

BATH AND NORTH EAST SOMERSET LOCAL PLAN 2011-2029

**CORE STRATEGY &  
PLACEMAKING PLAN**

**LOCAL PLAN  
PARTIAL UPDATE  
POLICY REVIEW**

---

**Bath & North East  
Somerset Council**

---

ACCOMPANYING COMMENCEMENT DOCUMENT  
APRIL 2020



## CORE STRATEGY AND PLACEMAKING PLAN POLICY REVIEW

1.

The Council is required to review the Local Plan every five years in order to determine whether it remains fit for purpose or whether all or part of it needs to be revised and updated under regulation 10A of the town and Country Planning (Local Planning)(England) Regulations 2012 (as amended). The table below is a list of current Core Strategy and Placemaking Plan policies indicating those that it is intended to **update or revise through this Local Plan partial update**. As set out in the Commencement Document, this is not a full review of the Local Plan and the scope of the partial update is confined to those areas that can be addressed without changing the spatial priorities of the Core Strategy & Placemaking Plan; the spatial strategy; and the strategic housing & job growth requirements. The scope is defined by the shorter-term issues that need to be addressed.

2.

The table also indicates those policies that will need to be updated through the new Local Plan in the context of a new sub-regional strategy.

3.

This list of policies is a starting point for comment and views are invited on it. The scope of the partial update and policies to be revised will be tested at each preparation stage and therefore, may be subject to change.

4.

Consultation on the commencement document and this policy review table runs from **6th April to 1st June 2020**. If you have any comments on either document you are encouraged to make them online or via e-mail to [local\\_plan2@bathnes.gov.uk](mailto:local_plan2@bathnes.gov.uk).

5.

Please let us have any comments by **5.00 p.m. 1st June 2020**. Representations will be taken into account through the plan preparation process.

### CONTACT DETAILS:

### ON-LINE CONSULTATION

E-MAIL: [LOCAL\\_PLAN2@BATHNES.GOV.UK](mailto:LOCAL_PLAN2@BATHNES.GOV.UK)



**KEY:****CS: CORE STRATEGY POLICIES****PMP: PLACEMAKING PLAN POLICIES**

<b>VOLUME 1 - DISTRICT-WIDE STRATEGY AND POLICIES</b>	<b>ASSESSMENTS</b>	<b>SUBJECT TO THIS PARTIAL UPDATE</b>
<b>SPATIAL STRATEGY FOR BATH &amp; NORTH EAST SOMERSET</b>		
<b>CS:DW 1 DISTRICT-WIDE SPATIAL STRATEGY</b>	The strategic district-wide dwelling and jobs requirements will not be revised through the Local Plan partial update. They will need to be reviewed in the context of a new sub-regional plan and new Local Plan. In the meantime there is a need to identify sufficient housing sites to ensure a continuous housing land supply and sufficient supply to meet the overall Core Strategy requirement in accordance with the current spatial strategy.	<b>x</b>
<b>PMP:RA1 DEVELOPMENT IN THE VILLAGES MEETING THE LISTED CRITERIA</b>	As set out above there is a need to identify sufficient housing sites to ensure a continuous housing land supply and sufficient supply to meet the overall Core Strategy requirement in accordance with the current spatial strategy. Through this process the number of dwellings directed to specific settlements identified in the Core Strategy and Placemaking Plan may require revision but not to the extent that this would alter the current spatial strategy. This may require Policy RA 1 to be updated.	<b>✓</b>
<b>PMP:RA2 DEVELOPMENT IN VILLAGES OUTSIDE THE GREEN BELT NOT MEETING POLICY RA 1 CRITERIA</b>	As set out above there is a need to identify sufficient housing sites to ensure a continuous housing land supply and sufficient supply to meet the overall Core Strategy requirement in accordance with the current spatial strategy. Through this process the number of dwellings directed to specific settlements identified in the Core Strategy and Placemaking Plan may require revision but not to the extent that this would alter the current spatial strategy. This may require Policy RA2 to be updated.	<b>✓</b>
<b>CORE AND DEVELOPMENT MANAGEMENT POLICIES</b>		
<b>SUSTAINABILITY PRINCIPLES</b>		
<b>CS:SD 1 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT</b>	Reflects the NPPF (standard policy), no change in circumstances. No need to update.	<b>x</b>

VOLUME 1 - DISTRICT-WIDE STRATEGY AND POLICIES	ASSESSMENTS	SUBJECT TO THIS PARTIAL UPDATE
<b>RESPONDING TO CLIMATE CHANGE</b>		
<b>CS:CP1 RETROFITTING EXISTING BUILDINGS</b>	The policy may need to be updated in order to fully reflect the Council's priorities in the context of the climate and nature emergency.	✓
<b>CS:CP2 SUSTAINABLE CONSTRUCTION</b>	These policies need to be updated in order to fully reflect the Council's priorities in the context of a climate and nature emergency.	✓
<b>CS:CP3 RENEWABLE ENERGY</b>		✓
PMP:SCR1 ON-SITE RENEWABLE ENERGY REQUIREMENT		✓
PMP:SCR2 ROOF MOUNTED/BUILDING INTEGRATED SCALE SOLAR PV		✓
PMP:SCR3 GROUND MOUNTED SOLAR ARRAYS		✓
PMP:SCR4 COMMUNITY RENEWABLE ENERGY SCHEMES		✓
PMP:SCR5 WATER EFFICIENCY	The policy remains relevant and does not need updating.	✗
<b>CS:CP4 DISTRICT HEATING</b>	This policy needs to be reviewed and updated in order to fully reflect the Council's priorities in the context of a climate and nature emergency	✓
<b>CS:CP5 FLOOD RISK MANAGEMENT</b>	The policy remains relevant and does not need updating.	✗
PMP:SU1 SUSTAINABLE DRAINAGE	The policy remains relevant and does not need updating.	✗
<b>ENVIRONMENTAL QUALITY</b>		
<b>CS:CP6 ENVIRONMENTAL QUALITY</b>	The policy likely needs to be updated to reflect the Environment Bill when it is enacted.	✓

VOLUME 1 - DISTRICT-WIDE STRATEGY AND POLICIES	ASSESSMENTS	SUBJECT TO THIS PARTIAL UPDATE
<b>HIGH QUALITY DESIGN</b>		
PMP:D.1 GENERAL URBAN DESIGN PRINCIPLES	Recommended that Masterplans and Design Codes are developed for major schemes to ensure delivery of high quality design and place making. It should be considered comprehensively through the new Local Plan.	<b>x</b>
PMP:D.2 LOCAL CHARACTER & DISTINCTIVENESS	Give greater detail on maximising densities; potential restrictions such as excessive building heights and to cross refer to the green infrastructure policies and local food growing/allotment policies. It should be considered comprehensively through the new Local Plan.	<b>x</b>
PMP:D.3 URBAN FABRIC	Refer to the importance (in design terms) of providing a range/ mix of housing typologies and tenures; minimum space standards for residential development. It should be considered comprehensively through the new Local Plan.	<b>x</b>
PMP:D.4 STREETS AND SPACES	Need to reflect the Healthy Streets approach. It should be considered comprehensively through the new Local Plan.	<b>x</b>
PMP:D.5 BUILDING DESIGN	The policy remains relevant and does not need updating.	<b>x</b>
PMP:D.6 AMENITY	<p>Consider introducing an 'Agent of Change' requirement whereby existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established as per the revised NPPF, para 182.</p> <p>The policy need to be cross referenced with the updated Waste Planning Guidance currently being produced. Changes to this policy will be comprehensively considered in the new Local Plan.</p>	<b>x</b>
PMP:D.7 INFILL & BACKLAND DEVELOPMENT	The policy remains relevant and does not need updating.	<b>x</b>
PMP:D.8 LIGHTING	Needs to be updated to reflect guidance in the 'WaterSpace Design Guidance'. It should be updated through the new Local Plan.	<b>x</b>
PMP:D.9 ADVERTISEMENTS & OUTDOOR STREET FURNITURE	Needs to be amended to apply to all advertisements requiring consent rather than just commercial premises to align with national planning practice guidance on advertisements. It should be updated through the new Local Plan.	<b>x</b>
PMP:D.10 PUBLIC REALM	Consider amending this policy to give more detail on public realm considerations / requirements and whether this policy should refer to designing out risks to public realm, such as deterring terrorism. It should be updated through the new Local Plan.	<b>x</b>

VOLUME 1 - DISTRICT-WIDE STRATEGY AND POLICIES	ASSESSMENTS	SUBJECT TO THIS PARTIAL UPDATE
<b>HISTORIC ENVIRONMENT</b>		
PMP:H1 HISTORIC ENVIRONMENT	Consideration will be given to including reference to settings of historic assets in the policy especially in respect of the World Heritage Site. It should be updated through the new Local Plan.	✘
PMP:H2 SOMERSETSHIRE COAL CANAL AND THE WANSDYKE	The policy remains relevant and does not need updating.	✘
<b>LANDSCAPE</b>		
PMP:NE2 CONSERVING AND ENHANCING THE LANDSCAPE AND LANDSCAPE CHARACTER	This policy needs to be reviewed and updated in order to fully reflect the national policies.	✓
PMP:NE2A LANDSCAPES SETTING OF SETTLEMENTS	The policy remains relevant and does not need updating.	✘
PMP:NE2B EXTENSION OF RESIDENTIAL CURTILAGES IN THE COUNTRYSIDE	The policy remains relevant and does not need updating.	✘
<b>NATURE CONSERVATION</b>		
PMP:NE3 SITES, SPECIES AND HABITATS	Need to reflect the evidence base being prepared at the sub-regional and local levels. It also needs to be amended to better reflect the NPPF 2019 (which strengthens the protection of irreplaceable habitats) and also the Environment Bill when enacted. It should be updated through the Local Plan partial update.	✓
PMP:NE4 ECOSYSTEM SERVICES	Through the partial update and with reference to the assessment of Policy NE3 above it needs to be updated in order to clarify what is meant by Ecosystem Services and what would be required in order to deliver Ecosystem Services in an effective way.	✓
PMP:NE5 ECOLOGICAL NETWORKS	See Policy NE3 assessment above.	✓
PMP:NE6 TREES AND WOODLAND CONSERVATION	The policy remains relevant and is fit for purpose. This policy will be supported by a Trees and Woodland Plan.	✘

VOLUME 1 - DISTRICT-WIDE STRATEGY AND POLICIES	ASSESSMENTS	SUBJECT TO THIS PARTIAL UPDATE
<b>GREEN INFRASTRUCTURE</b>		
PMP:CP7 GREEN INFRASTRUCTURE	Through the partial update these policies need to be reviewed and potentially updated in order to reflect the Council's climate & nature emergency, Environment Bill and sub-regional and local evidence.	✓
PMP:NE1 DEVELOPMENT AND GREEN INFRASTRUCTURE	Through the partial update these policies need to be reviewed and potentially updated in order to reflect the Council's climate & nature emergency, Environment Bill and sub-regional and local evidence.	✓
<b>GREEN BELT</b>		
PMP:CP8 GREEN BELT	Could refer to protecting the permanence of the Green Belt and the purposes of including land within in. It should be updated through the new Local Plan.	✗
PMP:GB1 VISUAL AMENITIES OF THE GREEN BELT	Through preparation of the new Local Plan the appropriateness of retaining this policy will be reviewed as visual amenities of the Green Belt are protected by other policies.	✗
PMP:GB2 DEVELOPMENT IN GREEN BELT VILLAGES	The policy approach to infill development within villages washed over by the Green Belt may need to be re-looked at through the Local Plan partial update.	✓
PMP:GB3 EXTENSIONS AND ALTERATIONS BUILDINGS IN THE GREEN BELT	Consideration should be given to reframing the policy to provide greater clarification regarding matters such as percentage above which extensions are deemed a disproportionate addition, and how to deal with detached outbuildings. It should be considered through the new Local Plan.	✗
<b>POLLUTION, CONTAMINATION AND SAFETY</b>		
PMP:PCS1 POLLUTION AND NUISANCE	Considered to be consistent with the NPPF in seeking to prevent new and existing development from contributing to or being put at unacceptable risk from, or adversely affected by soil, air, water or noise pollution. The Council is due to introduce a Clean Air Zone from late 2020. It should be re-considered through the new Local Plan.	✗
PMP:PCS2 NOISE AND VIBRATION	Considered to be consistent with the NPPF in seeking to prevent new and existing development from contributing to or being put at unacceptable risk from, or adversely affected by soil, air, water or noise pollution. The Council is due to introduce a Clean Air Zone from late 2020. It should be re-considered through the new Local Plan.	✗



VOLUME 1 - DISTRICT-WIDE STRATEGY AND POLICIES	ASSESSMENTS	SUBJECT TO THIS PARTIAL UPDATE
PMP:PCS3 AIR QUALITY	Considered to be consistent with the NPPF in seeking to prevent new and existing development from contributing to or being put at unacceptable risk from, or adversely affected by soil, air, water or noise pollution. The Council is due to introduce a Clean Air Zone from late 2020. It should be re-considered through the new Local Plan.	X
PMP:PCS4 HAZARDOUS SUBSTANCES	Considered to be consistent with the NPPF in seeking to prevent new and existing development from contributing to or being put at unacceptable risk from, or adversely affected by soil, air, water or noise pollution. The Council is due to introduce a Clean Air Zone from late 2020. It should be re-considered through the new Local Plan.	X
PMP:PCS5 CONTAMINATION	Considered to be consistent with the NPPF in seeking to prevent new and existing development from contributing to or being put at unacceptable risk from, or adversely affected by soil, air, water or noise pollution. The Council is due to introduce a Clean Air Zone from late 2020. It should be re-considered through the new Local Plan.	X
PMP:PCS6 UNSTABLE LAND	Considered to be consistent with the NPPF in seeking to prevent new and existing development from contributing to or being put at unacceptable risk from, or adversely affected by soil, air, water or noise pollution. The Council is due to introduce a Clean Air Zone from late 2020. It should be re-considered through the new Local Plan.	X
PMP:PCS7 WATER SOURCE PROTECTION ZONES	Considered to be consistent with the NPPF in seeking to prevent new and existing development from contributing to or being put at unacceptable risk from, or adversely affected by soil, air, water or noise pollution. The Council is due to introduce a Clean Air Zone from late 2020. It should be re-considered through the new Local Plan.	X
PMP:PCS7A FOUL SEWAGE INFRASTRUCTURE	Considered to be consistent with the NPPF in seeking to prevent new and existing development from contributing to or being put at unacceptable risk from, or adversely affected by soil, air, water or noise pollution. The Council is due to introduce a Clean Air Zone from late 2020. It should be re-considered through the new Local Plan.	X
PMP:PCS8 BATH HOT SPRINGS	Considered to be consistent with the NPPF in seeking to prevent new and existing development from contributing to or being put at unacceptable risk from, or adversely affected by soil, air, water or noise pollution. The Council is due to introduce a Clean Air Zone from late 2020. It should be re-considered through the new Local Plan.	X

VOLUME 1 - DISTRICT-WIDE STRATEGY AND POLICIES	ASSESSMENTS	SUBJECT TO THIS PARTIAL UPDATE
<b>BUILDING STRONG AND VIBRANT COMMUNITIES</b>		
<b>MEETING HOUSING NEEDS</b>		
<b>CS:CP9 AFFORDABLE HOUSING</b>	Needs to be reviewed in the context of a new sub-regional plan. Consideration should be given to include the Council's approach to Vacant Building Credit and sub-division and phasing clearer through the new Local Plan.	<b>x</b>
<b>CS:RA4 RURAL EXCEPTIONS SITES</b>	Consider reviewing and revising this policy in the partial update in order to increase the supply of affordable housing through facilitating greater delivery in the rural areas.	<b>✓</b>
<b>PMP:H1 HOUSING AND FACILITIES FOR THE ELDERLY, PEOPLE WITH OTHER SUPPORTED HOUSING OR CARE NEEDS</b>	Policy may require updating through the partial update in order to help better facilitate the supply of housing to meet specific needs e.g. including those of older people (potentially through the allocation of sites, revision of the policy approach towards elderly persons housing and reviewing housing accessibility standards)	<b>✓</b>
<b>CP10 HOUSING MIX</b>	Needs to be reviewed through the new Local Plan in context of a new sub-regional plan.	<b>x</b>
<b>PMP:H2 HOUSES IN MULTIPLE OCCUPATION</b>	Through the partial update consideration should be given as to whether the policy should apply to extensions to existing HMOs i.e. use class small HMOs (C4) to large HMOs (SG) or other changes of use.	<b>✓</b>
<b>PMP:H3 RESIDENTIAL USE IN EXISTING BUILDINGS</b>	Needs to be reviewed in terms of the impact on highways through the new Local Plan.	<b>x</b>
<b>PMP:H4 SELF-BUILD</b>	This policy encourages self-build, but it does not create a policy environment that facilitates delivery as required nationally. Therefore amending the policy approach should be considered through the partial update.	<b>✓</b>
<b>PMP:H5 RETENTION OF EXISTING HOUSING STOCK</b>	Further clarification may be helpful to define 'residential accommodation' in the context of this policy i.e. the loss of residential dwellings. This should be addressed in the new Local Plan.	<b>x</b>
<b>PMP:H6 MOORINGS</b>	The policy remains relevant and does not need updating.	<b>x</b>

VOLUME 1 - DISTRICT-WIDE STRATEGY AND POLICIES	ASSESSMENTS	SUBJECT TO THIS PARTIAL UPDATE
PMP:H7 HOUSING ACCESSIBILITY	<p>In order to help deliver the housing needs of elderly persons and in light of the Council's priorities, application of the accessibility standards should be considered through the partial update.</p> <p>Internal space standards are currently only applied to affordable housing. For market housing, the standard is usually exceeded, but occasionally it is not. 'Micro housing' is also emerging as a niche market. It is helpful to review this element of the policy through the new Local Plan</p>	✓
PMP:H8 AFFORDABLE HOUSING REGENERATION	Through the new Local Plan there may be a need to review this policy taking into account viability considerations and ensure no net loss of affordable housing.	✗
<b>CS:CP11 GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE</b>	This policy represents a comprehensive framework for considering the merits of travellers site proposals. The policy remains relevant and is fit for purpose. Updated evidence on the needs of travelling communities is required and in light of this the policy approach may need to be reviewed (either in a new Local plan or a separate DPD).	✗
<b>MEETING LOCAL COMMUNITY AND RECREATIONAL NEEDS</b>		
PMP:LCR1 SAFEGUARDING LOCAL COMMUNITY FACILITIES	This policy seeks to safeguard against the loss of valued community facilities. The policy remains relevant and does not need updating.	✗
PMP:RA3 COMMUNITY FACILITIES AND SHOPS	Needs to be reviewed alongside Policy LCR2 in the new Local Plan.	✗
PMP:LCR1A PUBLIC HOUSES	Within the context of national policy and through the new Local Plan consideration should be given to whether the policy should also be extended to cover developments which directly threaten the viability of a public house.	✗
PMP:LCR2 NEW OR REPLACEMENT COMMUNITY FACILITIES	Consideration should be given to amending policies LCR2 and LCR6 to make clear that new facilities should be easily accessible by public transport, cycling and walking through the new Local Plan.	✗
PMP:LCR3 SITES SAFEGUARDED FOR PRIMARY SCHOOL USE	Need to update the list of sites in the policy through the new Local Plan.	✗
PMP:LCR3A PRIMARY SCHOOL CAPACITY	The policy remains relevant and does not need updating.	✗
PMP:LCR4 ALLOCATION OF LAND FOR CEMETERIES	The policy remains relevant and does not need updating.	✗

VOLUME 1 - DISTRICT-WIDE STRATEGY AND POLICIES	ASSESSMENTS	SUBJECT TO THIS PARTIAL UPDATE
PMP:LCR5 SAFEGUARDING EXISTING SPORT AND RECREATIONAL FACILITIES	The policy remains relevant and fit for purpose. However, consideration will be given to restricting what is shown on the Policies Map to just those areas subject to the standards set out in the Green Spaces Strategy used for assessing needs and deficiencies and new Green Infrastructure Strategy through the new Local Plan.	X
PMP:LCR6 NEW AND REPLACEMENT SPORTS AND RECREATIONAL FACILITIES	Need to ensure reference to natural open space is added in order to link with the standards in the Green Space Strategy through the new Local Plan.	X
PMP:LCR6A LOCAL GREEN SPACES	The policy remains relevant and does not need updating.	X
PMP:LCR7 RECREATIONAL DEVELOPMENT PROPOSALS AFFECTING WATERWAYS	The policy remains relevant and does not need updating.	X
PMP:LCR7A TELECOMMUNICATIONS DEVELOPMENT	Consideration should be given to amending Policy LCR7A to cover 5G infrastructure. The policy needs to be updated to reflect the revised NPPF, para 115 through the new Local Plan.	X
PMP:LCR7B BROADBAND	The policy should be amended to provide greater clarity of what is required of developers through the new Local Plan.	X
PMP:LCR7C COMMERCIAL RIDING ESTABLISHMENTS	The policy remains relevant and does not need updating.	X
PMP:LCR8 PROTECTING ALLOTMENTS	The policy remains relevant and does not need updating.	X
PMP:LCR9 INCREASING THE PROVISION OF LOCAL FOOD GROWING	The policy should be amended to remove references to the B&NES Allotment Design Guide and consideration should be given to providing high level design requirements/ guidance within the policy to reflect best practice through the new Local Plan.	X
<b>A PROSPEROUS ECONOMY</b>		
<b>ECONOMIC DEVELOPMENT</b>		
PMP:ED.1A OFFICE DEVELOPMENT	Policy ED1A will allow office development proposals within city and town centre boundaries, or on sites allocated for this use in principle. The policy remains relevant and does not need updating.	X
PMP:ED.1B CHANGE OF USE & REDEVELOPMENT OF B1 (A) OFFICE TO RESIDENTIAL USE	This policy needs to be amended to reflect current permitted development rights plus the introduction of the Article 4 Direction in Bath city centre and to more closely accord with the 2019 NPPF through the new Local Plan.	X

VOLUME 1 - DISTRICT-WIDE STRATEGY AND POLICIES	ASSESSMENTS	SUBJECT TO THIS PARTIAL UPDATE
PMP:ED.1C CHANGE OF USE AND REDEVELOPMENT OF B1 (A) OFFICE USE TO OTHER TOWN CENTRE USES	The policy allows the change of use of office space to A1, A2 and A3 uses subject to the terms of Policy ED1B, but resists the change of use or redevelopment of office space to other town centre uses. Needs to be reviewed alongside Policy ED.1B through the new Local Plan.	X
PMP:ED.2A STRATEGIC (*) AND OTHER PRIMARY INDUSTRIAL ESTATES	Evidence shows that since the start of the Core Strategy period in 2011 losses across the District have exceeded the levels set out in the Plan, and the necessary new employment development has not been realised. Additionally evidence shows that demand for industrial space has increased and is greater than was envisaged at the time of preparing the Core Strategy and Placemaking Plan. There are also limited opportunities to provide new industrial land, especially in Bath. The policy approach needs to be reviewed in the context of the sub-regional plan through the new Local Plan.	X
PMP:ED.2B NON-STRATEGIC INDUSTRIAL SITES		X
<b>SUSTAINING A BUOYANT RURAL ECONOMY</b>		
PMP:RE1 EMPLOYMENT USES IN THE COUNTRYSIDE	Needs to be amended to ensure that it also covers the conversion of existing buildings in the countryside and to ensure consistency with the revised NPPF, para 84. This may include a review of Policy RE6 to avoid any ambiguity through the new Local Plan.	X
PMP:RE2 AGRICULTURAL DEVELOPMENT	The policy remains relevant and does not need updating.	X
PMP:RE3 FARM DIVERSIFICATION	The policy remains relevant and does not need updating.	X
PMP:RE4 ESSENTIAL DWELLINGS FOR RURAL WORKERS	Needs to be amended to reflect the revised NPPF, in particular, to make reference to those taking majority control of a farm business. Consideration will also be given to whether it is necessary to provide clarity on how successors taking over from retiring farmers will be dealt with through the new Local Plan.	X
PMP:RE5 AGRICULTURAL LAND	The policy remains relevant and does not need updating.	X
PMP:RE6 RE-USE OF RURAL BUILDINGS	Consider the need to clarify the definition of a rural building (location or use) through the new Local Plan.	X
PMP:RE7 VISITOR ACCOMMODATION	Consideration is being given to clarify whether the change of use from a dwelling to visitor accommodation relates to the sub-division of a dwelling to create visitor accommodation through the new Local Plan.	X

VOLUME 1 - DISTRICT-WIDE STRATEGY AND POLICIES	ASSESSMENTS	SUBJECT TO THIS PARTIAL UPDATE
<b>CENTRES AND RETAILING</b>		
PMP:CP12 CENTRES AND RETAILING	<p>This policy may need to be updated/amended in relation to the approach to the location of additional hotel provision in the District and specifically Bath.</p> <p>In the new Local Plan consideration should also be given to amending/ strengthening wording of Policy CP12 to address the potential for mixed use / higher density development; securing a high quality environment; sustainable access; embedding the Healthy Streets approach; local identity and sense of place; barrier free and inclusive environments; maximising footfall; safety and security. The list of local centres may also need to be reviewed in preparing the new Local Plan.</p>	✓
PMP:CR1 SEQUENTIAL TEST	Need to amend the policy to reflect changes in the revised NPPF to make it clear that 'availability' in terms of the sequential test is now based on a 'reasonable period' of time through the new Local Plan.	✗
PMP:CR2 IMPACT ASSESSMENTS	The policy remains relevant and does not need updating.	✗
PMP:CR3 PRIMARY SHOPPING AREAS AND PRIMARY SHOPPING FRONTAGES	Consideration should be given to whether there is sufficient justification to continue defining primary frontages in the context of the revised NPPF through the new Local Plan.	✗
PMP:CR4 DISPERSED LOCAL SHOPS	Consider to amend this policy so that it only relates to small-scale local shops (A1 Use Class) through the new Local Plan.	✗
<b>PROMOTING SUSTAINABLE TRANSPORT</b>		
PMP:ST1 PROMOTING SUSTAINABLE TRAVEL	Policy ST1 needs to be reviewed and may require updating through the Local Plan partial update in order to ensure it better reflects the Council's climate emergency declaration. Additionally consideration should be given to aligning it with the Healthy Streets Approach. This puts people, and their health, at the heart of decision making and results in healthier, more inclusive places where people choose to walk, cycle and where possible use public transport.	✓

VOLUME 1 - DISTRICT-WIDE STRATEGY AND POLICIES	ASSESSMENTS	SUBJECT TO THIS PARTIAL UPDATE
PMP:ST2 SUSTAINABLE TRANSPORT ROUTES	Consideration should be given to removing specific reference to former railway land as this is only one type of route. This could be replaced by referring to routes suitable for sustainable transport purposes to align with the definition of Sustainable Transport in the Glossary which refers to 'Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport'. Other key routes such as Kennet & Canal towpath and Bath River Line are also likely to be safeguarded under this policy. To be considered comprehensively through the new Local Plan.	x
PMP:ST2A RECREATIONAL ROUTES	The policy remains relevant and does not need updating.	x
PMP:ST3 TRANSPORT INFRASTRUCTURE	The policy remains relevant and does not need updating.	x
PMP:ST4 RAIL FREIGHT FACILITY	The policy remains relevant and does not need updating.	x
PMP:ST5 TRAFFIC MANAGEMENT PROPOSALS	Through the partial update need to consider updating this policy in light of the climate emergency.	✓
PMP:ST6 PARK AND RIDE	The policy remains relevant and does not need updating.	x
PMP:ST7 TRANSPORT REQUIREMENTS FOR MANAGING DEVELOPMENT	Need to consider revisiting the approach to defining parking standards in the Local Plan and reviewing & updating the parking standards themselves in light of the climate emergency through the Local Plan partial update.	✓
PMP:ST8 AIRPORT AND AERODROME SAFEGUARDING AREAS	The policy remains relevant and does not need updating.	x
<b>MINERALS</b>		
CS:CP8A MINERALS	These policies may need to be reviewed through the new Local Plan.	x
PMP:M1 MINERAL SAFEGUARDING AREAS	These policies may need to be reviewed through the new Local Plan.	x
PMP:M2 MINERALS ALLOCATIONS	These policies may need to be reviewed through the new Local Plan.	x

VOLUME 1 - DISTRICT-WIDE STRATEGY AND POLICIES	ASSESSMENTS	SUBJECT TO THIS PARTIAL UPDATE
PMP:M3 AGGREGATE RECYCLING FACILITIES	These policies may need to be reviewed through the new Local Plan.	X
PMP:M4 WINNING AND WORKING OF MINERALS	These policies may need to be reviewed through the new Local Plan.	X
PMP:M5 CONVENTIONAL & UNCONVENTIONAL HYDROCARBONS	These policies may need to be reviewed through the new Local Plan.	X
<b>INFRASTRUCTURE</b>		
CS:CP13 INFRASTRUCTURE PROVISION	The policy remains relevant and does not need updating.	X



VOLUME 2 - BATH	ASSESSMENTS	SUBJECT TO THIS PARTIAL UPDATE
PMP:B1: BATH SPATIAL STRATEGY	This policy will need to be reviewed through the preparation of a new Local Plan in the context of a new sub-regional plan. In the meantime and through the partial update there is a need to identify sufficient housing sites to ensure a continuous housing land supply and sufficient supply to meet the overall Core Strategy requirement in accordance with the current spatial strategy. Through this process the number of dwellings directed to Bath and identified in Policy B1 may require revision but not to the extent that this would alter the current spatial strategy.	✓
CS:B4 THE WORLD HERITAGE SITE AND ITS SETTING	The policy remains relevant and does not need updating.	x
PMP:BD1: BATH DESIGN POLICY	The policy remains relevant and does not need updating.	x
PMP:B2 CENTRAL AREA STRATEGIC POLICY	Needs to be reviewed in the context of a new sub-regional plan, in the meantime there is a need to review the policy through the partial update in terms of the approach towards additional visitor accommodation reflecting the latest evidence.	✓
PMP:SB1 DEVELOPMENT REQUIREMENTS AND DESIGN PRINCIPLES WALCOT STREET /CATTLEMARKET SITE	The site is not subject to planning permission. The policy needs to be reviewed.	✓
PMP:SB2: DEVELOPMENT REQUIREMENTS AND DESIGN PRINCIPLES CENTRAL RIVERSIDE & RECREATION GROUND	The policy remains relevant and does not need updating.	x
PMP:SB3: DEVELOPMENT REQUIREMENTS AND DESIGN PRINCIPLES MANVERS STREET	The site is not subject to planning permission. Virgil Building is now occupied by the University of Bath. The policy approach needs to be reviewed in order to reflect current circumstances.	✓
PMP:SB4 – BATH QUAYS NORTH & BATH COLLEGE DEVELOPMENT REQUIREMENTS AND DESIGN PRINCIPLES	Outline permission granted in April 2019. The policy remains relevant and does not need updating.	x
PMP:SB5 – SOUTH QUAYS & RIVERSIDE COURT	Outline permission granted in May 2017. Construction has commenced on offices. The policy remains relevant and does not need updating.	x
PMP:SB6 – SOUTH BANK	The policy remains broadly relevant and fit for purpose. However, it may need to be updated in order to enable further clarity.	✓
PMP:SB7 – GREEN PARK STATION WEST & SYDENHAM PARK	Application pending consideration. The policy approach and requirements need to be reviewed and clarified.	x
PMP:SB8: WESTERN RIVERSIDE	Application submitted for northern bank on part of the site for 176 dwellings. Delivery on going. Policy approach to be reviewed.	✓

VOLUME 2 - BATH	ASSESSMENTS	SUBJECT TO THIS PARTIAL UPDATE
PMP:B3: STRATEGIC POLICY FOR TWERTON AND NEWBRIDGE RIVERSIDES	Given changing circumstances including the construction of a significant amount of purpose built student accommodation in the Twerton Riverside area there may, as part of preparation of a new Local Plan, be a need to review the policy approach to maintain an appropriate level of land in B1c uses alongside office uses and housing.	✗
PMP:SB9 – THE BATH PRESS DEVELOPMENT REQUIREMENTS AND DESIGN PRINCIPLES	Permission granted. The policy remains relevant and does not need updating.	✗
PMP:SB10 – ROSEBERRY PLACE DEVELOPMENT REQUIREMENTS AND DESIGN PRINCIPLES	Site development partially completed.	✗
PMP:SB11 – FORMER MOD FOX HILL PARK DEVELOPMENT REQUIREMENTS AND DESIGN PRINCIPLES	Under construction with full planning permission. The policy remains relevant and does not need updating.	✗
PMP:SB12 FORMER MOD WARMINSTER ROAD	Under construction with full planning permission. The policy remains relevant and does not need updating.	✗
PMP:SB13 FORMER MOD ENSLEIGH AND ROYAL HIGH PLAYING FIELD (FORMERLY CORE STRATEGY POLICY B3C)	Majority of the site completed. A block of 72 flats is still under construction. The policy remains relevant and does not need updating.	✗
PMP:SB14 TWERTON PARK	The site is not subject to planning permission and the policy should be reviewed through the partial update.	✓
PMP:SB15 HARTWELLS GARAGE	The site is not subject to planning permission and the policy should be reviewed through the partial update.	✓
PMP:SB16 BURLINGTON STREET	No applications submitted. This policy should be reviewed through the partial update.	✓
PMP:SB17 ENGLISHCOMBE LANE	The site is not subject to planning permission. Therefore, the policy should be reviewed through the partial update.	✓
PMP:SB18 ROYAL UNITED HOSPITAL	No application submitted. The policy should be reviewed through the partial update.	✓
PMP:B5 STRATEGIC POLICY FOR UNIVERSITIES, PRIVATE COLLEGES AND THEIR IMPACTS	The development capacity at the Claverton Campus needs to be reviewed and potentially updated through the partial update.	✓
PMP:SB19 UNIVERSITY OF BATH AT CLAVERTON DOWN	The University of Bath has prepared its masterplan for Claverton Down Campus. The policy needs to be reviewed in light of the masterplan and to reflect updated development capacity.	✓

VOLUME 2 - BATH	ASSESSMENTS	SUBJECT TO THIS PARTIAL UPDATE
PMP:SB20 – BATH SPA UNIVERSITY, NEWTON PARK CAMPUS	The Bath Spa University is in the process of preparing its Estate Plan. The policy needs to be reviewed in light of the Estate Plan.	✓
CS:B3A: LAND ADJOINING ODD DOWN, BATH STRATEGIC SITE ALLOCATION	Permission granted on part of the site for 171 dwellings in August 2019. There is a need to review and potentially update the policy in light of this permission and updated evidence.	✓

VOLUME 3 - KEYNSHAM	ASSESSMENTS	SUBJECT TO THIS PARTIAL UPDATE
<b>PMP:KE1: KEYNSHAM SPATIAL STRATEGY</b>	This policy will need to be reviewed through the preparation of a new Local Plan in the context of a new sub-regional plan. In the meantime and through the partial update there is a need to identify sufficient housing sites to ensure a continuous housing land supply and sufficient supply to meet the overall Core Strategy requirement in accordance with the current spatial strategy. Through this process the number of dwellings directed to Keynsham and identified in Policy KE1 may require revision but not to the extent that this would alter the current spatial strategy.	✓
<b>PMP:KE2: TOWN CENTRE/SOMERDALE STRATEGIC POLICY</b>	The overall approach will be reviewed through the new Local Plan.	x
PMP:KE2A: SOMERDALE	Under construction. The policy remains relevant and does not need updating.	x
<b>PMP:KE2B: RIVERSIDE AND FIRE STATION SITE</b>	Riverside under construction. Application submitted for Fire Station but withdrawn. The policy should be reviewed through the partial update.	✓
<b>CS:KE3A: LAND ADJOINING EAST KEYNSHAM STRATEGIC SITE ALLOCATION</b>	The residential element of the allocation has full planning permission and is under construction. The employment element of the allocation does not have planning permission. Therefore, consideration of whether parts of this policy need updating will be undertaken through the Local plan partial update.	✓
<b>CS:KE3B: SAFEGUARDED LAND AT EAST KEYNSHAM</b>	Needs to be reviewed through the partial update.	✓
<b>CS:KE4: LAND ADJOINING SOUTH WEST KEYNSHAM STRATEGIC SITE ALLOCATION</b>	Under construction. The policy remains relevant and does not need updating.	x

VOLUME 4 - SOMER VALLEY	ASSESSMENTS	SUBJECT TO THIS PARTIAL UPDATE
<b>PMP:SV1: SOMER VALLEY SPATIAL STRATEGY</b>	This policy will need to be reviewed through the preparation of a new Local Plan in the context of a new sub-regional plan. In the meantime and through the partial update, there is a need to identify sufficient housing sites to ensure a continuous housing land supply and sufficient supply to meet the overall Core Strategy requirement in accordance with the current spatial strategy. Through this process the number of dwellings directed to the Somer Valley and identified in Policy SV1 may require revision but not to the extent that this would alter the current spatial strategy.	✓
<b>PMP:SV2: MIDSOMER NORTON TOWN CENTRE STRATEGIC POLICY</b>	The overall approach will be reviewed through the new Local Plan.	✗
PMP:SSV1: POLICY SSV1 CENTRAL HIGH STREET CORE SITE	The policy remains relevant and does not need updating, however it will need to be reviewed through the new Local Plan.	✗
PMP:SSV2: SOUTH ROAD CAR PARK	No application submitted. The policy should be reviewed through the partial update.	✓
PMP:SSV4: FORMER WELTON MANUFACTURING SITE	Outline permission granted in April 2018. However, discussions are taking place in respect of achievability of this permission. The policy should be reviewed through the partial update.	✓
PMP:SSV3: MIDSOMER NORTON TOWN PARK	Outline permission granted in October 2015 and reserved matters in July 2017. The policy remains relevant and does not need updating.	✗
<b>CS:SV3: RADSTOCK TOWN CENTRE STRATEGIC POLICY</b>	The overall approach will be reviewed through the new Local Plan.	✗
PMP:SSV14: CHARLTON TIMBER YARD	Site development completed.	✗
PMP:SSV17: FORMER RADSTOCK COUNTY INFANTS	No application submitted.	✓
PMP:SSV20: FORMER ST NICHOLAS SCHOOL	No application submitted.	✓
PMP:SSV18: SOMER VALLEY CAMPUS	The policy remains relevant and does not need updating.	✗
PMP:SSV11: ST PETER'S FACTORY SITE	Outline permission granted in April 2016, reserved matters granted in April 2017. Under construction	✗

VOLUME 4 - SOMER VALLEY	ASSESSMENTS	SUBJECT TO THIS PARTIAL UPDATE
PMP:SSV9: OLD MILLS INDUSTRIAL ESTATE	A Local Development Order is proposed to facilitate development of the Somer Valley Enterprise Zone. The boundary and mix of uses needs to be reviewed through the partial update.	✓

VOLUME 5 - RURAL AREAS	ASSESSMENTS	SUBJECT TO THIS PARTIAL UPDATE
PMP:SR24 LAND ADJACENT TO TEMPLE INN LANE, TEMPLE CLOUD	Site development completed.	x
PMP:SR17 THE FORMER ORCHARD, COMPTON MARTIN	Permission granted and under construction. The policy remains relevant and does not need updating.	x
PMP:SR5 PINKERS FARM, EAST HARPTREE	Permission granted and under construction. The policy remains relevant and does not need updating.	x
PMP:SR6 WATER STREET, EAST HARPTREE	Permission granted. However, discussions are taking place in respect of the deliverability of this permission. The policy may need to be reviewed through the partial update.	✓
PMP:SR14 WHEELERS MANUFACTURING BLOCK WORKS, TIMSBURY	Application has been submitted and permission granted subject to section 106 agreement. The policy remains relevant and does not need updating.	x
PMP:SR15 LAND TO THE EAST OF THE ST MARY'S SCHOOL, TIMSBURY	No application submitted. It needs to be reviewed through the new Local Plan.	✓
PMP:SR2 LEAFIELD, WEST HARPTREE	Site development completed.	x
<b>CS:RA5 LAND AT WHITCHURCH STRATEGIC SITE ALLOCATION</b>	Under construction with consistent delivery. The policy remains relevant and does not need updating.	x