

PLACEMAKING PLAN: Analysis of weight to be applied to Placemaking Plan policies (June 2017)

Introduction

In accordance with the NPPF, para 216, the degree of weight to be given to the Placemaking Plan policies in determining applications from the day of publication and prior to its adoption is related to:

- the stage of preparation of the emerging plan;
- the extent to which there are unresolved objections to relevant policies;
- the degree of consistency of relevant policies in the emerging plan with the NPPF

Following the Examination hearings the Inspector issued her Interim Statement (document ID/17) and advised the Council of her recommended Main Modifications required to make the plan sound (document ID/18), thereby addressing objections and ensuring consistency with the NPPF. The Main Modifications and Minor Proposed Changes (discussed at the Hearings) were subject to public consultation from early January 2017.

Having considered the representations received through the consultation, the Inspector has now issued her Final Report and found the Placemaking Plan sound subject to the Main Modifications. Receipt of the Inspector's Report represents the end of the Placemaking Plan Examination. The Inspector's Report and the recommended modifications will be discussed at Full Council on 13th July 2017 and adoption of the Placemaking Plan will be considered.

Until the Placemaking Plan has been formally adopted by the Council all Placemaking Plan policies, including Core Strategy policies to be superseded through the Placemaking Plan (which will retain the same policy reference number), will be given substantial weight. Once the Placemaking Plan is adopted, these policies will be afforded full weight. Full weight in decision-making continues to apply to all other Core Strategy policies not superseded through the Placemaking Plan.

The table below sets out each policy with its respective weighting attributed by the LPA colour-coded as follows:

- **full weight** = Adopted Core Strategy policies not superseded through the Placemaking Plan
- **substantial weight** = all Placemaking Plan policies including Core Strategy policies to be superseded through the Placemaking Plan

Please note that the analysis may be subject to challenge through the process of determining planning applications.

Page	DW STRATEGY & POLICIES (Vol. 1)	Relationship with LP ¹ & CS ²	Weight
SPATIAL STRATEGY FOR BATH & NORTH EAST SOMERSET			
29	DW1 District-wide spatial Strategy	CORE STRATEGY POLICY	Adopted CS
34	RA1 Development in the villages meeting the listed criteria	On adoption Core Strategy Policy RA1 will be superseded by the Placemaking Plan	Substantial
34	RA2 Development in villages outside the Green Belt not meeting Policy RA1 criteria	On adoption Core Strategy Policy RA1 will be superseded by the Placemaking Plan	Substantial
CORE AND DEVELOPMENT MANAGEMENT POLICIES			
SUSTAINABILITY PRINCIPLES			
55	SD1 Presumption in favour of Sustainable Development	CORE STRATEGY POLICY	Adopted CS
RESPONDING TO CLIMATE CHANGE			
58	CP1 Retrofitting Existing Buildings	CORE STRATEGY POLICY	Adopted CS
59	CP2 Sustainable Construction	CORE STRATEGY POLICY	Adopted CS
60	CP3 Renewable Energy	CORE STRATEGY POLICY	Adopted CS
63	SCR1 On-site renewable energy requirement	Replaces ES.2 Energy conservation and protection of environmental resources and supplements CP3	Substantial
63	SCR2 Roof Mounted/Building Integrated Scale Solar PV	NEW POLICY AREA - supplements CP3	Substantial
64	SCR3 Ground Mounted Solar Arrays	NEW POLICY AREA - supplements CP3	Substantial
65	SCR4 Community Renewable Energy Schemes	NEW POLICY AREA - supplements CP3	Substantial
66	SCR5 Water Efficiency	NEW POLICY AREA - supplements CP3	Substantial
68	CP4 District Heating	CORE STRATEGY POLICY	Adopted CS
73	CP5 Flood Risk Management	CORE STRATEGY POLICY	Adopted CS
76	SU1 Sustainable Drainage	NEW POLICY AREA - supplements CP5	Substantial

¹ Local Plan

² Core Strategy

Page	DW STRATEGY & POLICIES (Vol. 1)	Relationship with LP ¹ & CS ²	Weight
	ENVIRONMENTAL QUALITY		
81	CP6 Environmental Quality	CORE STRATEGY POLICY	Adopted CS
	High Quality Design		
85	D.1 General Urban Design Principles	Replaces D.2 General design & public realm D.4 Townscape considerations and supplements CP6	Substantial
86	D.2 Local Character & Distinctiveness	Replaces D.2 General design & public realm D.4 , Townscape considerations & HG.7 Minimum residential density and supplements CP6	Substantial
87	D.3 Urban Fabric	Replaces D.2 General design & public realm & D.4 Townscape considerations and supplements CP6	Substantial
88	D.4 Streets and Spaces	Replaces D.2 General design & public realm & D.4 Townscape considerations and supplements CP6	Substantial
88	D.5 Building Design	Replaces D.2 General design & public realm & D.4 Townscape considerations and supplements CP6	Substantial
89	D.6 Amenity	Replaces D.2 General design & public realm, D.4 Townscape considerations & WM.4 Waste recovery and recycling in new development and supplements CP6	Substantial
90	D.7 Infill & Backland Development	NEW POLICY AREA - supplements CP6	Substantial
92	D.8 Lighting	Replaces BH.22 External lighting	
94	D.9 Advertisements & Outdoor Street Furniture	Replaces: <ul style="list-style-type: none"> - BH.17 Advertisement consent - BH.18 Advertisement hoardings, panels and posters - BH.19 Shopfronts: new or replacement or alterations to existing - BH.20 Traditional shopfronts: alteration or replacement - BH.21 Security fittings to retail and commercial premises and supplements CP6	Substantial
95	D.10 Public Realm	Replaces D.2 General design & public realm & D.4 Townscape considerations and supplements CP6	Substantial

Page	DW STRATEGY & POLICIES (Vol. 1)	Relationship with LP ¹ & CS ²	Weight
Historic Environment			
99	HE1 Historic Environment	Replaces: <ul style="list-style-type: none"> – BH.2 Listed buildings and their settings – BH.3 Demolition of a listed building – BH.4 Change of use of a listed building – BH.5 Locally Important Buildings – BH.6 Development within/ affecting Conservation Areas – BH.7 Demolition in Conservation Areas – BH.9 Parks and Gardens of Special Historic Interest – BH.11 Scheduled Ancient Monuments & other sites of national importance – BH.12 Important archaeological remains – BH.14 Historic battlefields and supplements CP6	Substantial
101	HE2 Somersetshire Coal Canal and the Wansdyke	NEW POLICY AREA - supplements CP6	Substantial
Landscape			
105	NE2 Conserving And Enhancing The Landscape And Landscape Character	Replaces NE.1 Landscape Character & NE.2 Areas of Outstanding Natural Beauty and supplements CP6	Substantial
108	NE2A Landscapes setting of settlements	Replaces BH.15 Visually important open spaces, BH.16 Village buffers & NE.3 Important hillsides (Bath and Radstock) and supplements CP6	Substantial
109	NE2B Extension of residential curtilages In the countryside	Replaces HG.11 Extending existing residential curtilages	Substantial
Nature Conservation			
112	NE3 Sites, species and habitats	Replaces: <ul style="list-style-type: none"> – NE.15 Character, amenity and wildlife value of water courses – NE.9 Locally important wildlife sites – NE.10 Nationally important species and habitats – NE.11 Locally important species & habitats 	Substantial

Page	DW STRATEGY & POLICIES (Vol. 1)	Relationship with LP ¹ & CS ²	Weight
		– NE.12 Natural features: retention, new provision and management and supplements CP6	
113	NE4 Ecosystem Services	NEW POLICY AREA and supplements CP6	Substantial
114	NE5 Ecological networks	NEW POLICY AREA and supplements CP6	Substantial
115	NE6 Trees and woodland conservation	Replaces NE.4 Trees and woodland conservation	Substantial
	Green Infrastructure		
118	CP7 Green Infrastructure	CORE STRATEGY POLICY	Adopted CS
121	NE1 Development and Green Infrastructure	NEW POLICY AREA - supplements Policy CP7	Substantial
	Green Belt		
123	CP8 Green Belt	CORE STRATEGY POLICY	Adopted CS
125	GB1 Visual amenities of the Green Belt	Replaces GB.2 Visual Amenities of the Green Belt and supplements CP8	Substantial
125	GB2 Development in Green Belt villages	Replaces HG.6 Residential development in R.3 settlements and supports the delivery of CP8	Substantial
126	GB3 Extensions and alterations buildings in the Green Belt	Replaces HG.14 Replacement dwellings and supports the delivery of CP8	Substantial
	Pollution, contamination and safety		
128	PCS1 Pollution and nuisance	Replaces ES.9 Pollution and nuisance	Substantial
129	PCS2 Noise and vibration	Replaces ES.12 Noise and vibration	Substantial
130	PCS3 Air quality	Replaces ES.10 Air quality	Substantial
130	PCS4 Hazardous substances	Replaces ES.13 Safety hazards	Substantial
131	PCS5 Contamination	Replaces ES.15 Contaminated land	Substantial
132	PCS6 Unstable land	Replaces ES.14 Unstable land	Substantial
133	PCS7 Water Source Protection Zones	Replaces ES.4 Adequacy of water supply	Substantial
134	PCS7A Foul sewage infrastructure	Replaces ES.5 Foul and surface water drainage	Substantial

Page	DW STRATEGY & POLICIES (Vol. 1)	Relationship with LP ¹ & CS ²	Weight
134	PCS8 Bath Hot Springs	Replaces NE.13A Bath Hot Springs	Substantial
BUILDING STRONG AND VIBRANT COMMUNITIES			
Meeting Housing Needs			
138	CP9 Affordable Housing	CORE STRATEGY POLICY	Adopted CS
140	RA4 Rural Exceptions Sites	CORE STRATEGY POLICY	Adopted CS
143	H1 Housing and Facilities for the Elderly, people with other Supported Housing or Care Needs	Replaces CF.6 Residential and day care facilities	Substantial
144	CP10 Housing Mix	CORE STRATEGY POLICY	Adopted CS
145	H2 Houses in Multiple Occupation	Replaces HG.12 Dwelling subdivision, conversion of non-residential buildings, re-use of buildings for multiple occupation & re-use of empty dwellings	Substantial
146	H3 Residential Use in Existing Buildings		Substantial
146	H4 Self-Build	NEW POLICY AREA	Substantial
147	H5 Retention of Existing Housing Stock	Replaces HG.13 Retention of existing housing stock & ET.13 Change of use of existing dwelling to hotel or guesthouse	Substantial
150	H6 Moorings	Replaces HG.14A Residential moorings	Substantial
151	H7 Housing accessibility	NEW POLICY AREA	Substantial
151	H8 Affordable Housing Regeneration Schemes	NEW POLICY AREA	Substantial
153	CP11 Gypsies, Travellers and Travelling Showpeople	CORE STRATEGY POLICY	Adopted CS
Meeting local community and recreational needs			
155	LCR1 Safeguarding local community facilities	Replaces CF.1 Protection of land and buildings used for community purposes	Substantial
156	RA3 Community Facilities and Shops	On adoption Core Strategy Policy RA3 will be superseded by the Placemaking Plan	Substantial
157	LCR1A Public houses	Replaces CF.7 Loss of public houses	Substantial
158	LCR2 New or replacement community facilities	Replaces CF.3 Contributions from new development to community facilities	Substantial
159	LCR3 Sites safeguarded for primary school use	Replaces CF.5 Allocation of land for primary schools	Substantial

Page	DW STRATEGY & POLICIES (Vol. 1)	Relationship with LP ¹ & CS ²	Weight
160	LCR3A Primary school capacity	NEW POLICY AREA	Substantial
161	LCR4 Allocation of land for cemeteries	Replaces CF.9 Allocation of land for cemeteries	Substantial
163	LCR5 Safeguarding existing sport and recreational facilities	Replaces SR.1A Protection of playing fields & recreational open space	Substantial
165	LCR6 New and replacement sports and recreational facilities	Replaces: SR.4 New sports & recreational facilities within or adjoining settlements SR.5 New sports & recreational facilities elsewhere	Substantial
166	LCR6A Local Green Spaces	NEW POLICY AREA	Substantial
167	LCR7 Recreational development proposals affecting waterways	Replaces : SR.10 Recreational development within Waterside Recreational Activity Areas SR.11 Recreational development outside Waterside Recreational Activity Areas	Substantial
168	LCR7A Telecommunications development	Replaces ES.7 Telecommunications development	Substantial
170	LCR7B Broadband	NEW POLICY AREA	Substantial
171	LCR7C Commercial riding establishments	Replaces SR.12 Commercial riding establishments	Substantial
173	LCR8 Protecting allotments	Replaces CF.8 Allotments	Substantial
174	LCR9 Increasing the Provision of Local Food Growing	NEW POLICY AREA	Substantial
A PROSPEROUS ECONOMY			
Economic Development			
180	ED.1A Office Development	Replaces ET.2 Bath City Centre Core Office Employment Area	Substantial
182	ED.1B Change of use & redevelopment of B1 (A) office to residential use	-	Substantial
183	ED.1C Change of use and redevelopment of B1 (A) office use to other town centre uses	-	Substantial
187	ED.2A Strategic (*) and other primary industrial estates	Replaces ET.3 Core Business Areas	Substantial
188	ED.2B Non-Strategic Industrial Sites	Replaces ET.3 Core Business Areas	Substantial

Page	DW STRATEGY & POLICIES (Vol. 1)	Relationship with LP ¹ & CS ²	Weight
Sustaining a buoyant rural economy			
191	RE1 Employment uses in the countryside	Replaces ET.5 Employment development in the countryside	Substantial
192	RE2 Agricultural development	Replaces ET.6 Agricultural development & ET.7 Use of agricultural land	Substantial
193	RE3 Farm diversification	Replaces ET.8 Farm diversification	Substantial
194	RE4 Essential dwellings for rural workers	Replaces HG.10 Housing outside settlements (agricultural and other essential dwellings)	Substantial
195	RE5 Agricultural land	NEW POLICY AREA	Substantial
196	RE6 Re-use of rural buildings	Replaces ET.9 Re-use of rural buildings	Substantial
197	RE7 Visitor accommodation	NEW POLICY AREA	Substantial
Centres and Retailing			
200	CP12 Centres and Retailing	On adoption Core Strategy Policy CP12 will be superseded by the Placemaking Plan	Substantial
203	CR1 Sequential Test	Replaces S.9 Retention of local needs shops outside the identified centres & development of new small scale local shops & SR.7 Commercial leisure uses	Substantial
204	CR2 Impact Assessments	NEW POLICY AREA	Substantial
206	CR3 Primary Shopping Areas and Primary Shopping Frontages	Replaces: – S.4 Retail development proposals outside the identified shopping centres (sequential approach) – S.5 Primary shopping frontages for Bath, Keynsham and Midsomer Norton – S.6 A3 uses in Bath City centre	Substantial
207	CR4 Dispersed Local Shops	Replaces S.8 Retention of shops in district, local and village centres	Substantial
PROMOTING SUSTAINABLE TRANSPORT			
213	ST1 Promoting sustainable travel	T.1 Overarching access policy	Substantial
213	ST2 Sustainable Transport Routes	Replaces T.11 Rapid Transport System	Substantial
214	ST2A Recreational Routes	Replaces SR.9 Protection of recreational routes & T.3 Promotion of walking and	Substantial

Page	DW STRATEGY & POLICIES (Vol. 1)	Relationship with LP ¹ & CS ²	Weight
		use of public transport	
216	ST3 Transport infrastructure	Replaces T.16 Development of transport infrastructure & T.17 Land safeguarded for major road improvement schemes	Substantial
216	ST4 Rail freight facility	Replaces T.10 Railways: new station and retention of freight facilities	Substantial
217	ST5 Traffic Management Proposals	Replaces: <ul style="list-style-type: none"> – T.13 Traffic management proposals for City and Town Centres – T.14 Introduction of traffic management schemes in residential areas – T.15 Introduction of traffic management schemes in Rural Areas 	Substantial
218	ST6 Park and Ride	Replaces T.22 Additional Park & Ride facilities	Substantial
220	ST7 Transport requirements for managing development and Parking Standards	Replaces: <ul style="list-style-type: none"> – T.24 General development control and access policy – T.25 Transport assessments and travel plans – T.26 On-site parking and servicing provision 	Substantial
232	ST8 Airport and Aerodrome Safeguarding Areas	Replaces T.23 Airport/ Aerodrome Safeguarding Areas (now shown on Policies Map)	Substantial
MINERALS			
236	CP8a Minerals	CORE STRATEGY POLICY	Adopted CS
237	M1 Mineral Safeguarding Areas	Replaces M.2 Non-mineral development in minerals consultation areas and supports the delivery of CP8a	Substantial
238	M2 Minerals Allocations	Replaces: <ul style="list-style-type: none"> – M.6 Primary aggregates – M.7 Mineral development outside Preferred Areas of Search – M.11 Allocation of preferred areas for mineral extraction and area of search and supports the delivery of CP8a 	Substantial
239	M3 Aggregate Recycling Facilities	Replaces M.4 Secondary and recycled aggregates and supports the delivery of CP8a	Substantial

Page	DW STRATEGY & POLICIES (Vol. 1)	Relationship with LP ¹ & CS ²	Weight
239	M4 Winning and working of minerals	Replaces: <ul style="list-style-type: none"> – M.1 General policy on minerals development – M.8 Minerals development and protection of the environment and amenities – M.9 Minerals development and impact on traffic and highways – M.10 Reclamation, restoration and aftercare and supports the delivery of CP8a	Substantial
242	M5 Energy Minerals	NEW POLICY AREA	Substantial
INFRASTRUCTURE			
245	CP13 Infrastructure Provision	CORE STRATEGY POLICY	Adopted CS

Page	BATH (Vol. 2)	Relationship with LP ³ & CS ⁴	Weight
9	Policy B1 Bath Spatial Strategy	On adoption Core Strategy Policy B1 will be superseded by the Placemaking Plan	Adopted CS
12	Policy B4 The World Heritage Site and its setting	CORE STRATEGY POLICY	Substantial
25	Policy BD1 Bath Design Policy	NEW POLICY	Substantial
35	Policy B2 Central Area Strategic Policy	CORE STRATEGY POLICY	Adopted CS
39	Policy SB1 Development Requirements and Design Principles Walcot Street /Cattlemarket Site	Replaces Policy GDS.1/B16	Substantial
39	Policy SB2 Development Requirements and Design Principles Central Riverside & Recreation Ground	NEW POLICY	Substantial
45	Policy SB3 Development Requirements and Design Principles Manvers Street	NEW POLICY	Substantial
49	Policy SB4 Bath Quays North & Bath College Development Requirements and Design Principles	NEW POLICY	Substantial

³ Local Plan

⁴ Core Strategy

Page	BATH (Vol. 2)	Relationship with LP ³ & CS ⁴	Weight
53	Policy SB5 South Quays & Riverside Court	NEW POLICY	Substantial
57	Policy SB6 South Bank	NEW POLICY	Substantial
60	Policy SB7 Green Park Station West & Sydenham Park	NEW POLICY	Substantial
68	Policy SB8 Western Riverside	Replaces Policy GDS.1/B1	Substantial
74	Policy B3 Strategic Policy for Twerton and Newbridge Riversides	On adoption Core Strategy Policy B3 will be superseded by the Placemaking Plan	Substantial
77	Policy SB9 The Bath Press Development Requirements and Design Principles	NEW POLICY	Substantial
79	Policy SB10 Roseberry Place Development Requirements and Design Principles	NEW POLICY	Substantial
88	Policy SB11 Former MoD Fox Hill Park Development Requirements and Design Principles	NEW POLICY	Substantial
91	Policy SB12 Former MoD Warminster Road	NEW POLICY	Substantial
93	Policy SB13 Former MoD Ensleigh and Royal High Playing Field (formerly Core Strategy Policy B3c)	NEW POLICY	Substantial
96	Policy SB14 Twerton Park	NEW POLICY	Substantial
98	Policy SB15 Hartwells Garage	NEW POLICY	Substantial
100	Policy SB16 Burlington Street	Replaces Policy GDS.1/B14	Substantial
103	Policy SB17 Englishcombe Lane	Replaces Policy GDS.1/B7	Substantial
106	Policy SB18 Royal United Hospital	NEW POLICY	Substantial
118	Policy B5 Strategic policy for universities, private colleges and their impacts	On adoption Core Strategy Policy B5 will be superseded by the Placemaking Plan	Substantial
127	Policy SB19 University of Bath at Claverton Down	Replaces Policy GDS.1/B11	Substantial
132	Policy SB20 Bath Spa University, Newton Park Campus	NEW POLICY	Substantial
134	Policy B3A Land adjoining Odd Down, Bath Strategic Site	CORE STRATEGY POLICY	Adopted CS

Page	BATH (Vol. 2)	Relationship with LP ³ & CS ⁴	Weight
	Allocation		

Page	KEYNSHAM (Vol. 3)	Relationship with LP& CS	Weight
7	Policy KE1 Keynsham Spatial Strategy	On adoption Core Strategy Policy KE1 will be superseded by the Placemaking Plan	Substantial
31	Policy KE2 Town Centre/Somerdale Strategic Policy	On adoption Core Strategy Policy KE2 will be superseded by the Placemaking Plan	Substantial
33	Policy KE2a Somerdale	Replaces Policy GDS.1/K1	Substantial
35	Policy KE2b Riverside and Fire Station Site	NEW POLICY	Substantial
38	Policy KE3a Land adjoining East Keynsham Strategic Site Allocation	CORE STRATEGY POLICY	Adopted CS
39	Policy KE3b Safeguarded Land at East Keynsham	CORE STRATEGY POLICY	Adopted CS
41	Policy KE4 Land adjoining South West Keynsham Strategic Site Allocation	CORE STRATEGY POLICY	Adopted CS

Page	SOMER VALLEY (Vol. 4)	Relationship with LP & CS	Weight
13	Policy SV1 Somer Valley Spatial Strategy	On adoption Core Strategy Policy SV1 will be superseded by the Placemaking Plan	Substantial
27	Policy SV2 Midsomer Norton Town Centre Strategic Policy	On adoption Core Strategy Policy SV2 will be superseded by the Placemaking Plan	Substantial
29	Policy SSV2 South Road Car Park	NEW POLICY	Substantial
30	Policy SSV1 Policy SSV1 Central High Street Core Site	NEW POLICY	Substantial
31	Policy SSV4 Former Welton Manufacturing Site	Replaces Policy GDS.1/NR14	Substantial
33	Policy SSV3 Midsomer Norton Town Park	NEW POLICY	Substantial
40	Policy SV3 Radstock Town Centre Strategic Policy	On adoption Core Strategy Policy SV3 will be superseded by the Placemaking Plan	Substantial

45	Policy SSV14 Charlton Timber Yard	NEW POLICY	Substantial
47	Policy SSV17 Former Radstock County Infants	NEW POLICY	Substantial
49	Policy SSV20 Former St Nicholas School	NEW POLICY	Substantial
53	Policy SSV18 Somer Valley Campus	NEW POLICY	Substantial
55	Policy SSV11 St Peter's Factory site	NEW POLICY	Substantial
896	Policy SSV9 Old Mills Industrial Estate	Replaces Policy GDS.1/V4	Substantial

Page	RURAL AREAS (Vol. 5)	Relationship with LP & CS	Weight
14	Policy SR24 Land adjacent to Temple Inn Lane, Temple Cloud	NEW POLICY	Substantial
22	Policy SR17 The Former Orchard, Compton Martin	NEW POLICY	Substantial
26	Policy SR5 Pinkers Farm, East Harptree	NEW POLICY	Substantial
28	Policy SR6 Water Street, East Harptree	NEW POLICY	Substantial
44	Policy SR14 Wheelers Manufacturing Block Works, Timsbury	NEW POLICY	Substantial
46	Policy SR15 Land to the East of the St Mary's School, Timsbury	NEW POLICY	Substantial
53	Policy SR2 Leafield, West Harptree	NEW POLICY	Substantial
57	Policy RA4 Land at Whitchurch Strategic Site Allocation	CORE STRATEGY POLICY	Adopted CS