

Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM1	34	Policy RA1	<p>POLICY RA1 - DEVELOPMENT IN THE VILLAGES MEETING THE LISTED CRITERIA</p> <p><i>Amend the Policy paragraph after criterion b:</i> <u>Residential development on previously developed sites falling within the scope of Policy ED2B adjoining and closely related to the housing development boundary will be acceptable if the requirements of Policy ED2B and other relevant policies are met.</u> Residential development on sites outside the Green Belt adjoining the housing development boundary at these villages will <u>also</u> be acceptable if identified in an adopted Neighbourhood Plan.</p>
MM2	34	Policy RA2	<p>POLICY RA2 - DEVELOPMENT IN VILLAGES OUTSIDE THE GREEN BELT NOT MEETING POLICY RA1 CRITERIA</p> <p><i>Amend the Policy paragraph after criterion c:</i> <u>Limited residential development on previously developed sites falling within the scope of Policy ED2B adjoining and closely related to the Housing Development Boundary will be acceptable if the requirements of Policy ED2B and other relevant policies are met.</u> Limited residential development on sites adjoining the housing development boundary at these villages will <u>also</u> be acceptable if identified in an adopted Neighbourhood Plan.</p>
MM3	62	Para 108, p.62	<p><i>First sentence:</i> In order to support the delivery of Core Strategy Policy CP3, it is expected that major development, <u>excluding industrial B2 and B8 uses</u>, will provide <u>sufficient</u> renewable energy on-site <u>to reduce</u> anticipated (regulated) energy use <u>carbon dioxide emissions</u> in buildings by at least 10%.</p>
MM4	63	Para 112,	<p>Designing solar arrays as a complementary part of a building can enable the PV arrays to complement the aesthetic of a building or development and need not compromise the character of protected areas such as the World Heritage Site and Conservation Areas <u>provided proposals are consistent with Policy HE1</u>. When designing building-mounted solar arrays, consideration should be aesthetics and character in design choices in line with the Policy SCR2.</p>
	64	Para 117	<p>Where ground mounted arrays are proposed in the Green Belt, reference will also need to be made to relevant Green Belt policies.</p>

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	64	Policy SCR3	<p><u>Policies for the historic environment and landscape will also apply to proposals for ground mounted arrays.</u></p> <p><i>Insert a new final paragraph to read:</i> <u>In all cases proposals will be expected to be consistent with the relevant design, heritage and landscape policies.</u></p>
MM5	71	Para 130	<p>Policy CP4 applies to allocated sites within the “Bath Central”, “Bath Riverside” and “Keynsham High Street”; the “district heating priority areas” as shown in Diagram 5 and in more detail in the OS base maps within District Heating Opportunity Assessment Study- Part 5 (AECOM, 2010). The site allocations within Bath and Keynsham to which this policy applies include:</p> <p>Bath:</p> <ul style="list-style-type: none"> • Walcot Street/Cattlemarket site • Central Riverside & Recreation Ground • Manvers Street
MM6	92	Policy D.8	<p>POLICY D.8 - LIGHTING</p> <p>1. Proposals for artificial lighting will only be permitted where:</p> <ol style="list-style-type: none"> a. they would not give rise to an unacceptable level of illumination into the sky, open countryside, urban areas or villages; b. it can be demonstrated that additional lighting on site will have no detrimental impact on visual and residential amenity or local ecology; c. any adverse impact of lighting proposals in all new development, including light spill and energy use, is minimised through design or technological solutions (including the use of SMART lighting techniques) or by controlling the hours of use; d. safety is not compromised in low lit or dark public area. <p>2. Development will be expected to reduce or at best maintain existing light levels to protect or improve the darkness of rivers, watercourse or other ecological corridors in particular to protect or provide a functional dark route for European protected species. New internal lighting facilities with light spill to these features must be dimmable.</p> <p>3. Lighting in public areas should be designed to a suitable level of illumination in accordance with BS 5489-1 2013 and where appropriate, ensure consistency with Bath Lighting Strategy and guidance and where necessary the hours of operation will be controlled by the use of conditions.</p>
MM7	98	New para 230A	<p><i>Add the following paragraph after para 230:</i> <u>In accordance with national planning guidance the Council will expect that in all cases, land or site value should: reflect policy requirements and planning obligations and, where applicable, any Community Infrastructure Levy charge. This confirms the principle</u></p>

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	99	Policy HE1	<p><u>set out in the NPPF that where safeguards are necessary to make a particular development acceptable in planning terms, and these safeguards cannot be secured, planning permission will not be granted for unacceptable development. In this context it is particularly important that developers ensure that the policy requirement to sustain and enhance the District's historic environment is factored in land values and demonstrated in viability assessments.</u></p> <p>POLICY HE1 - HISTORIC ENVIRONMENT Add the following paragraph to the end of Policy HE1: <u>Where development viability assessments are required developers should demonstrate that the policy requirements, including to sustain and enhance the District's historic environment, have been considered and reflected in the land or site value.</u></p>
MM8	108	Policy NE2A,	<p>POLICY NE2A - LANDSCAPES SETTING OF SETTLEMENTS Any development should seek to conserve and enhance the landscape setting of settlements and their landscape character, views and features. Development that would result in harm <u>adverse impact</u> to the landscape setting of settlements <u>that cannot be adequately mitigated</u> will not be permitted.</p>
MM9	109	Policy NE2B	<p>POLICY NE2B - EXTENSION OF RESIDENTIAL CURTILAGES <u>GARDENS IN THE COUNTRYSIDE</u> Proposals to extend residential curtilages <u>garden land</u> will be permitted provided it can be demonstrated that there are no adverse impacts on the setting of the site or property, residential amenity, local rural landscape character, key habitat features and/or ecological functions and that the proposed boundary treatment is sympathetic to the location <u>and that there is no conflict with Green Belt policy.</u></p>
MM10	112	Policy NE3, clauses 3c & 3d	<p>POLICY NE3 - SITES, SPECIES AND HABITATS c. for <u>UK Priority Species</u> and <u>UK Priority Habitats</u>, where the importance of the development and its need for that particular location is sufficient to override the value of the species or habitat; d. for <u>locally important species and habitats</u>, where the importance of the development and its need for that particular location is sufficient to override the value of the species or habitat;</p>
MM11	113	Para 271	<p>National planning policy requires that components of the local ecological networks are identified and mapped. This should include the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them. Bath & North East Somerset's Ecological Networks comprises: - The Cotswolds Nature Improvement Area (NIA) - Strategic Nature Areas (SNAs)</p>

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			<ul style="list-style-type: none"> - Horseshoe Bat Foraging Corridor (Draft) - Protected Wildlife sites (Special Protection Areas, Special Areas of Conservation; Sites of Special Scientific Interest, Sites of Nature Conservation Interest, Local Nature Reserves) - UK Priority Habitats including conservation buffers/ restoration zones - Flood Zone 2 - <u>Local BAP Habitat (Post Industrial Sites)</u>
MM12	126	Policy GB3,	<p>POLICY GB3 - EXTENSIONS AND ALTERATIONS TO BUILDINGS IN THE GREEN BELT</p> <p>1. Proposals to extend a building in the Green Belt will only be permitted provided they would not i) represent a disproportionate addition over and above the size of the original building. or</p> <p>2. ii) Contribute to a deterioration in rural character as a result of the cumulative effect of building extensions.</p>
MM13	129	Policy PCS2	<p>POLICY PCS2 - NOISE AND VIBRATION</p> <p>1 Development will only be permitted where it does not cause to unacceptable increases in levels of noise and/or vibration that would have an <u>significant</u> adverse effect on health and quality of life, the natural or built environment or general amenity unless this can be minimised or mitigated to an acceptable level.</p>
MM14	146	<p>Para 373</p> <p>Para 375</p> <p>Para 375</p>	<p>National <u>p</u>Policy supports the principle of self-build. Councils have a duty to understand the demand/need for self-build housing <u>maintain a self-build register and to 'have regard' to the register in carrying out planning and other functions. Councils also have a duty to grant planning permission in their administrative areas, for enough serviced plots of land to meet the demand for self-build and custom housebuilding. Further regulations are anticipated to fully implement the legislation on self-build. All references to self-build in the policy and supporting text mean self-build and custom housebuilding as defined by Section 9 of the Housing and Planning Act 2016.</u></p> <p>The Council <u>keeps a self-build register and supports the principle of self-build provision as part of development sites and also as part of rural exceptions sites for affordable housing and / or community land trust mechanisms. The Placemaking Plan provides the opportunity to develop therefore includes a policy to encourage self-build. , although national policy inhibits a policy which requires self-build accommodation. There is now a workable planning definition of self-build housing (introduced via the Government's Community Infrastructure Levy Exemption / Relief mechanism and the Custom & Self Build Act 2015).</u></p> <p>The Council has signed up to the Local Self Build Register (August, 2014) which will assist in gathering evidence of demand/need for</p>

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			self-build housing in the district <u>delivery of self-build units will be monitored against the demand for self-build plots as demonstrated by the self-build register. In the context of actual delivery and once further regulations are issued by government the Council will consider preparing a supplementary planning document to clarify implementation of the policy. There is also an opportunity to further address self-build provision through the review of the Plan.</u>
MM15	159	New para 409A	<u>LCR3 (5) Land at Silver Street (Midsomer Norton) is safeguarded for Norton Hill School, following the approval by the Education Funding Agency for primary school provision managed by Norton Hill School. This new primary school (630 places) will serve Midsomer Norton and surrounding areas. The safeguarded land could facilitate Norton Hill School to make more efficient use of their existing site for example by relocating playing pitches to the land at Silver Street to facilitate provision of the primary school. However, should a primary school be implemented and opened elsewhere to meet the needs of primary education of Midsomer Norton and surrounding areas the safeguarded land will no longer be needed.</u>
MM16	171	Policy LCR7C	<p>POLICY LCR7C - COMMERCIAL RIDING ESTABLISHMENTS</p> <p>Proposals for commercial riding establishments will be permitted provided the site is well related to an existing bridleway network and there is:</p> <ol style="list-style-type: none"> 1 adequate land within the curtilage of the site to allow for the proper care of the horses 2 adequate site supervision without the need for erection of residential accommodation 3 adequate provision for the storage and disposal of animal waste 4 no detriment to visual amenity resulting from the impact of jumps, fences and other equipment 5 no unacceptable adverse impact on ground and soil erosion both on and off site 6 no adverse impact upon other recreational uses in the locality, and 7 no adverse impact on key ecological functions or key habitat integrity <p>New buildings <u>will only be</u> permitted where clauses 1) – 7) are met, <u>and the scale, siting and design have no adverse impact on landscape character.</u></p> <p>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.</p>
MM17	184	Para 494	Accounting for just over one third of total supply these locations <u>the Strategic and Other Primary Industrial Estates are considered to be the most important concentrations of industrial land supply in the District. There are very strong economic reasons to retain them and</u>

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			<p>they are afforded the highest level of protection in the Plan. Para 494 proposed to be split with the second part renumbered as para 494a:</p> <p>Un-named estates, smaller industrial clusters and standalone premises are subject to Policy ED2.B (unless allocated for another use in the site allocations section). They are still subject to protection, to guard against the wholesale and unsustainable redevelopment of industrial land supply to other higher value uses, but to a lesser degree.</p>
MM18	207	Policy CR4	<p>POLICY CR4 - DISPERSED LOCAL SHOPS</p> <p>Outside the centres defined in Core Strategy Policy CP12 and on the Policies Map, proposals for development of appropriately located small-scale local shops (less than 280sqm gross floorspace which provide for local needs) within a settlement with a defined Housing Development Boundary will be supported.</p> <p>Proposals over 280sqm gross floorspace will be considered against Policy CR1 and Policy CR2.</p> <p><u>Proposals for a change of use of an existing small-scale local shop must be supported by a viability assessment to demonstrate that the unit is not capable of continuing in retail use.</u></p>
MM19	210	Para 582	<p>The B&NES highway network remains heavily trafficked highlighting the need to undertake transport and access improvements and major capital infrastructure projects to facilitate growth in housing numbers and jobs to minimise the adverse effect of traffic, and to enable environmental improvement to be made to existing centres. <u>The Council will continue to safeguard routes for the Whitchurch bypass and Temple Cloud/Clutton bypass and recognises the need for studies to assess the Saltford bypass and an A46/A36 link. The Council remains concerned with the impact of through traffic, particularly HGVs, on the WHS. This is compounded by the incomplete nature of the Trunk Road Network to the east of the city. The Council will work with neighbouring authorities, including Wiltshire Council, to address the problem of through traffic in Bath, particularly traffic that currently uses the A36-A46 route through the city and continue to press Highways England and Transport Ministers to take steps for solutions to be identified and funded in the next Road Investment Strategy to be published in 2020. The Council will also review the A4 corridor and, in particular, consider how best to improve the environment within Saltford and improve journey times and reliability between Bristol and Bath. This will include the options for a bypass of the village.</u></p>
MM20	218	Para 622	<p>The Council proposes to expand the provision of Park and Ride facilities to serve <u>servicing Bath as part of a wider strategy promoting sustainable means of transport and reducing the impact of vehicles in the city and in particular its historic core.</u> In addition to the proposed East of Bath Park and Ride site, <u>initial investigations</u></p>

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		<p>Para 623</p> <p>Para 624</p> <p>Para 625 (to be renumbered 624)</p>	<p>suggest that the existing Park and Ride sites at Newbridge, Odd Down and Lansdown are likely to need further expansion to ensure the transport network can accommodate the Enhanced Park & Ride provision will help to remove a variety of vehicular trips from the city arising from both existing pressures and those associated with growth generated by the Enterprise Area. <u>beyond</u> In addition to the Park & Ride <u>enhancements</u> improvements already implemented through the Bath Transport Package <u>the existing Park and Ride sites at Newbridge, Odd Down and Lansdown are likely to need further expansion and a new Park & Ride site to the East of Bath provided to improve access from that side of the city. The locations of these expansions are indicated on the Bath Spatial Strategy diagram.</u></p> <p>The Council has a long established policy to develop a new Park and Ride facility to the east of Bath to improve access from that side of the city, and to further reduce traffic into the centre. An independent review of potential sites for a Park and Ride <u>sites-facility</u> was carried out in 2013. <u>The Council has also consulted with the public to help identify the most appropriate location. No final decision has been made on a preferred site. The general area under consideration is indicated on the Bath Spatial Strategy diagram for reference. In addition the strategy diagram also indicates the locations for the future expansion of existing Park & Ride sites.</u></p> <p>The Council has consulted with the public to help identify the most appropriate location (September/October 2015). No final decision has been made on which is the preferred site. The general area under consideration is indicated on the Bath Spatial Strategy diagram for reference.</p> <p>Policy ST6 will be used to assess Park and Ride schemes, <u>both extensions to existing Park & Ride sites and a new facility to the East of Bath. The need for and benefits of extending existing sites and developing a new facility will need to be weighed against the harm to environmental assets and, where relevant, the Green Belt. It is proposed that the following criteria in Policy ST6 guide the [b]all Park and Ride site development of the East of Bath Park and Ride site to ensure a consistency of approach. In the absence of any firm proposals and in the event that a Park and Ride scheme may come forward within the Plan period, a</u>All proposals should be thoroughly evaluated before approval to ensure that the most sustainable locations are selected, and that all relevant impacts are properly assessed. In particular, any proposal will be expected to be informed by an assessment of impact on the Outstanding Universal Value of the World Heritage Site and its Setting. This process should be undertaken by using the ICOMOS 'Guidance on Heritage Impact</p>

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		Policy ST6	<p><u>Assets for Cultural World Heritage Properties’ and Historic England’s Good Practice Advice ‘The Setting of Heritage Assets’ and applying the Council’s Bath World Heritage Site Setting SPD.</u> Any proposals for development within the Green Belt will have to comply with national Green Belt policy. The NPPF states that local transport infrastructure which can demonstrate a requirement for a Green Belt location is not inappropriate in <u>the</u> Green Belt, provided it preserves the openness of the Green Belt and does not conflict with the purposes of including land in the Green Belt. <u>Any proposal affecting the AONBs will need to take into account advice in the NPPF.</u></p> <p>POLICY ST6 - PARK AND RIDE Development of new or expansion of existing Park and Ride sites will be permitted provided: a) that there is no unacceptable impact on environmental assets and amenity including the World Heritage Site and its setting the Cotswolds AONB and Natura 2000 sites (SACs/SPA), <u>clear and convincing justification is provided for any harm to the World Heritage Site or significance of other designated heritage asset, with the degree of public benefit weighed against the level of harm;</u> and b) <u>that proposals within the Cotswolds AONB accord with national policy for determining planning applications for major development within an AONB; and c) that proposals affecting European sites meet the provisions of Policy NE3; and</u> b) d) <u>d) that there is no unacceptable impact on the surrounding road network and its capacity to safely accommodate potential traffic generation; and e) e) provision is made for the needs of those with impaired mobility and for the safety and security of all users; and</u> d) f) <u>f) in the case of Park and Ride development in the Green Belt, it can as necessary be demonstrated that there are not any more suitable or more sustainable alternative sites outside the is a requirement for a Green Belt location and it preserves the openness of the Green Belt and does not conflict with the purposes of including land in it. Applicants will also be required to demonstrate that the scheme complies with all other relevant national and local planning policies that affect the site and its location.</u></p>
MM21	220	Policy ST7	<p>POLICY ST7 - TRANSPORT REQUIREMENTS FOR MANAGING DEVELOPMENT 1 Development will be permitted providing the following provisions are met:</p> <ul style="list-style-type: none"> a. highway safety is not prejudiced; b. safe and convenient access to and within the site for pedestrians, cyclists and those with a mobility impairment is provided or enhanced; c. suitable vehicular access; d. no introduction of traffic of excessive volume, size or weight onto

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		Para 645	<p>more detail in a later section. Any car parking management strategy will need to include reference to offsite impacts, and existing/proposed residents' parking zones. All significant residential developments that consist of 10 or more dwellings in the City Centre Zone will require a parking assessment</p> <p>The standards strike a balance between allowing proportionate and complementary parking provision in new developments, whilst at the same time not discouraging businesses from locating or expanding in Bath, or potentially transferring unmet parking demand onto residential streets. Any departure <u>above the prescribed parking standards will need to be fully justified including reasoning why greater use of more sustainable transport solutions is not a suitable alternative.</u> or Furthermore a significant reduction in <u>proposed parking spaces</u> from the prescribed <u>maximum</u> standards will need to be fully justified by an accessibility assessment and car parking management strategy. The accessibility assessment is discussed in more detail in a later section. <u>This is to ensure that proposed parking is not reduced to the extent that it could lead to unmet parking demand being transferred onto nearby streets.</u></p>
		Para 655	<p>The prescribed parking standards need to be considered in a sensitive and flexible way that reflects local circumstances. An accessibility assessment will be developed to assess the acceptability of potential departures from the prescribed <u>minimum residential and non-residential parking standards and significant reductions to the maximum non-residential parking standards</u> as set out in Schedule 2. This will help inform the implementation of Policy ST7.</p>

Volume 2 – Bath

MM23	3	Para 9	<p>The strategy for the city must sustain and refine the critical contribution of tourism to the economy. This means protecting and enhancing the characteristics that make the city special, providing a high quality public realm and ensuring that an appropriate level and range of visitor accommodation is maintained. <u>The Bath Hotel Futures Study 2015 updates the evidence underpinning the Core Strategy and suggests a need for an increased level of visitor accommodation. It is the Council's intention to review hotel requirements as part of the Local Plan review.</u></p>
MM24	4	Para 17	<p>The development of the University of Bath and Bath Spa University requires strategic policy direction in order to secure the future of each institution, and to ensure that the student population does not continue to drive the student lettings market to the detriment of the normal private housing stock and existing communities. The</p>

		Para 22	<p>recently revised growth aspirations of both the University of Bath and Bath Spa University is putting significant pressure on the city's housing stock for conversion to HMO's (Houses in Multiple Occupation), and the demand for purpose built student housing is competing with the Council's priorities of delivering housing and employment.</p> <p>Whilst there are significant development opportunities within the city, there is not enough land in the city to meet the land use demands that have been identified by the evidence. This is because Bath is a small city with relatively few development sites. The unmet need is not considered to represent exceptional circumstances for developing in the Green Belt and in any case is not viewed as overriding the great weight that needs to be afforded to the significance of heritage assets, not least the World Heritage Site. The Council has therefore had to prioritise land uses for the limited land available. It has agreed that it will plan to meet its housing numbers and employment floorspace in full; will strive towards meeting the projected <u>as well as the growth in hotel demand projected in evidence supporting the Core Strategy</u>; and will accept that there is a shortfall in meeting the retail capacity identified for the whole plan period. The aspirations of the Universities are unlikely to be realised under this approach, but the Council will seek to enable their continued success as far as possible, so long as it does not put at risk the achievement of the plan priority land uses.</p>
MM24	10	Policy B1, 8 (a)	<p>POLICY B1 - BATH SPATIAL STRATEGY</p> <p>8. Tourism, Culture and Sport</p> <p>a: Manage the provision of around 1,000 new hotel bedrooms between 2011 & 2029 <u>500-750 new hotel bedrooms</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>
MM25	14	New para 40a	<p><u>In accordance with national planning guidance the Council will expect that in all cases, land or site value should: reflect policy requirements and planning obligations and, where applicable, any Community Infrastructure Levy charge. This confirms the principle set out in the NPPF that where safeguards are necessary to make a particular development acceptable in planning terms, and these safeguards cannot be secured, planning permission will not be granted for unacceptable development. In this context it is particularly important that developers ensure that the policy requirement to sustain and enhance the District's historic environment is factored in land values and demonstrated in viability assessments (see Policy HE1).</u></p>
MM26	15	Para 44	<p>As set out in the 'Strategic Issues' above, there is not enough land in the city to meet its objectively assessed needs as identified by the evidence.</p> <p>The Council has therefore had to prioritise land uses for the limited land available. It has agreed that it will plan to meet its housing numbers and employment floorspace in full; will strive towards</p>

			<p>meeting as well as the projected growth in hotel demand projected in evidence supporting the Core Strategy; and will accept that there is a shortfall in meeting the retail capacity currently identified for the whole plan period.</p> <p>The aspirations of the Universities are unlikely to be realised under this approach, but the Council will seek to enable their continued success as far as possible, so long as it does not put at risk the achievement of the plan priority land uses.</p>
MM27	P36	Policy B2, 4 (d) – Hotel Bedrooms	<p>POLICY B2 – CENTRAL AREA STRATEGIC POLICY</p> <p>4. Scope and Scale of Change:</p> <p>d: Manage the delivery provision of around 500–750 <u>1,000</u> new hotel bedrooms between 2011 & 2029 to widen the accommodation offer for the city, increase overnight stays and the competitiveness of the Bath as a visitor and business destination.</p>
MM28	39	Para 114	<p>Located on a key route into and out of the city centre, the Cornmarket, the Cattlemarket site, and at some point in the future, the Hilton Hotel, provide significant opportunities to remodel the fabric of this area, providing a more engaging experience that seamlessly integrates the whole of Walcot Street into the city centre, river and street frontage and their key features are as follows:</p> <ul style="list-style-type: none"> • Cornmarket: The two storey former Cornmarket Building is Grade II listed, and is a Building at Risk due to its poor structural condition. It is also vacant. See list description here. • Cattlemarket: This former cattlemarket has been used for decades as a surface level car park, and it continues to hold a market use on part of the site every Saturday. It is a complex and diverse site with river frontage, and historic vaults underneath a significant portion of the site which are used by bats, including species linked to the Bath and Bradford on Avon Bat SAC. The archaeology in this area is significant, and there are likely to be contamination and structural issues associated with redevelopment proposals. The site sits at a key ecological node, and is a key section of a dark habitat corridor. • Hilton Hotel: Despite being a very successful hotel, this is a building of poor aesthetic quality with a negative relationship to its context. Its redevelopment has been an aspiration for a considerable time, but its economic value as a successful hotel has worked against the viability of any proposed schemes. However, future opportunities for redevelopment or remodelling will in principle be supported, and proposals could extend further south to include all or part of the existing library. <p><u>The Council would support in principle a deliverable scheme that enables the redevelopment of the Hilton Hotel building and adjoining sites as this would have the potential to deliver increased retail and hotel floorspace, and replace the Hilton Hotel building. The Council’s support is subject to an appropriate response to the character of the area, including as appropriate, the development requirements and design principles as set out below and compliance with other relevant development management policies.</u></p>

			<p>POLICY SB1 - DEVELOPMENT REQUIREMENTS AND DESIGN PRINCIPLES WALCOT STREET /CATTLEMARKET SITE</p> <p>8) <u>Demonstrably</u> explore opportunities to facilitate the redevelopment or remodelling of the adjacent Hilton hotel <u>site building as well as and adjoining sites, which could in principle extend to include the Podium development</u>), within a comprehensive redevelopment proposal. Should this be achieved then the retention of <u>the existing number</u> of hotel bedspaces <u>as a minimum</u> and additional retail floorspace within the wider site <u>and</u> as part of a mixed use scheme, will be <u>supported required</u>. The other Development Requirements and Design Principles here would also apply. <u>Where there is evidence to robustly demonstrate that an appropriate form of mixed use redevelopment of the wider site (incorporating the Hilton Hotel and potentially the Podium) is deliverable</u> <u>Proposals that prejudice the eventual redevelopment of the Hilton Hotel and adjoining sites redevelopment of the wider site will be refused.</u></p>
MM29	43	Diagram 5	<i>Change 'Pedestrian Link' (solid blue line) adjacent to the club house to 'Potential Pedestrian Link' (hatched blue line)</i>
MM30	44	Policy SB2	<p>POLICY SB2 - DEVELOPMENT REQUIREMENTS AND DESIGN PRINCIPLES CENTRAL RIVERSIDE & RECREATION GROUND Riverside East (The Rec, including Bath Rugby Club ...)</p> <p>2. The design will respond appropriately and creatively to its sensitive context within the World Heritage Site, including the importance of open views for example from Grand Parade, Orange Grove and Terrace Walk to the hillsides beyond, and the iconic view from North Parade Bridge to Pulteney Bridge and Weir. <u>The range of views is to be agreed through the Development Brief and Landscape and Visual Impact Assessment process.</u></p> <p>4. The safety and convenience of vehicular access to and from the Rec will be improved.'</p> <p>5. 'Ensuring landscape, tree planting and public realm enhancements along the river corridor contribute positively <u>to its character, and that development alongside the riverside provides a positive relationship to it.</u></p>
MM31	107	Title & paras 221-253	<p>BATH'S UNIVERSITIES AND PRIVATE COLLEGES</p> <p><i>Delete Submitted Placemaking Plan Paras 221 -253 and Diagrams 19 & 20.</i></p> <p><i>Reinstate the adopted Core Strategy paras 2.36 to 2.41:</i></p> <p><u>The Council seeks to enable the continued success of The University of Bath and Bath Spa University and the contribution they make to the city's identity and profile.</u></p> <p><u>The development of new academic space and student accommodation are matters that require policy direction in the Core Strategy. The Council is mindful that the growth in student numbers during the last decade has not been accompanied by sufficient on-</u></p>

		<p><u>campus study bedrooms and that the associated expansion of the student lettings market has diminished the 'normal' housing stock of the city. This is particularly significant given the relatively small size of Bath as a host city for two universities. The proliferation of Houses in Multiple Occupation (HMOs) in the Oldfield Park/Westmoreland area is the most visible consequence of the mismatch between the growth in students and on-campus development.</u></p> <p><u>The Council also understands that each institution needs to invest in its academic estate in order to continue to provide high standards. The approach of the Core Strategy is to enable the realisation of a better balance between the aspirations of each university, the concerns of communities and the overall functioning, performance and environmental quality of the city and its setting. The University of Bath's and Bath Spa University's work in preparing and consulting on estate and campus masterplans demonstrates the value of proceeding on a strategic basis and provides a framework for future development. The Information Paper on student numbers and accommodation considers the issues in more detail, provides a full assessment of the evidence that has led to the following policy approach and its likely impact.</u></p> <p><u>It is anticipated that this policy will enable the delivery of new on-campus study bedrooms to 2020/21 at a rate which broadly matches the growth of the student population. Based on estimated forecasts of growth, it will enable a modest increase in the student population (compared to rates experienced since 1997), enable all first years to be offered a place in managed accommodation, and potentially lead to a small contraction of the student lettings market - subject to accommodation preferences. To achieve a more significant contraction in the student lettings market would require significant amounts of valuable land within the city to be developed for student accommodation. In order for the vision for Bath to be realised this land will be needed for 'normal' housing and other commercial uses.</u></p> <p><u>It is envisaged that this approach could mean that 2012/13 levels of HMOs will represent the high water mark within the city. The Council has declared an Article 4 direction in relation to HMOs to manage the student lettings market in the southwest part of the city and elsewhere. The Council cannot apply HMO powers retrospectively.</u></p> <p><u>Growth beyond 2020 will require additional on and off campus capacity to be identified. No alterations to the Green Belt boundary beyond that previously made in the Local Plan are envisaged during the Core Strategy period. However, the nature of exceptional or very special circumstances is that they cannot be predicted and the</u></p>
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		<p><u>Council will need to consider such circumstances, on their merits, at the time they are presented.</u></p> <p><i>After Core Strategy paras 2.41 add the text below:</i></p> <p><u>At the time of preparation of the Placemaking Plan, the Council received updated growth plans from both Universities. They are summarised in the separate Information Paper: Student Numbers and Accommodation requirements in Bath Update (May 2016). New private educational institutions e.g. language schools have also signalled a desire to increase their presence in the city.</u></p> <p><u>The issues relating to the revised growth aspirations of both universities and private colleges and the resultant additional pressures on the housing market are considered to be strategic matters that will be assessed and responded to as part of the wider housing requirement through the future Local Plan review.</u></p> <p>POLICY B5 - STRATEGIC POLICY FOR <u>BATH'S UNIVERSITIES, PRIVATE COLLEGES AND THEIR IMPACTS</u></p> <p>Overall Approach</p> <p>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.</p> <p>University of Bath – Claverton Down Campus</p> <p>With regards to the 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.</p> <p>Proposals should accord with the NPPF, paragraph 89 and future local 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>
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			<p>Off Campus Student Accommodation and Teaching Space Proposals for off-campus student accommodation (whether in the form, C2, C4 or sui generis residential units) or teaching space will be refused within the Central Area, and the Enterprise Area <u>and on MoD land</u> where this would adversely affect the realisation of <u>other aspects</u> of the vision and spatial strategy <u>for the city</u> in relation to <u>for</u>-delivering housing, and economic development (in respect of office, industrial, retail and hotel space).</p> <p>Housing Market Impacts Between 2011 and full Plan review the number of C3 dwellings permitted to convert to (Class ‘N’ Council tax exempt) 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.</p>
MM32	122	<p>Para 267</p> <p>Para 267A</p>	<p>Policy SB19 provides a clear steer for the development of the campus by identifying zones within which development can take place. is designed to be largely self-sufficient in enabling planning applications to be determined. It does not require a comprehensive supporting master plan to show where all individual future development projects can take place. The Development Framework plan of Policy SB19 It also provides clear criteria for consideration of specific development schemes within different parts of the campus provides a clear steer for and supporting development framework will provide a sufficient steer for that purpose. However, The undeveloped land within the AONB (to the north of the Avenue) is a special case and here applications for development, at least an outline application setting out a plan and for the integration of this area will need to be preceded and informed by a detailed assessment to consider and articulate how development of this area will be integrated in to the main body of the University campus, and to ensure impacts on the wider AONB are understood and to establish how the impacts will be moderated. how effects on the AONB will be moderated, will be need to be permitted before individual projects can be determined.</p> <p><u>The amount of development previously assessed in the preparation of the 2007 B&NES Local Plan is set out in Policy B5. Whilst some of this has been delivered, it is not necessarily a cap on the quantum of development that could be achieved on campus. The Council is aware that the University has aspirations for development beyond these figures, however if this is to be pursued, then the University will need to undertake a comprehensive study that explores how and whether any additional development could be taken forward within the planning policy framework as set out in Policy SB19. It would need to respond to the environmental context of the whole campus, and how the enhancement of its environmental assets will be achieved. This process would need thorough stakeholder engagement and be informed by a robust evidence base. It could</u></p>

		<p>Policy SB19</p> <p>POLICY SB19 - UNIVERSITY OF BATH AT CLAVERTON DOWN Sulis Club</p> <p>.....</p> <p>2. Purple Zones (hatched) – largely sport related development, pitches, tennis courts and a car park within the Cotswolds AONB where university related development is also acceptable in principle, but where, to the north of the Avenue at least an outline <u>planning application will first need to be approved to establish a comprehensive programme for change. In order to effectively manage development within the AONB and to ensure impact on the wider AONB is comprehensively considered, it will be necessary for the University to undertake a full and detailed assessment preceding planning applications that:</u></p> <ul style="list-style-type: none"> • establishes <u>the acceptable form and quantity of development; and</u> • setting out how any negative AONB and SAC impacts will be moderated <u>sets out the effect on the AONB and SAC and how any negative impacts will be moderated; and</u> • <u>describes</u> how development will be integrated into the core of the campus, and its green infrastructure network.) before detailed applications for specific projects are determined. <p><u>The study is required to cover the whole of the Purple Zone (hatched), and its production should be guided by the latest version of the Cotswold AONB Management Plan where relevant. The study will need to demonstrably inform subsequent planning applications for development within this area.</u></p> <p>.....</p> <p>General Development Principles</p> <p>g) In all circumstances <u>As part of a campus wide strategy and to implement its Travel Plan all development proposals should enable sustainable transport choices to be made including bus use travelling to and from the campus/estate and pedestrian and cyclist circulation to, from and within the campus/estate.</u> This includes retaining but not increasing an operational level of car parking of not more than 2,200 spaces so as not to harm the patronage of sustainable transport modes, their viability, or cause additional car trips to and from the campus.</p>
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Volume 4 – Somer Valley

MM33	10 & 11	Diagrams 2 and 3	<i>Remove the Paulton House site from the Primary Industrial Estate.</i>
MM34	13	Policy SV1	POLICY SV1 - SOMER VALLEY SPATIAL STRATEGY 4. Housing

			Enable around 2,470 new homes to be built at Midsomer Norton, Radstock, Westfield, Paulton and Peasedown St John within the housing development boundary. <u>Residential development on previously developed sites falling within the scope of Policy ED2B adjoining and closely related to the housing development boundary will be acceptable if the requirements of Policy ED2B and other relevant policies are met.</u> Residential development on sites outside the Housing Development Boundary will <u>also</u> be acceptable only if identified in an adopted Neighbourhood Plan. 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.)
MM35		New para 80A	<u>LCR3 (5) Land at Silver Street (Midsomer Norton) is safeguarded for Norton Hill School, following the approval by the Education Funding Agency for primary school provision managed by Norton Hill School. This new primary school (630 places) will serve Midsomer Norton and surrounding areas. The safeguarded land could facilitate Norton Hill School to make more efficient use of their existing site for example by relocating playing pitches to the land at Silver Street to facilitate provision of the primary school. However, should a primary school be implemented and opened elsewhere to meet the needs of primary education of Midsomer Norton and surrounding areas the safeguarded land will no longer be needed.</u>
MM36		Policy SSV4 Former Welton Manufacturing Site	POLICY SSV4 - FORMER WELTON MANUFACTURING SITE Amend criterion 3 (other criteria to remain unchanged): 3. Enhance the Conservation Area and its setting including the retention and reuse of the former brewery building, <u>with a strong presumption in favour of its physical preservation, subject to robust economic viability testing measured against the value of the whole development allocation, and taking full account of the heritage value and wider possible uses of the former brewery building.</u>

Volume 5 – Rural Areas

MM37	27	Policy SR5, point 2	POLICY SR5 - PINKERS FARM <i>Delete point 2 as this was superseded by point 3 and should have been deleted. Renumber the remaining principles.</i>
MM38	45	Policy SR14 (map)	POLICY SR14 - WHEELERS MANUFACTURING BLOCK WORKS <i>Amend site allocation boundary shown on map for site SR14 so that it excludes residential properties immediately to the south of the allocation.</i>
MM39	47	Policy SR15, principle 7	POLICY SR15 - LAND TO THE EAST OF THE ST MARY'S SCHOOL 7. The strong eastern landscape buffer to the eastern edge should be retained and the existing hedgerows and trees improved to create a strong countryside edge.

			<u>7. A strong landscape buffer to the eastern edge of the development should be created with trees and hedgerows to create a strong countryside edge.</u>
MM40	53	Policy SR2, Point 7	POLICY SR2 - LEAFIELD 7. Development of any kind including gardens and garden boundaries should be kept at least 15m away from the centre line of the eastern and southern boundaries. <u>7. The paddock should be kept as open space.</u>

Volume 6 – Appendices

MM41	62	Policy SV1 Housing Development Boundaries	<i>Amend the HDB for Paulton to correctly include the area that has planning permission for residential development at the Former Paulton Printing factory site.</i>
MM42	66	Policy SV1, HDB for Somerset Valley (p.66)	<i>Amend the housing development boundary shown for the Somerset Valley so that it includes the site allocated at Former St Nicholas Primary School in Radstock (site SSV20).</i>
MM43	68	Policy RA1, HDB for West Harptree, (p. 68)	<i>Amend the Housing Development Boundary for West Harptree so that it includes the site allocated at Leacroft, Bristol Road (SR2).</i>
MM44	72	Policy LCR5 (Policies Map revision) p.72	<i>Amend Policies Map showing protected recreational open space (Policy LCR5) – to correct the error relating to land at Manor Road, Saltford (exclude land that is not part of Saltford Golf Course).</i>
MM45	85	Policy LCR6A, Local Green Spaces in Bath (p.85)	<i>Amend map for Policy LCR6A (Local Green Spaces in Bath) by removing the Proposed Local Green Space LGB5 (allotments at Combe Down</i>
MM46	87	Policy NE2A (Policies Map revision) p.87	<i>Policies Map showing Landscape Setting of Settlements (Policy NE2A) to be updated to be consistent with the online version which is the correct map.</i>
MM47	88	Policy NE5 (Policies Map revision) p.88	<i>Policies Map showing Ecological Network (Policy NE5) to be updated to show changes to Local BAP Habitat (Post Industrial Sites) and B&NES BAP Post Industrial Sites</i>
MM48		Policy RA2, New map for Compton Martin HDB	<i>Add map showing amendment to the Housing Development Boundary for Compton Martin so that it includes the site allocated at The Former Orchard (SR17)</i>
MM49		Policy RA2, New map for East Harptree HDB	<i>Add map showing amendment to the Housing Development Boundary for East Harptree so that it includes the site allocated at Pinkers Farm (SR5)</i>
MM50		Policy RA1, New map for Timsbury HDB	<i>Add map showing amendment to the Housing Development Boundary for Timsbury so that it includes the site allocated at Wheelers Manufacturing Block Works (SR14) and Land to east of St Mary's Primary School (site SR15).</i>

