

Bath and North East Somerset Council

Local Plan 2022 – 2042

Options Document

Executive Summary



Consultation from 12th February to 8th April 2024

What is the Local Plan?

The Local Plan will establish a strategy and framework for how places in Bath and North East Somerset will change and grow over the next 15-20 years. It sets out planning policies that will shape any development that requires planning permission. The plan identifies the need for new homes and jobs, and the services and infrastructure to support them, and guides where this development should happen and what form it will take. The plan also seeks to help address the climate emergency and facilitate nature recovery. It is about ensuring that we maintain and create sustainable, vibrant and healthy places and communities.

Why prepare a Local Plan?

Change and development will happen whether we prepare a Local Plan or not. We prepare it in order that we can influence and shape the location and form of future development and to help ensure that it is better supported by the timely provision of necessary infrastructure. Without a Local Plan speculative development will take place, in less sustainable areas, and in an unplanned way. We also prepare a Local Plan in order to protect what is special about Bath and North East Somerset, including its unique, high quality and renowned built and natural environment.

Bath and North East Somerset declared a climate emergency in 2019 and ecological emergency in 2020 and is aiming to be carbon neutral and nature positive by 2030. Achieving this goal will be challenging, but there are many opportunities for planning to support this journey, including use of new decision-making tools, new more joined up and integrated planning policy that delivers for people and nature.

What is the purpose of the Options Document?

The Options Document sets out options or reasonable alternatives for addressing the identified needs and policy approaches to help deliver healthy and sustainable places.

Its purpose is to elicit comment and discussion around these options. The comments received, as well as ongoing engagement with communities and other stakeholders, will be used to help shape the Draft Local Plan.

More information on how the Local Plan is prepared can be found at <https://beta.bathnes.gov.uk/local-plan-2022-2042-development-timeline> .

What are the goals of the new Local Plan?

Our Local Plan will plan for development in response to local needs to create attractive, healthy and sustainable places in line with the Council's Corporate Strategy. The Plan will:

- Create a **fairer**, more **prosperous** and **sustainable** economy
- Maximise the delivery of housing that is **affordable**

In doing so, our plans for development must:

- Enable Bath and North East Somerset to become **carbon neutral by 2030** and deliver a climate resilient district
- Protect and enhance nature through facilitating **nature recovery**
- Improve **health and well-being** outcomes for all, including through planning health promoting and inclusive places and providing for cultural enrichment
- Reduce the need to travel unsustainably and enable **improved connectivity** for all through sustainable modes of transport and facilitating locally available services and facilities
- Respect, conserve and enhance our **heritage assets** and their landscape settings, in particular the World Heritage Site of Bath and National Landscapes
- Align the timely provision of **transport, health, education, social, cultural and green infrastructure** with development

What development is being proposed and where?

In response to local priorities and issues, decisions must be made on the location and form of various types of development. The Options Document identifies sub-areas of the district, their key challenges and opportunities, and explores their potential roles in helping to meet overall development needs. Several potential site and location options are presented for consultation:

Bath and Environs

It is important that optimum use is made of brownfield sites within Bath in responding to priority needs for housing and employment. Potential options include refining existing site allocations within the city, reviewing the Newbridge Riverside industrial area, considering areas on the edge of Bath (such as Sulis Club), and exploring areas like South of Burnett and Land to the West of Bath.

Bath to Bristol Corridor and South East Edge of Bristol

This area is selected for potential growth due to relatively good accessibility and connectivity to job opportunities by sustainable modes of transport. Specific options are outlined for Keynsham and Saltford, Hicks Gate, and Whitchurch.

Somer Valley

Potential location options are presented for development for housing business uses and renewable energy at Peasedown, North Radstock, East Radstock, West of the Enterprise Zone, Farrington Gurney, as well as a number of smaller non-strategic sites.

Rural Areas

This section introduces growth pathways for better-connected villages, allowing for community-led growth and Local Plan-led growth. The Options document proposes that some proportionate growth (of nominally 5% over twenty years) should be planned for at the villages best connected by sustainable transport and with a better range of services and facilities.

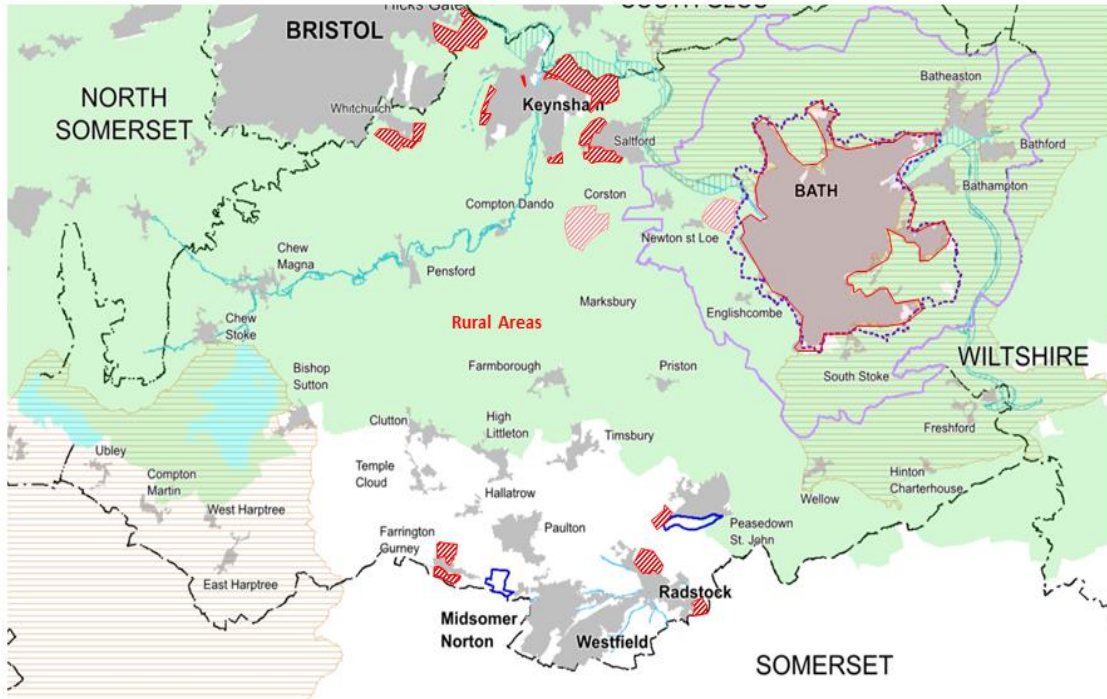


Figure 1: Map showing locations of strategic site options

Development Management Policies

Development Management policies set out local standards and criteria against which planning applications for the development and use of land and buildings are assessed. A number of policies were recently updated through the [Local Plan Partial Update](#) and many of these are therefore considered to be up to date without the need for amendments through the new Local Plan.

Proposed updates and amendments to existing policies and the introduction of new policies are presented within the Options Document for comment. These policy options relate to such things as the approach towards securing affordable housing in different types of residential development; purpose built student accommodation; protecting employment uses; facilitating Biodiversity Net Gain; and better helping us achieve carbon neutrality.

How to participate in the Local Plan Options Consultation

View and respond online:

Access the Options document online via our dedicated consultation page:

<https://www.bathnes.gov.uk/localplanoptions>

Navigate through the user-friendly HTML webbook or opt for the PDF format. Each section of the webbook includes consultation questions, allowing you to focus on specific areas of interest.

Please note that we will not be accepting comments via email. All online comments should be submitted via our website.

Postal Submissions:

If you prefer an alternative to the webform, you can submit your comments via postal mail to:

**Planning Policy
Bath and North East Somerset Council
Lewis House
Manvers Street
Bath
BA1 1JG**

View in person:

Hard copies of the Options document are available at Council Libraries and One Stop Shops.

In-person drop-in events are being held at several locations around the district where you can drop-in to learn more about the proposed development and speak to Officers. All events will take place from 3pm - 7pm. The full schedule of drop-in events can be found on the following page:

Assistance and Queries:

If you encounter challenges with the online platform or have queries related to the Local Plan Options Consultation, we are here to assist.

Phone Number for Queries: 01225 39 40 41

Email for Queries: planning_policy@bathnes.gov.uk

All comments must be received by 8th April 2024.

Drop-in events:

Date	Venue	Address
22 nd February 2024	Keynsham Community Space	5 Temple St, Keynsham, Bristol BS31 1HA
26 th February 2024	Trinity Methodist Church	The Street, Radstock BA3 3PL
29 th February 2024	Saltford Hall	Wedmore Road, Saltford, Bristol, BS31 3BY
1 st March 2024	The Hive	Bath Rd, Peasedown St John, Bath BA2 8DH
4 th March 2024	The Boundary - Bath Cricket Club	North Parade Bridge Road, Bath, BA2 4EX
6 th March 2024	Whitchurch United Reformed Church	24 Bristol Rd, Bristol BS14 0PQ
13 th March 2024	Farrington Gurney Village Hall	Temple View, Church Ln, Farrington Gurney, Bristol BS39 6UA

All events will take place from 3pm - 7pm