change compared to previous Core Strategy Policy B5 is neutral.</p> <p>Further amendments relate to clarification that the ‘conflict’ (with realising the spatial strategy) aspect of</p>

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	<p>planning policy in the Placemaking Plan and seek to optimise opportunities for educational use and student accommodation within the current boundary of the campus or boundary of the MEDS if so defined in the Placemaking Plan before seeking to justify very special circumstances for development beyond them or a change to the development boundaries. In all circumstances regard should be had to the sites environmental capacity, the significance of heritage assets and the optimum development of the campus in this regard.</p> <p>Off-campus Student Accommodation and Teaching Space</p> <p>Proposals for off-campus student accommodation (<u>whether in the form, C2, C4 or sui generis residential units</u>) or <u>teaching space</u> will be refused within the Central Area and the Enterprise Area where this would adversely affect the realisation of the vision and spatial strategy in relation to for delivering housing, and economic development (<u>in respect of office and retail space</u>)</p> <p><u>Housing Market Impacts</u> <u>Between 2011 and full Plan review the number of C3 dwellings converted to C4 Houses in multiple occupation will be monitored and compensatory provision will be made if the achievement for 7,000 net additional dwellings for the city is at risk.</u></p>	<p>Core Strategy Policy B5 relates to all forms of student accommodation (no need to reassess) but reference to teaching space has been added (which does need to be reassessed). The issue relates to the whole Higher Education footprint. Previously it was assumed that conflict would relate only to student accommodation, but events since adoption of the Core Strategy show that teaching space is also an issue.</p> <p>The addition of the new wording in respect of compensatory housing provision in Core Strategy Policy B5 is not a new concept in the Development Plan, it being raised by Core Strategy Inspector’s Modifications to the Core Strategy and finding form in Core Strategy paragraph 1.26 (e) – which relates to CS Policy DW.1 (2e). However it is now proposed to embed this in Policy B5, as this is where the issue ‘bites’.</p> <p>See Annex G.</p>

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KE1	<p>Policy KE1: Keynsham Spatial Strategy</p> <p>2 Housing</p> <p>a Make provision for around 2,150 new homes (net) between 2011 and 2029. This will include affordable housing, and an appropriate housing mix giving more choice of housing to meet the needs of the local community</p> <p>b Allow for residential development if it is within the housing development boundary defined on the Policies Map or it forms an element of Policies <u>K2</u>, KE2, <u>KE2a</u>, <u>KE2b</u>, <u>KE3a</u> and KE4.</p> <p>d Retain and extend the Broadmead/Ashmead/ Pixash Industrial Estate as an area for business activity (including use classes B1c, B2 and B8) complementing the role of the town centre and enable its intensification through higher density business development.</p> <p>5 Transport, cycling and walking</p> <p>a Provide for improvements to public transport and enhance connectivity between walking, cycling and public transport routes. (Transport infrastructure measures are set out in the <u>'access and movement' and 'Infrastructure and Delivery' sections</u>)</p> <p>6 Energy conservation and sustainable energy generation</p> <p>a Enable renewable energy generation opportunities including a new district heating network within Keynsham. potentially anchored by the Centre/Town Hall redevelopment.</p>	<p>The policy wording is updated taking into account the development already implemented. Therefore reassessment is not necessary</p>

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KE2	<p>Policy KE2: Town Centre/ Somerdale Strategic Policy</p> <p>2 Scope and Scale of Change</p> <p>c New office Redevelopment at the Centre/Town Hall site including a new library, retail units at street level, leisure facilities and residential dwellings of Riverside for a mix of uses.</p>	<p>Factual update to take into account (1) completion of Centre/Town Hall site during 2014/15 and (2) identification of adjacent Riverside area as a site allocation</p>
SV1	<p>Policy SV1 Somer Valley Spatial Strategy</p> <p>The Strategy for the Somer Valley is to:</p> <p>Office floorspace: from about 31,000m² in 2011 to about 33,700m² in 2029 Industrial/Warehouse floorspace: from about 126,400m² in 2011 to about 112,000m² in 2029. New employment floorspace will be focussed at:</p> <ul style="list-style-type: none"> • the Westfield Industrial Estates, Midsomer Norton Enterprise Park and Bath Business Park in Peasedown St John • Old Mills in Paulton (Local Plan PolicySSV9 GDS.1-V4) <p>4 Housing Enable around 2,470 new homes to be built at Midsomer Norton, Radstock, Westfield, Paulton and Peasedown St John <u>within the housing development boundary. Residential development on sites outside the Housing Development Boundary will be acceptable only if identified in an adopted Neighbourhood Plan. by amending the housing development boundary as necessary and to reflect existing commitments.</u> This will include affordable housing, providing more choices of housing to meet the needs of the local communities. (Policies RA1 and RA2 are applicable to the other settlements in Somer Valley.)</p>	<p>Factual update. Local Plan GDS 1.V4 is replaced by Policy SSV.9.</p> <p>The Housing Development Boundary was reviewed to reflect existing commitments. In order to meet the overall housing requirements for the Somer Valley and wider District, it is not necessary to facilitate further housing development outside the HDB. Mindful of these changes, reassessment is recommended. See Annex G.</p>

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SV2	<p>Policy SV2 Midsomer Norton Town Centre Strategic Policy</p> <p>The Strategy for the Midsomer Norton Town Centre Somer Valley is to:</p> <p>Key Opportunities/Priorities</p> <ul style="list-style-type: none"> a Unlock redevelopment sites in the town centre (boundary defined on the Policies Map) to avoid the need for out of centre retail development, particularly in respect of vacant/underused buildings such as the former Palladium cinema and former brewery. b Enhance the public realm. c Enhance leisure provision including the Town Park. d Focus <u>new retail development</u> on the southern end of the High Street as the retail core. 	<p>Minor changes in wording to the policy are not considered to result in significant sustainability impacts.</p>
SV3	<p>Policy SV3 Radstock Town Centre Strategic Policy</p> <p>The Strategy for the Radstock Town Centre Somer Valley is to:</p>	<p>Error correction - this correction is not considered to result in significant sustainability impacts.</p>
RA1	<p>POLICY RA1 Development in the villages meeting the listed criteria</p> <p>At the villages located outside the Green Belt or excluded from the Green Belt, proposals for residential development of a scale, character and appearance appropriate to the village and its setting will be acceptable within the housing development boundary provided the proposal is in accordance with the spatial strategy for the District set out under Policy DW1</p>	<p>Amendment to clause (a) which now requires a settlement to have a primary school (plus two further key facilities) will have an impact on sustainability criterion and therefore the change to this part of the policy should be</p>

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	<p>and the village has:</p> <p>a: at least 3 of the following key facilities within the village: post office, school, community meeting place and convenience shop, and</p> <p>a: <u>a primary school and at least 2 of the following key facilities within the village: post office, community meeting place and convenience shop, and</u></p> <p>b: at least a daily Monday-Saturday public transport service to main centres,</p> <p>At the villages outside the Green Belt which meet these criteria, development sites will also be identified in the Placemaking Plan and the housing development boundary will be reviewed accordingly to enable delivery during the Plan period of the 1,120 dwellings identified on the Key Diagram. Residential development on sites outside the Green Belt adjoining the housing development boundary at these villages will be acceptable if identified in an adopted Neighbourhood Plan.</p>	<p>appraised.</p> <p>With regard to the changes to clause (b), HDBs have been reviewed through the Placemaking Plan and sites identified and included in the Rural Areas chapter. These have been subject to a SA as part of the Placemaking Plan, therefore no separate assessment of this part of the policy is required.</p> <p>See Annex G.</p>
RA2	<p>POLICY RA2 Development in villages outside the Green Belt not meeting Policy RA1 criteria</p> <p>In villages outside the Green Belt with a housing development boundary defined on the Policies Map and not meeting the criteria of Policy RA1 proposals for some limited residential development and employment development will be acceptable where:</p> <p>a they are of a scale, character and appearance appropriate to the village</p> <p>b: in the case of residential development they lie within the housing development boundary</p> <p>c: in the case of employment development they lie within or adjoining the housing development boundary</p> <p>At the villages which meet the above criteria, residential development sites may also need to be identified in the Placemaking Plan and the housing development boundary reviewed accordingly to enable delivery of 1,120 dwellings identified on the Key Diagram. Limited residential development on sites adjoining the housing development boundary at these</p>	<p>HDBs have been reviewed through Placemaking Plan and sites identified and included in the Rural Areas chapter. These have been subject to a SA as part of the Placemaking Plan, therefore no assessment of this part of the policy is required.</p>

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	villages will be acceptable if identified in an adopted Neighbourhood Plan.	
CP4	<p>POLICY CP4 District heating</p> <p>The use of combined heat and power (CHP), and/or combined cooling, heat and power (CCHP) and district heating will be encouraged. Within the three identified "district heating priority areas", shown <u>indicated</u> on Diagram 19 (Bath Central, Bath Riverside and Keynsham High Street), <u>and shown in detail in the associated evidence base</u>, and development will be expected to incorporate infrastructure for district heating, and will be expected to connect to existing systems where and when this is available, unless demonstrated that this would render development unviable.</p>	<p>New policy wording provides clarification for policy usage, but this does not result in significant sustainability impacts.</p>
CP7	<p>POLICY CP7 Green infrastructure</p> <p>The integrity, multi-functionality, quality and connectivity of the strategic Green Infrastructure (GI) network will be maintained, protected, and enhanced <u>and managed</u>. Opportunities will be taken to connect with, improve and extend the network. Existing and new GI must be planned, delivered and managed as an integral part of creating sustainable communities.</p>	<p>Minor changes in wording to the policy are not considered to result in significant sustainability impacts.</p>
CP12	<p>Policy CP12 Centres and retailing</p> <p>Retail development, offices, leisure and entertainment uses, markets, community facilities, arts, culture and tourism uses will be primarily located within, or where appropriate, adjoining the centres in the identified hierarchy of centres <u>as required by Policy CR1</u>. Centres will also be the focus for higher density forms of residential development provided the centre is suitable for such development and has a high level of accessibility by public transport, cycling and walking.</p>	<p>Policy CR1 and CR3 was assessed and the matrix is included in Annex D.</p> <p>Changes in wording to the policy are not considered to result in significant sustainability impacts. Therefore no</p>

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	<p>Uses which contribute to maintaining the vitality, viability and diversity of centres within the hierarchy will be encouraged. <u>Active ground floor uses will be maintained and enhanced.</u></p> <p>Retail development within the centres listed within the hierarchy and defined on the Policies Map will be permitted, <u>subject to Policy CR3</u>, where it is:</p> <ol style="list-style-type: none"> a. Of a scale and type consistent with the existing retail function and character of the centre and b. Well integrated into the existing pattern of the centre. 	<p>reassessment is undertaken.</p>