

Bath and North East Somerset Council &  
Bath Spa University

## **Statement of Common Ground**

B&NES Local Plan Partial Update  
Policies SB22, SB24 and H2A

Local Plan Partial Update Examination  
Matters 4 and 5

May 2022

### **1.0 Introduction**

The Local Plan Partial Update was prepared by Bath & North East Somerset Council (the Council) and submitted to the Secretary of State on December 2021. B&NES is producing *Statements of Common Ground* (SoCG) to establish areas of agreement between the selected participants to help focus discussion at the hearings.

This SoCG has been prepared jointly and approved by: a. Bath and North East Somerset Council (the Council) and b. Bath Spa University (BSU)

This is based on the representations submitted by BSU to the consultation on the Submission Version of the Local Plan Partial Update Schedule of Changes. (Response BHLF-23KX-G3B3-Q)

### **2.0 Strategy Matters**

*It is agreed that:*

- BSU is a successful, modern university in the southwest of England with a particular focus on fostering creative industries and creating a synergy with Bath's growing creative economy as well as teacher training for the wider south-west region.
- It is recognised that BSU are focused on the consolidation of their existing assets focusing on the enhancement of their main campus at Newton Park, and also Locksbrook Road.
- B&NES recognises the importance of supporting the University's continued success and valuable socio-economic role by enabling its sustainable growth and development.
- BSU recognises the demand it places on residential accommodation in the city. Therefore, the Council and BSU have been in close discussion in relation to the student growth plan and associated accommodation requirements and Topic Paper Student Accommodation (CD-036) sets out the student numbers and expected accommodation requirements.
- BSU are committed to working closely with the Council moving forward in providing up to date information regarding their student accommodation needs.

### **3.0 SB22 Locksbrook Creative Hub**

*It is agreed that:*

- BSU supports in general and will continue to drive innovation within the Locksbrook Creative Industry Hub – through developing enhanced educational facilities that help support creativity and innovation.
- The Locksbrook Creative Industry Hub is located within the Bath Enterprise Zone which plays a leading role in delivering the economic priorities for the City and B&NES.
- There is agreement between BSU and the Council that Clause 2 of Policy 22 should be deleted and clause 1 should be amended. (See Appendix 1).

## ***Local Plan Partial Update: Statement Of Common Ground***

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*Matters in dispute:*

- BSU's representations have highlighted where they consider some modifications to the policy wording would further assist future decision makers. (see Appendix 1).

### **4.0 Policy SB24 Sion Hill**

*It is agreed that:*

- BSU fully supports the allocation as the site represents a highly deliverable location for new housing, within a sustainable location for redevelopment. The proposed development should be considered a realistic prospect for delivering future housing within the next five years.
- BSU supports that the transport and access elements relating to the site can be assessed in detail in accordance with Policy SB24 as part of an application submission and the associated Transport Assessment and Travel Plan.

### **5.0 Signatories**

This SoCG is agreed on the 24th May 2022 by Bath and North East Somerset Council and Bath Spa University.

**Richard Daone, Deputy Head of Planning Services On behalf of Bath and North East Somerset Council**

**Paul J Fox OBE MA (Oxon) CPFA MPLA  
Pro Vice-Chancellor - Finance & Infrastructure  
Bath Spa University**

**APPENDIX 1**

**POLICY SB 22: DEVELOPMENT REQUIREMENTS AND DESIGN PRINCIPLES**

<b>Suggested changes by BSU</b>	<b>Council’s response</b>
<p>Development proposals will  <del>1. Provide a mixed use development comprised of employment space including incubator units and ‘grow-on’ space and teaching space.</del> <b><u>higher educational teaching space associated with Bath Spa University which can also be used as studio space with access to specialist equipment and facilities for start-up businesses and workspaces for local people, academics and students.</u></b></p>	<p>Not agreed as suggested. However, it is proposed to amend as below.</p> <p>1. Provide a mixed use development comprised of employment space including incubator units and ‘grow-on’ space, and <b><u>teaching space. higher educational teaching space associated with Bath Spa University which can also be used as studio space with access to specialist equipment and facilities for start-up businesses and workspaces for local people, academics and students.</u></b></p>
<p><del>2. Ensure that teaching space is designed and managed to be available as flexible workspace that is offered to small and medium enterprises on reasonable</del></p>	<p>Agreed to delete this clause and combine with clause 1 as above.</p>
<p>4. Contribute to delivery of the Sustainable Transport Route from west of Station Road to the disused former railway bridge over the river. <b><u>With traffic calming and new cycle routes proposed along Locksbrook Road – proactively responding to the climate emergency through promoting sustainable transport links.</u></b> This route would be required to:</p>	<p>Not agreed.                      It is considered that the current wording is sufficient to facilitate the Sustainable Transport Routes.</p>