



Bath and North East Somerset Local Plan Partial Update

Matter 2 Hearing Statement – Strategic Policies

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1 MATTER 2 – STRATEGIC POLICIES

Q12 Paragraph 29a of the submitted Plan sets out that all policies in the Core Strategy and Placemaking Plan are 'strategic' policies. Is this justified and consistent with national policy as set out in the National Planning Policy Framework (NPPF)? What is the evidence that the strategic policies of the Plan are limited to those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues)?

1.1.1 Paragraph 29a of the LPPU sets out that the Core Strategy sets out the strategic framework to guide the development of the Local Authority and the Place Making Plan identifies site allocations and Development Management policies.

1.1.2 It should be considered that not all the Development Management Policies within the Places Making Plan are 'strategic'. For example, policies relating to detailed design, and small-scale development should not be considered strategic. Such policies include, Policy D5 building design, Policy D7 Infill and Backland development, Policy D8 Lighting, Policy D9 Advertisements and Outdoor Street Furniture. Further consideration should be given to this paragraph identifying which policies are strategic rather than suggesting all policies are strategic.

1.1.3 BaNES has a number of cross boundary issues given its location within the historic county of Somerset and the West of England. The Council have recognised that there are cross boundary strategic matters to be dealt with given their involvement in the West of England combined authority. The combined authority area proposed to adopt a Strategic Development Strategy (SDS) to cover the strategic matters across all the authority areas of BaNES, Bristol, and South Gloucestershire. Work on the Strategic Development Strategy has now been halted. The LPPU does not review the wider cross boundary issues given the work which was on going with the West of England SDS. Given the lack of wider strategic policies covered in this plan, an early review should be committed to within this plan.

1.1.4 Further to the West of England Area, BaNES also has a strategic relationship with Mendip, given that the settlements of Midsomer Norton and Radstock lie on the

boundary of the two authorities. Midsomer Norton and Radstock are two of the main settlements in the Somer Valley. The strategic relationship with these two settlements and Mendip should be considered.

Q13 The modified strategic policies of the Plan would cover the period to 2029, and consequently will not look ahead over a minimum of 15 years from adoption as per NPPF paragraph 22. What is the justification for this, and is the Plan positively prepared in this regard?

- 1.1.5 This review was undertaken in the context of the West of England Strategic Development Strategy, coming forward to cover wider strategic matters. Given that this strategy has now been halted and it is unclear as to whether this will now come forward at all.
- 1.1.6 The plan should commit to an early full review, to focus on the wider strategic issues and extend the plan period to cover 15 years.

