

Core Strategy Summary

Background

Once adopted in late 2011, the Core Strategy will replace the Local Plan and become the main planning document for B&NES. It will set out the long term spatial vision for Bath & North East Somerset up to 2026 and the broad locations for new housing, jobs and other strategic developments. It will also focus on the delivery of policy objectives and any infrastructure requirements.

It sets out a number of alternative policy options for further discussion with the local community and other stakeholders. The Council is not yet committed to a specific option although in some cases it has indicated a preference. The next step will be to consider the comments received on this document and carry out further research where necessary before preparing a draft Core Strategy for public consultation.

The two overarching options are

Option 1 – New development focused in and around the cities with a limited role for the towns and rural areas

Or

Option 2 – New development focused on the cities with a greater role for the towns and rural areas

It encompasses spatial options for

- Bath and New Neighbourhood in an Urban Extension to Bath
- Keynsham
- South East Bristol Urban Extension
- Midsomer Norton and Radstock
- the Rural Areas

Bath Options

It is proposed that whatever option is chosen Bath will provide 7,000 to 8,000 additional homes by 2026. 5,000 to 6,000 of these are to be within the existing city limits and up to 2,000 in a new neighbourhood as part of an urban extension to the west/south west of the city.

The two options proposed for Bath are

District-wide Option 1: proposes 8,000 homes (6,000 within the city, up to 2,000 as part of a new neighbourhood and 12,240 jobs at Bath.

District-wide Option 2: proposes 7,000 homes (5,000 dwellings within the city, up to 2,000 as

part of a new neighbourhood) and 10,500 jobs at Bath.

Areas discussed to help achieve these options in the core strategy for Bath spatial development include

River Corridor Zone 1: Central Bath

River Corridor Zone 2 Western Riverside – expected to deliver about 2,500 homes

River Corridor Zone 3 Lower Bristol Road/Twerton Bridge.

River Corridor Zone 4 Newbridge Industrial Zone

With reference to Outer Bath, note that BANES believes that if government housing targets for Bath are to be met it will need to make use of MoD land at Foxhill, Endsleigh etc. None is available at the present time but it could become available for housing in the medium term.

New Neighbourhood

Note that Englishcombe has been excluded from the area of search. Two options have been proposed for the new neighbourhood

Option SWB1 West of Twerton – this is BANES preferred option

The main reasons for this are that development in this location would be capable of performing a strategic role in the growth of the city; this location also has the opportunity for public transport access and green infrastructure.

The main challenges of this location are the high landscape impact and the impact of development on the World Heritage Site setting of development here and the potential difficulties of connecting the new neighbourhood into the city.

Option SWB2 Odd Down/South Stoke Plateau – main challenge with this location is that it is predominantly located within the Cotswolds Area of Outstanding Natural Beauty. Also limited capacity for development.