

Bath & North East Somerset Placemaking Plan

Parish and Town Council Workshop

2nd February 2013

Chewton Place, Keynsham

Placemaking Plan

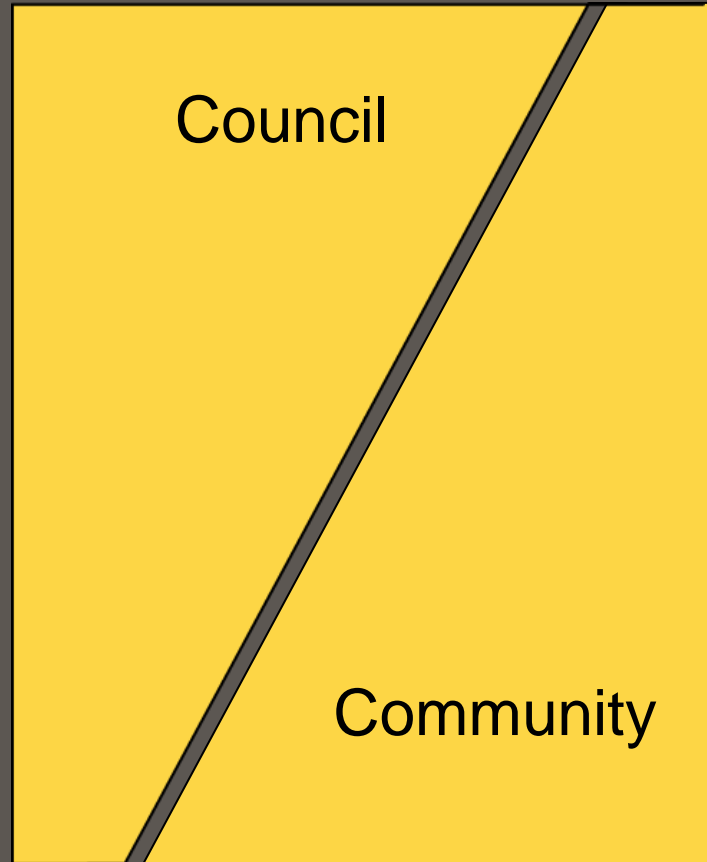
Welcome and thanks for coming!

Placemaking Plan

- Today's focus is the overall Placemaking Plan
- Today is not about the Core Strategy
- ... but questions are bound to arise so we'll respond after today

Placemaking Plan

WORKING TOGETHER



Core Strategy

Placemaking Plan

Neighbourhood
Plan

Local Projects

Placemaking Plan

THE AIMS OF TODAY

- Remind you of the overall planning context
- Get you up to speed with the Placemaking Plan
- Tell you about some other related changes
- Find out your issues, hopes and circumstances
- Give you a chance to test some community-led approaches
- Be clear about the practical implications of working together
- Clarify – for all - the next stages

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THE PROGRAMME

Morning

- Presentation 1: The overall planning context
- Presentation 2: The Placemaking Plan
(Coffee)
- Placemaking in Action – community examples
- Feedback on 'Position Statements'

Lunch

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THE PROGRAMME

Afternoon

Workshops: A choice of:

- Exploring some community-led planning tools
- Drawing together the practical implications

(Tea on the hoof)

Final plenary – implications, actions, help, next stages

Close 4.00pm

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1. Planning Policy Context
2. Placemaking Plan

Placemaking Plan

1. Planning Policy Context:

- Core Strategy
- Localism Act
- Neighbourhood Plans
- Funding

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Core Strategy:

- Hearings into the Core Strategy held last summer
- The Government Inspector has told the Council to re-assess housing need, then to identify further opportunities for development if needed
- Report to Council at the end of February or early March 2013
- Period of public consultation on proposed changes to the Core Strategy
- Hearings re-open in June
- The Inspector will hopefully find the Core Strategy 'sound', and we will have an adopted Core Strategy

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Localism Act:

- New powers to local communities
- Different elements, including Neighbourhood Plans
- Intended to be pro development
- Same objective by successive governments, but different approaches:
 - John Prescott tried top down approach (through the Regional Spatial Strategies)
 - Eric Pickles is trying the bottom up approach

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Neighbourhood Plan:

- New tier of planning – more power to local communities
- However must be in accordance with the higher tiered strategic planning framework:
 - National Planning Policy Framework
 - Core Strategy and
 - Placemaking Plan
- And intended to be pro-development
- The Council's Neighbourhood Planning Protocol sets out how neighbourhood planning issues can be addressed, and indicates the levels of support that B&NES can offer

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Funding:

- Government funding possibly available. More information on this will be made available on our website – www.bathnes.gov.uk/placemakingplan
- £5,000 to B&NES on Designation of a Neighbourhood Area
- £5,000 to B&NES at examination stage (to fund examination)
- £20,000 to B&NES on successful completion of examination (includes funding for referendum)
- ‘Meaningful proportion’ of CiL funding to be allocated to local communities
- Up to £7,000 to each community who undertake a ‘neighbourhood plan’

Placemaking Plan

2. Placemaking Plan

- What is it?

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Site Allocations

Planning and Infrastructure requirements for key development sites within Bath and North East Somerset.

Development Management Policies

Development Management Policies used in determining planning applications.

Local Designations

Local designations to provide protection for valued assets, as well as enabling appropriate development.

Placemaking Plan

The Placemaking Plan focuses on making better places

It will provide clear planning guidance on development expectations, whilst protecting the places and assets that communities value to achieve long term sustainable economic investment

Placemaking Plan

The Placemaking Plan will:

- Be proactive in responding to the localism agenda and enable collaboration that will benefit communities, developers and B&NES
- Provide attractive development and investment opportunities to deliver the Core Strategy and corporate aspirations
- Invest in the future – protect and enhance Bath and North East Somerset as a place to live and work
- Once adopted as a Development Plan Document it will be used in the determination of planning applications

Placemaking Plan

How will the Placemaking Plan be achieved?

Placemaking Plan

- Via collaborative working with a wide variety of stakeholders and interest groups
- Through an appropriate and thorough evidence base
- In accordance with statutory process
- Compatible with the National Planning Policy Framework (NPPF) and the Core Strategy

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Who it is for?

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Development Plan Document setting out the approach to protecting assets and creating opportunities for development



For the Community

- Collaborative approach will create opportunities to contribute to placemaking
- Reassurance of what is protected
- Certainty of development
- Delivery of infrastructure

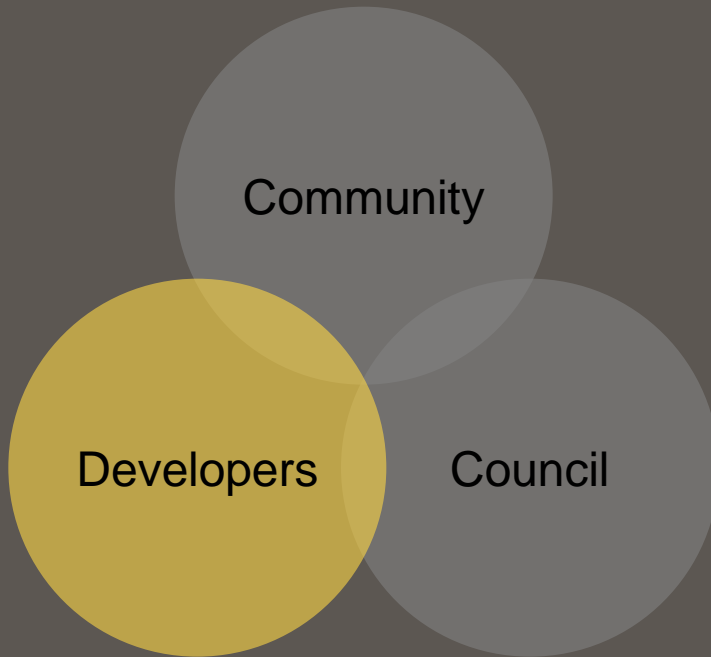
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Placemaking Plan

Development Plan Document setting out the approach to protecting assets and creating opportunities for development

For Developers

- Specific site and infrastructure requirements
- Clarity and certainty of development expectations
- Development Management Policies



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Development Plan Document setting out the approach to protecting assets and creating opportunities for development



For the Council

- Adding necessary detail to the Core Strategy
- Clarity of what will be delivered
- Linked to funding levels received

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What will it look like?

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Emerging Format of Document:

- Overview – aims and objectives
- Placemaking Principles / Place Vision
- Identification of Valued Assets
- Groups of sites - What contribution can these sites make to the qualities of place?
- Planning requirements will be informed by site context
- Infrastructure requirements (local and strategic)
- Plus development management policies
- And local designations

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Emerging Format of Document (for Towns and Rural Areas):

- As above, plus:
- Individual pages for towns, RA1 and RA2 villages
- Separate section for Green Belt villages – Could include reviewed HDB boundaries, identification of assets, community facilities, infrastructure requirements
- Reference made to Evidence Base webpage for Parish and Town Councils that provides further information and detail
- These are ideas and are likely to change!



DIAGRAM 18
INDICATIVE POLICY
RA1 VILLAGES

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Why get involved?

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- Opportunity to influence a key policy document
- Harness B&NES resources
- Swifter and more certain route to adoption
- Will cement development management policies and protect valued assets
- A foundation stone to a potential Neighbourhood Plan
- You can get involved in the more interesting aspects of policy formulation!
- Not instead of Neighbourhood Plans but as well as!
- You know your area/community better than anyone

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What resources B&NES can offer?

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- This workshop is part of the process to establish what resources can be made available
- B&NES needs to focus its resources carefully, with most resources inevitably directed to those place with greatest degree of change
- Majority of the Planning Policy team are currently focused on Core Strategy work. These Officers will work on the Placemaking Plan as the demands on the Core Strategy ease

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- Officers will help with this collaborative process
However it is not just Parish and Town Councils, communities in Bath require some enabling work too
- Corporate alignment is also required
- Considering:
 - Joint Training Days and Workshops
 - Professional input from officers, potentially from across the Council
 - Money gained for neighbourhood planning activity could be more prudently spent on joint and collaborative working

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Programme

Placemaking Plan

- Launch document - Spring 2013
- Initial collaborative process from Spring to Autumn, but will need to be ongoing...
- Preferred Options Document - Autumn 2013
- Draft Placemaking Plan - Summer 2014
- Examination - Spring 2015
- Adoption - Summer 2015

- The lack of an adopted Placemaking Plan doesn't stop sites coming forward for development
- Delays in all plans can only create space for inappropriate developments

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What next?

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- We need to understand the commitment from Parish and Town Councils to work with us on the Placemaking Plan
- Can you work with us, and together, to help?
- We need to produce the Placemaking Plan anyway, but it will be much better if we do it together
- Suggest that you need to consider your capacity and desire to be independent
- The Placemaking Plan route has a greater support offer than Neighbourhood Plans, but must be to B&NES overall timetable and structure
- A Collaborative contract?

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Thank you