

**Publication of Bath & North East Somerset Council's
Pre-Submission Placemaking Plan Development Plan Document**

**Regulation 19, 20 and 35 of the Town and Country Planning (Local
Planning) (England) Regulations 2012**

**Statement of Representations Procedure
and availability of Documents**

Draft Placemaking Plan (Pre-Submission version)

Subject matter and area covered

The Placemaking Plan complements the strategic framework in the adopted Core Strategy by setting out detailed development and design principles for identified and allocated development sites, as well as a range of policies for managing development and protecting valued assets across Bath and North East Somerset. This is the Pre-Submission document. The Placemaking Plan covers all of Bath and North East Somerset.

Making representations

Representations can be made over a seven week period, between **16th December 2015 and 3rd February 2016**.

Guidance on how to comment on the Draft Placemaking Plan and where it can be viewed will be available on the Council's website:

www.bathnes.gov.uk/placemakingplan

You are strongly encouraged to make your comments on-line via www.bathnes.gov.uk/placemakingplan. Alternatively you can request a comments form for completion which should either be emailed to placemaking_plan@bathnes.gov.uk or posted to Planning Policy, Planning Services, Bath & North East Somerset Council, Lewis House, Manvers Street, Bath BA1 1JG.

Copies of the Form and Guidance Note are available online, at the Council offices, from all public libraries or by contacting the Planning Policy Team (details below).

Tests of Soundness

All comments received at this stage must relate to legal compliance or the tests of soundness. The National Planning Policy Framework (NPPF) sets out the four tests of soundness against which the Draft Plan will be assessed by the Planning Inspectorate. A sound document will be:

- **Positively prepared** – the plan seeks to meet objectively assessed development and infrastructure requirements, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits;
- **Justified** – the plan is the most appropriate strategy, when considered against the

reasonable alternatives, based on proportionate evidence;

- **Effective** – the plan is deliverable; and
- **Consistent with national policy** – the plan enables the delivery of sustainable development

See the 'Guidance Note for Respondents' for details. Please note that copies of all comments (including your personal details) will be made available for the public to view, and therefore cannot be treated as confidential. Anonymous forms cannot be accepted.

Request to be notified

Representations may be accompanied by a request to be notified at a specified address of any of the following:

- that the Placemaking Plan has been submitted for independent examination
- the publication of the recommendations of any person appointed to carry out an independent examination of the Placemaking Plan
- the adoption of the Placemaking Plan

A notification request is at the end of the representation form.

Availability of documents

The Pre-Submission consultation documents, including the Draft Placemaking Plan are available to view on the Council's website at www.bathnes.gov.uk/placemakingplan and available for inspection at:

- One Stop Shop, Lewis House, Manvers Street, Bath BA1 1JG
Monday –Thursday (9.00am – 5.00pm), Friday (9.00am - 4.30pm)
- One Stop Shop, Keynsham Civic Centre, Market Walk, Keynsham, BS31 1FS
Monday –Thursday (9.00am – 5.00pm), Friday (9.00am - 4.30pm)
- The Hollies, High St, Midsomer Norton BA3 2DT
Monday –Thursday (9.00am – 5.00pm), Friday (9.00am - 4.30pm)

Copies will also be available at all Bath & North East Somerset libraries. A list of all the libraries, including information on opening hours is available on the Council's website at www.bathnes.gov.uk/libraries

If you need further information or assistance, please contact the Council's Planning Policy Team by telephoning 01225 477548 or by emailing planning_policy@bathnes.gov.uk.