

B&NES Local Plan Partial Update 20.06.2022

Suggested changes post submission

PROPOSED CHANGES included in the Errata document and Statements responding to the EXAM4

- **Additional and new text** proposed in **Bold, Red** and underlined
 - ~~Deleted text~~ proposed in **Red** and ~~strike through~~
- (Submitted LPPU changes are shown in **Bold, underlined** and ~~strike through~~ all in **black** text)

Mod Ref	Policy	Proposed changes	Reasons																								
	DM Policies																										
	DW1	<p>Policy DM1</p> <p>clause 2. making provision to accommodate:</p> <ul style="list-style-type: none"> • a net increase of 10,300 jobs; • an increase in the supply of housing by around 13,000 homes. <u>Diagram 3a sets out the proposed delivery at adoption of the Local Plan Partial Update. The table below sets out how this will be achieved.</u> <table border="1"> <thead> <tr> <th></th> <th><u>Bath</u></th> <th><u>Keynsham</u></th> <th><u>Somer Valley</u></th> <th><u>Rural</u></th> <th><u>Total</u></th> </tr> </thead> <tbody> <tr> <td><u>Completions (2011-2022)</u></td> <td><u>3,576</u></td> <td><u>1,982</u></td> <td><u>1,937</u></td> <td><u>1,289</u></td> <td><u>8,784</u></td> </tr> <tr> <td><u>Extant Permissions</u></td> <td><u>2,070</u></td> <td><u>260</u></td> <td><u>490</u></td> <td><u>80</u></td> <td><u>2,900</u></td> </tr> <tr> <td><u>Existing Allocations from the Core Strategy and</u></td> <td><u>880</u></td> <td></td> <td><u>100</u></td> <td></td> <td><u>980</u></td> </tr> </tbody> </table>		<u>Bath</u>	<u>Keynsham</u>	<u>Somer Valley</u>	<u>Rural</u>	<u>Total</u>	<u>Completions (2011-2022)</u>	<u>3,576</u>	<u>1,982</u>	<u>1,937</u>	<u>1,289</u>	<u>8,784</u>	<u>Extant Permissions</u>	<u>2,070</u>	<u>260</u>	<u>490</u>	<u>80</u>	<u>2,900</u>	<u>Existing Allocations from the Core Strategy and</u>	<u>880</u>		<u>100</u>		<u>980</u>	<p>Ref: Matter 3 and Matter 5 statements</p> <p>To respond to the NPPF requirements.</p>
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<u>Placemaking Plan</u>					
<u>New allocations through the LPPU</u>	<u>530</u>	<u>330</u>	<u>80</u>		<u>940</u>
<u>Windfalls</u>	<u>450</u>	<u>90</u>	<u>180</u>	<u>320</u>	<u>1,040</u>
<u>Total</u>	<u>7,500</u>	<u>2,660</u>	<u>2,790</u>	<u>1,690</u>	<u>14,640</u>

The table below sets out the designated neighbourhood areas housing requirements.

<u>Designated Neighbourhood Area</u>	<u>Allocations in adopted Core Strategy/ Placemaking Plan</u>	<u>Proposed LPPU allocations</u>	<u>Housing requirement</u>
<u>Bathampton</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Batheaston</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Chew Valley</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Claverton</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Clutton</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Englishcombe</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Freshford and Limpley Stoke</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>High Littleton and Hallatrow</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Keynsham</u>	<u>0</u>	<u>336</u>	<u>336</u>
<u>Midsomer Norton</u>	<u>100</u>	<u>0</u>	<u>100</u>

		<u>Paulton</u>	<u>0</u>	<u>80</u>	<u>80</u>
		<u>Publow and Pensford</u>	<u>0</u>	<u>0</u>	<u>0</u>
		<u>Radstock</u>	<u>10</u>	<u>0</u>	<u>10</u>
		<u>Stanton Drew</u>	<u>0</u>	<u>0</u>	<u>0</u>
		<u>Stowey Sutton</u>	<u>0</u>	<u>0</u>	<u>0</u>
		<u>Timsbury</u>	<u>20</u>	<u>0</u>	<u>20</u>
		<u>Westfield</u>	<u>0</u>	<u>0</u>	<u>0</u>
		<u>Whitchurch</u>	<u>0</u>	<u>0</u>	<u>0</u>
	DW1	<p>Policy DW1</p> <p>Clause 4. retaining the general extent of Bristol - Bath Green Belt within B&NES, other than removing land to meet the District’s development and sustainable transport needs at the following locations identified on the Key Diagram and allocated on the Policies Map:</p> <ul style="list-style-type: none"> • Land adjoining Odd Down • Land adjoining East Keynsham (now incorporating allocation of land previously safeguarded for development) • Land adjoining South West Keynsham • Land at Whitchurch • <u>Land allocated for use as transport interchanges at Odd Down, Newbridge and Lansdown Park and Ride sites</u> 			<p>Ref: Matter 4 statement</p> <p>For clarity and to ensure consistency throughout the Plan.</p>
	CP3	Policy CP3			Ref: Matter 5 statement

		<p><u>1) Proposals for all renewable and low carbon energy-generating and distribution networks, will be supported in the context of sustainable development and climate change, where:</u></p> <p><u>1b) They will not result in significant adverse impacts on the local environment that cannot be satisfactorily mitigated or do not and they accord with national policy, including:</u></p> <ul style="list-style-type: none"> • <u>impacts to biodiversity;</u> • <u>landscape and visual impacts including cumulative effects;</u> • <u>impacts on the special qualities of all nationally important or protected landscapes, which must be conserved or enhanced; and</u> <p><u>Clause 1f)</u> <u>They Proposals that</u> provide for a community benefit in terms of either profit sharing or proportion of community ownership or deliver local social and community benefits <u>are encouraged but this will not be a material consideration in the determination of applications. Commercial led energy schemes with a capacity over 5MW shall provide an option to communities to own at least 5% of the scheme</u></p> <p>Wind Energy Clause 2c) <u>Avoid or adequately mitigate shadow flicker, and noise for nearby residents, and adverse impact on air traffic operations, radar and air navigational installations; and</u></p>	<p>For clarification.</p>
	<p>Para 107g and iCD?</p>	<p><u>107g. The government is consulting on Buildings Regulations Part L for non-domestic buildings. This is called the Future Buildings Standard. The outcome of this consultation is not yet known. As it is currently uncertain what the new non-domestic Part L will be it is proposed to require non-residential buildings to demonstrate BREEAM excellent plus net zero carbon.</u></p>	<p>Ref: Matter 5 statement Delete the reference to BREEAM mistakenly left in the explanatory text.</p>

		<u>107i.BREEAM (Building Research Establishment Environmental Assessment Method) is a tool for assessing the environmental sustainability of a development. The BREEAM standards will be applied to major non-residential developments</u>	
	POLICY NE3:	<p>Sites, Habitats and Species</p> <p>Insert the following text after clause 5.</p> <p><u>For protected species this means:</u></p> <p><u>Adverse impacts on European, UK protected species, UK Priority and locally important species must be avoided wherever possible</u></p> <p><u>(i) subject to the legal tests afforded to them, where applicable;</u></p> <p><u>and</u></p> <p><u>(ii) otherwise, unless the need for and benefits of the proposed development clearly outweigh the loss; and</u></p> <p><u>(iii) where impacts have been minimised; and</u></p> <p><u>(iv) it can be demonstrated that it is possible to mitigate and compensate for any loss</u></p>	<p>Ref: CD-SD003 Errata</p> <p>Policy text relating to the protection of species (agreed with Natural England during preparation of the pre submission draft plan) which was omitted in error.</p>
	Para 267b	<u>267b.The Environment Act 2021 aims to improve air and water quality, tackle waste, improve biodiversity and make other environmental improvements. All new development will be required to deliver a 10% increase in biodiversity and this will become mandatory late 2023. Biodiversity Net Gain (BNG) is the achievement of measurable gains for biodiversity through new development and occurs when a development leaves biodiversity in a better state than before development. The Environment Bill proposes to introduce a 10% mandatory requirement for biodiversity net gain for certain development types, and will set out specific requirements, including use of different DEFRA metrics for major and minor schemes, and the requirement for long term habitat management plans for BNG habitats retained, created or enhanced.</u>	<p>Ref: Matter 5 statement</p> <p>For clarification.</p>
	Para 267d	under paragraph 267d. there is a missing bracket before ‘Policy NE5)’ which is an error and will be corrected as a minor modification prior to adoption of the Plan.	<p>Ref: Matter 5 statement</p> <p>Minor correction.</p>

Policy H2	<p>Policy H2</p> <p>vi. The HMO property does not achieve an Energy Performance Certificate “C” rating (unless one or more of the exemptions set out in the HMO SPD applies), unless one or more of the following exemptions applies:</p> <ul style="list-style-type: none"> a) The cost of making the cheapest recommended improvement would exceed £10,000 (including VAT). b) Where all relevant energy efficiency improvements for the property have been made (or there are none that can be made) and the property remains below EPC C. c) Where the proposed energy efficiency measures are not appropriate for the property due to potential negative impact on fabric or structure. d) Where the minimum energy performance requirements would unacceptably alter the character or appearance of a heritage asset. 	<p>Ref: Matter 5 statement For clarification.</p>
387e	<p>For the purposes of this policy, residential development includes student accommodation, co-living, build to rent, specialist housing and older person housing <u>all forms of residential accommodation where building regulations under Approved Document M: Volume 1 (dwellings) apply.</u></p>	<p>Ref: CD-SD003 Errata To clarify where M4(2) and M4(3) accessibility standards apply.</p>
RE1 (employment)	<p>POLICY RE1: EMPLOYMENT USES IN THE COUNTRYSIDE</p> <p>Proposals for employment uses in the countryside outside the scope of Core Strategy Policies RA1 and RA2 will be permitted providing they are consistent with all other relevant policies, and involves:</p> <ul style="list-style-type: none"> i) replacement of existing buildings; ii) the limited expansion, intensification or redevelopment of existing premises <u>or previously developed land where not habitat functionally linked to a European site</u>; and iii) they would not lead to dispersal of activity that prejudices town and village vitality and viability 	<p>Ref: Matter 1 statement As recommended by the HRA recommendation (DC-SD009)</p>
ED1B	<p>POLICY ED1B: CHANGE OF USE & REDEVELOPMENT OF B1 (A) OFFICE TO RESIDENTIAL USE</p> <p>1. Change of use (i.e. conversion)</p> <p>The conversion of office space (B1a) to residential C3 is normally permitted development, subject to the exceptions set out in the GPDO GPDO. (which includes listed buildings). The principle of change of use through conversion of listed buildings in office use to C3 residential use is also accepted, <u>subject to</u></p>	<p>Ref: Matter 5 statement .For clarity and make the policy in line with the NPPF para 201 and 202.</p>

		the provisions of Policy HE1. provided there is no adverse impact on the significance of the listed building.	
Bath			
SB8 (Bath Western Riverside)		<u>2. Deliver a Primary School, an early years facility and a new community hub with communal facilities to promote healthy lifestyles and community cohesion.</u>	Ref: Matter 4 statement To respond to the latest information.
SB8		<p>Policy SB8 extract</p> <p><u>5 Be required to provide a comprehensive Transport Assessment to assess the transport requirements of development proposals. This will need to include a traffic impact assessment modelling the effects of additional transport demand on the Upper Bristol Road and Lower Bristol Road corridors and additional locations to be agreed with the Local Highways Authority. Development is to provide comprehensive on and off site transport infrastructure including, but not limited to:</u></p> <p><u>c. Low car development will be supported and must be accompanied by high quality sustainable transport alternatives to car usage and ownership, including <u>integrating with emerging Metrobus / Mass Transit proposals and providing access to electric car club vehicles.</u></u></p> <p><u>g. Deliver the Sustainable Transport Route from east to west across the site. This is required to:</u></p> <p><u>iii. Ensure the delivery of deliver a direct, well-aligned and high-quality pedestrian and cycle crossing over-of Windsor Bridge Road to that connects to the former railway bridge over the river and to the Bath Riverside Site. This must include provision of a grade separated solution if feasible, and the dedication of any land to safeguard its future implementation. Development proposals must demonstrate that they do not preclude the delivery of a grade separated solution. Development must provide contributions to the delivery of local connections and at-grade crossings improvements. Modelling will be required to demonstrate the effects of interaction with existing junctions.</u></p>	Ref: Matter 4 statement To ensure that the grade separated option can be facilitated and that land is safeguarded to secure its route

		<u>v. Integrate with emerging Metrobus / Mass Transit proposals. Design of the route should support Mass Transit proposals as they emerge, which may involve direct usage of the route by the Mass Transit scheme.</u>	
SB14 Twerton Park	Delete the duplicate words, as follows: 'Development proposals will: Development proposals will: '		Ref: Matter 4 statement Remove the duplicated words.
SB14 Twerton Park	9. The site must be designed to prioritise pedestrian and cycle movements over vehicles and minimise conflict between users, whilst accommodating vehicle movements necessary for the successful commercial operation of the football club and the proposed additional development. The masterplan layout for the site as a whole must maximise permeability for pedestrians and cyclists and connect well with the wider transport network.		Ref: Matter 4 statement To make the policy clearer and effective.
Policy B3g	<u>University Locksbrook Campus (Policy SB22) is located within the Newbridge Riverside. There are significant opportunities for new development increasing activity in creative industries and improving the retention of graduates.'</u>		Ref: CD-SD003 Errata For clarity
SB22 (Creative Hub)	<u>1. Provide a mixed use development comprised of employment space including incubator units and 'grow-on' space, and teaching space, and 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> <u>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 terms. The economic benefit to the city especially for industrial uses will need to be demonstrated.</u>		Ref: Matter 4 statement To make the policy clearer and effective.
SB22 (Creative Hub)	<u>New clause 10</u> <u>Retain and enhance green infrastructure and habitats along the riverside edge, providing a biodiversity led approach towards the treatment of this area. This buffer could be used for informal public open space but must retain a habitat function, a light shielding function, and improved access to the river for maintenance purposes. Built form must respond appropriately to this habitat buffer</u>		Ref: Matter 1 statement As recommended by the HRA recommendation (DC-SD009) Recommendation:

			‘a protective clause to retain riverside is recommended. A similar approach to Bath Western Riverside could be used’
SB18 (RUH)	<u>Add below to clause 5.</u> <u>Protect and enhance existing landscape infrastructure and habitats within the site, including trees, hedgerows, grassland habitats, planting and landscaped garden areas. Protect all habitats from increased light spill.</u>		Ref: Matter 1 statement As recommended by the HRA recommendation (DC-SD009) ‘a protective clause to retain riverside is recommended. A similar approach to Bath Western Riverside could be used’
SB24 Sion Hill	Amend annotation on concept diagram to remove orange arrow showing location of potential works to Winifred Road.		Ref: CD-SD003 Errata Annotation misinterpreted to mean two-way traffic flow, therefore amended for clarity.
SB25 St Martins	Amend wording as follows: <u>11.b Upgrade to crossing over Frome Road at the entrance to Fosseway Infant and Primary School St Martin’s Garden Primary School to include widening to accommodate shared pedestrian/cycle use;</u>		Ref: CD-SD003 Errata Correct error in name of the primary school.
SB25	Policy SB25 Clause <u>12. Parking for bicycles and cars will need to be provided in line with current parking standards accordance with policy ST7, for both residential and clinical uses. Improved integrated parking solutions and car park management across the site should be investigated to maximise efficient use of land.</u>		Ref: Matter 4 statement To make the policy clearer and effective.

	SB26	<p>Policy SB26 Clause 4 <u>Be contained within the areas of the sites removed from the Green Belt, and that are allocated for Transport Interchange use as specified on the Policies Map. already developed for Park and Ride use and removed from the Green Belt, as specified on the Policies Map.</u></p>	<p>Ref: Matter 4 statement To make the policy clearer and effective.</p>
	Keynsham KE2B	<p>Policy KE2B Clause 1. Provide residential development (C3 use class) and <u>around 2,500sqm of B1 significant office Class Eg(i) floorspace to provide a mix of uses that contribute to the vitality and viability of the town centre.</u></p>	<p>Ref: Matter 4 statement To respond to the latest information.</p>
	Para 96	<p>National planning policy makes it clear that when altering Green Belt boundaries consideration should be given as to whether land needs to be safeguarded to meet longer term development needs. At south west Keynsham it is not considered there is any scope to identify safeguarded land. Policy KE3B safeguard <u>ed</u> land at East of Keynsham for development beyond the end of the plan period <u>or following a review of the Local Plan. This review has taken place and through this partial update of the Local Plan the previously safeguarded land is allocated for development under Policies KE3C and KE3D.</u></p>	<p>Ref: Matter 4 statement For clarification</p>
	Somer Valley SSV9 Old Mills	<p><u>SSV9 OLD MILLS INDUSTRIAL ESTATE (Incorporating Somer Valley Enterprise Zone)</u></p>	<p>Ref: CD-SD003 Errata Add SSV9 policy number for the clarity</p>
	SSV9 Old Mills	<p><u>7c. Development of some ancillary retail, food & drink units (use classes E(a), (b) and a hotel (use class C1) will be supported if of a scale, type and format that does not harm, but complements, nearby town centres and that benefits the attractiveness and operation of the Enterprise Zone.</u></p>	<p>Ref: Matter 4 statement For clarification</p>

