Contents

Appendix 1: Affordable Housing - Options in lieu of on-site delivery of affordable homes 2

Appendix 2: Open Space Standards..... 5

Appendix 3: Safeguarded Strategic and Locally Significant Industrial Sites ... 13

Appendix 4: Existing Core Strategy, Placemaking Plan and Local Plan Partial Update 15

Appendix 1: Affordable Housing - Options in lieu of on-site delivery of affordable homes

- Should the Council agree that an offsite payment is warranted as outlined in Policy 6.13, then the following methodology will be used to calculate the commuted sum to deliver the broadly equivalent value as outlined in the NPPF (2024) Para 64.

1. The intention of the formulae is to deliver a simple broadly equivalent value as if the provision had been made on site, which can also be easily updated on an annual basis.

2. The formulae are applicable for small sites in designated rural areas and larger sites as appropriate to the affordable housing percentage target within the Local Plan. This is especially appropriate to small sites where the offsite payment may be accepted in lieu of say one unit and a straight forward calculation will aid an accurate land offer.

3. These aspects will form part of the initial calculation for the affordable housing and used to calculate the final offsite payment on any particular site.

- The off-site contribution rates are derived from the Local Plan Viability Assessment and vary according to residential sales value areas (Bath City, the Somer Valley and the rest of the district) and development typology. The rates reflect the difference in residual land value between a policy-compliant scheme and an equivalent 100% market housing scheme, expressed as a fixed payment for each affordable dwelling provided through a commuted sum.

- The published rates will be updated annually to reflect inflation and prevailing market conditions. The annual review will normally be undertaken ahead of the relevant financial year, using the RICS CIL BCIS Index and the index value published on 1 November of the preceding calendar year. In accordance with Policy 6.13, the Council will publish the updated indexed rates through its Housing Services Charging Policy, or any successor document.

4. This builds on an established approach for determining commuted sums within B&NES, using values that have been updated for the purposes of this Local Plan.

5. The calculation uses a matrix of values to be applied to the proposed scheme as follows:

Table 1. Commuted Sum per equivalent affordable housing dwelling for the financial year 2026/27

Schemes of houses, or a mix of housing and flats	Flats only	Build to Rent	Co-Living	Purpose-built student housing (excluding schemes of solely self-contained studio flats)
Bath City: **£200,000**	Bath City: **£100,000**	All areas of the district: **£40,000**	All areas of the district: **£30,000**	All areas of the district: **£25,000**
Somer Valley: **£70,000**	Somer Valley: **£40,000**			
Rest of District: **£120,000**	Rest of District: **£60,000**			

- **Example 1:** For a scheme of 10 flats in the city of Bath, the calculation would be as follows:
  - 10 x 40% = 4 units.
  - The commuted sum figure, per unit, for a flat-only development is £100,000 (see column 2, row 2 in Table 1 above).
  - ***The Commuted Sum Calculation is 4 x £100,000 = £400,000***

- **Example 2:** For a scheme of 15 houses and flats in the Somer Valley, the calculation would be as follows:
  - 15 x 30% = 4.5 units.
  - The commuted sum figure, per unit, for schemes delivering a mix of housing and flats in the Somer Valley is £70,000 (see column 1, row 3 in Table 1 above).
  - ***The Commuted Sum Calculation is 4.5 x £70,000 = £315,000***

- **Note**: Residential developments on small sites from 2 to 9 dwellings within the Cotswold National Landscape, Mendip Hills National Landscape and designated rural areas as defined in the NPPF will be liable for the commuted sum payments equivalent to the relevant affordable housing contribution set out in Policy 6.14.

Payment of the Commuted Sum

6. Payment to be made in accordance with Policy 6.14 or by agreement with the LPA and set out within the S.106 agreement.

Applications That Cross Financial Year Updates

7. The Commuted Sum calculation payable will be the commuted sum as valid at the point of granting consent (i.e. the signing of the S.106 agreement). An application in January 2027 and granted in May 2027 will therefore use the relevant Commuted Sum updated figures for the year 2027/28.

Appendix 2: Open Space Standards

6.1 This Appendix supports Policy 6.12 of the Local Plan. It sets out the types of open space provision, open space standards, minimum sizes, requirements for open space and planning obligations.

Types of Open Space Provision

- **Amenity green space:** Often small-scale areas close to home or work, but also larger general purpose open space offering opportunities for informal activities, e.g. kick about, or enhancement of the appearance of residential or other areas.
- **Parks and gardens:** Accessible, high-quality opportunities for informal recreation and community events. More multi-functional than other open space, offering space for quiet relaxation as well as a range of amenities and activities for visitors. These include Millenium Greens, urban parks and formal gardens. Parks often include provision for children and teenagers and/or outdoor sports facilities.
- **Recreation grounds:** Fully accessible opportunities for formal and informal sport and physical recreation. They may include additional amenities including provision for children and teenagers or food growing spaces. This typology may be less formal in character and include fewer natural habitats than the parks and gardens typology. The use of these sites tends to be focussed on physical recreation.
- **Natural and semi-natural green space:** Includes publicly accessible Local Nature Reserves, woodlands, country parks, urban forests, scrub, grasslands, wetlands, open and running water and wastelands. These provide opportunities to access nature, wildlife conservation, biodiversity, and environmental education awareness.
- **Provision for children and teenagers:** Areas designed primarily for play and social interaction involving children and young people.
- **Allotments and community gardens and city farms:** Opportunities for the community to grow their own produce.

Open Space Standards

6.2 The open space standards support Policy 6.12 and are set out below. They are also detailed in the Bath and North East Somerset Open Space Assessment which assesses the existing quantity and accessibility of open space across the District. The standards apply to all major residential development including purpose-built student (PBSA) and co-living accommodation but exclude residential institutions. This is unless otherwise stated.

6.3 Access standards are based on actual walking distances along networks of walkable streets and paths, and a walking time of 60m per minute.

6.4 The standards as well as the minimum sizes of open space that will be considered acceptable and count towards provision, are summarised in Table 1 (Open Space Standards Summary).

Accessible Open Space

6.5 Major residential development must be designed to provide at least 4.7 ha of accessible open space per 1,000 population, comprising:

- 0.3 ha per 1,000 population of amenity green space;
- 1.2 ha per 1,000 population of parks, gardens and recreation grounds;
- 3.1 ha per 1,000 population of natural and semi-natural green space.

6.6 Residents should be within a 15-minute walk of:

- **Doorstep Open Space** of at least 0.5 ha within 200m, or **Local Open Space** of at least 2 ha within 300m; and
- **Neighbourhood Open Space** of at least 10 ha within 1km.

6.7 In addition, residents should be able to access:

- **Wider Neighbourhood Open Space** of at least 20 ha within 2km; and
- **District Open Space** of at least 100 ha within 5km.

Provision for children and teenagers

6.8 Major residential development (excluding PBSA, co-living accommodation and specialised housing for older people) must be designed to provide at least 0.55 ha of provision for children and teenagers per 1,000 population, comprising:

- 0.25 ha of equipped play space; and
- 0.3 ha of informal play provision (including Multi Use Games Areas and pump tracks).

6.9 Residents should be within a 15-minute walk of:

- **Equipped designated play space** of at least 0.1 ha within 1km; and
- **Informal play provision** distributed throughout a development or a **larger facility** such as a Multi Use Games Area or pump track within 700m.

Allotments, community gardens and city farms

6.10 Major residential development must be designed to incorporate opportunities for informal food growing, wherever possible; and provide at least 0.22 ha of **allotments** or **community gardens** per 1,000 population within 1.2km.

6.11 Residents should be within a 20-minute walk (1.2km) of an allotment, community garden or city farm

Table 1: Open Space Standards Summary

Typology	Size Threshold (ha)	Proposed Quantity Standard (ha per 1,000 population)	Proposed Access Standards (m)
Accessible open space	0.5	4.7 consisting of: • 0.3 amenity green space; • 1.3 parks, gardens and recreation grounds; and • 3.10 natural and semi-natural green space.	-
Accessible open space – Doorstep	0.5	-	200
Accessible open space – Local	2	-	300
Accessible open space – Neighbourhood	10	-	1,000
Accessible open space – Wider Neighbourhood	20	-	2,000
Accessible open space – District	100	-	5,000
Provision for children and teenagers – equipped designated play area	0.1	0.25	1,000
Provision for children and teenagers – informal play (including Multi Use Games Areas (MUGAs) and pump tracks)	-	0.3	Distributed throughout a development, larger facilities such as MUGA or pump tracks within 700m

Provision for informal food growing	-	-	Distributed throughout a development
Allotments, community gardens and city farms	0.1	0.22	1,200

Thresholds for on-site provision of open space

6.12 Development will be required to provide the open space necessary to meet the needs arising from the development on-site, in accordance with Policy 6.12 Open Space. Only where it can be demonstrated that on-site provision is not feasible or appropriate will equivalent off-site provision or a financial contribution towards its delivery be accepted.

6.13 Table 2 (Requirements for Open Space) provides a guide to assess which scales of residential development generate a need for on-site provision and where off-site provision would normally be required. This is based on minimum functional open space sizes set out in Table 1 (Open Space Standards Summary) and a household size of 2.307 persons.

Table 2: Requirements for open space based on the open space standards and functional minimum sizes for each open space typology

Key ● On-site provision normally required ▲Off-site provision normally required	No. of dwellings		
Typology	**10-49**	**50-199**	**200+**
Accessible open space	▲	●	●
Provision for children and teenagers - equipped designated play area	▲	▲	●
Provision for children and teenagers - informal play	●	●	●
Provision for informal food growing	●	●	●
Allotments or community gardens	▲	▲	●

6.14 The decision on whether open space is to be on-site, off-site or both depends on the following considerations:

- The scale of the proposed development and site area;
- The suitability of a site reflecting, for example, its topography or flood risk;
- Existing provision;
- Other sites nearby where additional provision is proposed; and
- Existing access to open space.

6.15 Where open space is to be provided on-site, the Council will expect the developer to provide the land and either:

- Design and build the provision to the satisfaction of the Council; or
- Make a financial contribution to the Council so that it may arrange for construction and development.

6.16 All major residential development is expected to incorporate opportunities for informal food growing, wherever possible.

6.17 All major residential development (excluding PBSA, co-living accommodation and specialised housing for older people) is also expected to provide informal play provision in accordance with the provision for children and teenagers – informal play standards. Playful features for children and teenagers should be integrated and distributed within a development.

6.18 Where off-site provision is required, contributions for off-site provision will normally be required.

Planning Obligations

6.19 Planning Obligations may include financial contributions towards creating or restoring and enhancing open space through a project that is directly related to the specific development.

6.20 Planning Obligations relating to open space are entered into to:

- CREATE new open space to address need and to meet growth;
- RESTORE and enhance existing open space and improve quality, value and access to open space; and
- MAINTAIN existing and new open space through management, maintenance and monitoring arrangements.

6.21 The costs will be updated annually during February/March, to reflect market changes, for use in the following financial year.

Table 3: Costs for the creation or restoration and enhancement of open space (figures indexed to 2025)

Typology	Sub-typology	Cost (£ per sq. m)
Accessible open space	Amenity green space	21.83
	Parks, gardens, and recreation grounds	104.80
	Natural and semi-natural green space	21.83
Provision for children and teenagers – equipped play	-	247.44
Provision for children and teenagers – informal play (including Multi Use Games Areas and pump tracks)	-	247.44
Allotments, community food growing and city farms	-	43.67

6.22 The same charges apply for the creation or restoration and enhancement of open space. These costs include management, maintenance and monitoring arrangements, but do not include the cost of purchasing land. If this is required, a surcharge will be applied.

Adoption of Open Space and Landscaping Schemes

6.23 On-site open space and landscaping schemes may be offered to the Council or its nominee (usually a town or parish Council) for adoption as Council owned and maintained provision.

6.24 In cases where provision of allotments comes forward as part of a development, the allotment site will be offered to the Council or its nominee (usually a town or parish Council) by a developer for adoption as Council owned and maintained provision.

6.25 The Council will consider adoption subject to several conditions, which are set out below, but there is no obligation to accept an offer.

Conditions to be met for open space and landscaping adoption to be considered acceptable

- Open space offered to the Council for adoption must be useable, and, in the case of landscaping schemes, be of high-quality. There are no specific standards against which the Council will undertake this assessment, as it will be dependent on the individual site characteristics. As such, an assessment will be made on a case-by-case basis.

- The provision offered to the Council for adoption must be maintained by the developer to the satisfaction of the Council for a period of not less than 12 months after being provided on site. In some cases, this period may be extended (e.g. if remedial works required prior to transfer are not completed within an agreed timescale).

- The developer must pay the Council a commuted sum to cover the cost of maintaining the provision for an agreed period of time. The commuted sum payable will be dependent on the type of provision and will be calculated in accordance with the formulas set out in Table 4 (Costs for maintaining open space).

Table.4.: Costs for maintaining open space (figures indexed to 2025). This is a commuted sum for a 20-year period.

Typology	Sub-typology	Cost (£ per sq. m)
Accessible open space	Amenity green space	36.75
	Parks, gardens, and recreation grounds	130.04
	Natural and semi-natural green space	36.75
Provision for children and teenagers – equipped play	-	130.04
Provision for children and teenagers – informal Multi Use Games Areas and pump tracks	-	130.04
Allotments	-	30.69

Appendix 3: Safeguarded Strategic and Locally Significant Industrial Sites

The following sites are designated as **Safeguarded Strategic and Locally Significant Industrial Sites** and will be protected for employment-generating uses in accordance with Policy.

Bath

Ref	Safeguarded Site
B1	Newbridge Riverside (Brassmill Lane, Locksbrook Road Estate and The Maltings)
B2	Victoria Park Business Centre, Kelso Place, Lower Weston, Bath
B3	Stable Yard, Windsor Bridge Road, Twerton, Bath
B4	Railway Arches, Wood Street, Lower Bristol Road, Bath
B5	Polamco, Western Lock, Lower Bristol Road, Bath
B6	Pinesway Industrial Estate, Ivo Peters Road, Bath
B7	Commercial space, Cheltenham Street, Bath
B8	Bath Self Storage, Bellotts Road, Twerton, Bath
B9	M & B Engineering, Bellotts Road, Twerton, Bath
B10	Booker Mcconnell Plc, Bellotts Road, Twerton, Bath
B11	Workman's Yard, Claude Avenue, Twerton, Bath
B12	Commercial space, Lymore Gardens, Twerton, Bath,
B13	Commercial buildings to the north of Dartmouth Avenue, Twerton, Bath
B14	Bath Trade Park, Westmoreland Station Road, Westmoreland, Bath
B15	Broadway Court, Miles Street, Widcombe, Bath
B16	Ferry Court, Ferry Lane, Bathwick, Bath
B17	Cross Manufacturing, Midford Road, Odd Down, Bath

Keynsham

Ref	Safeguarded Sites
K1	Ashmead Road & Unity Road Estate, including World's End Lane Extension
K2	Broadmead Lane Industrial Estate
K3	Wansdyke Workshops, Unity Road, Keynsham

Somer Valley

Ref	Safeguarded Sites
SV1	Bath Business Park, Peasedown St John
SV2	Wansdyke Workshops, Peasedown St John
SV3	Old Mills Industrial Estate, Paulton
SV4	Midsomer Enterprise Park, Radstock (Former Sewage Works, Welton Hollow and Land West of Midsomer Enterprise Park)
SV5	Mill Road, Radstock
SV6	Coombend, Radstock
SV7	Haydon Industrial Estate, Radstock
SV8	Westfield Industrial Estate, Westfield

Rural Areas

Ref	Safeguarded Sites
R1	Church Farm Business Park, Ashton Hill, Corston
R2	Burnett Business Park, Gypsy Lane, Keynsham
R3	Cloud Hill Industrial Estate/Trident Works, Temple Cloud
R4	Temple Bridge Business Park, Temple Cloud
R5	Hallatrow Business Park, Wells Road, Hallatrow
R6	Farrington Fields Trading Estate, Farrington Gurney
R7	Timsbury Village Workshops, Hayeswood Road, Timsbury

Appendix 4: Existing Core Strategy, Placemaking Plan and Local Plan Partial Update

1. This appendix outlines the policies from the Bath & North East Somerset Development Plan, comprising the **Core Strategy (2014), Placemaking Plan (2017), and the Local Plan Partial Update (2023)**, which will be saved or deleted, following the adoption of the new Local Plan.

2. Please note that all policies that are superseded by new policies in the Draft Local Plan are listed below in the 'deleted' table.

3. The following table provides a detailed breakdown of the changes, categorizing the policies as saved or deleted.

   - **Saved policies** are those that remain in effect.
   - **Deleted policies** are those that are no longer required or relevant and will not be carried forward. This list includes policies that have been superseded by new policies in the Draft Local Plan.

4. This appendix serves to ensure clarity on the status of each policy, helping to guide decision-making and maintain consistency in planning practice on adoption of the new Local Plan.

Table A: Saved Policies

5. Core Strategy, Placemaking Plan and Local Plan Partial Update policies listed in Table A will remain saved until superseded by the adoption of future local plan documents.

Existing Policy Ref.	Existing Policy Name	Policy Link
RA4	Rural Exceptions Sites	RA4
H1	Housing and Facilities for the Elderly, People with Other Supported Housing or Care Needs	H1
CP10	Housing Mix	CP10
H2A	Purpose Built Student Accommodation	H2A
H3	Residential Use in Existing Buildings	H3
H5	Retention of Existing Buildings	H5
H6	Moorings	H6
H8	Affordable Housing Regeneration Schemes	H8
RE1	Employment uses in the countryside	RE1

Existing Policy Ref.	Existing Policy Name	Policy Link
RE2	Agricultural development	RE2
RE3	Farm diversification	RE3
RE4	Essential dwellings for rural workers	RE4
RE5	Agricultural land	RE5
RE6	Re-use of rural buildings	RE6
RE7	Visitor accommodation	RE7
CR1	Sequential Test	CR1
CR2	Impact Assessments	CR2
CR4	Dispersed Local Shops	CR4
ST1	Promoting sustainable travel	ST1
ST2	Sustainable Transport Routes	ST2
ST2A	Recreational Routes Active Travel Routes	ST2A
ST3	Transport infrastructure	ST3
ST4	Rail freight facility	ST4
ST5	Traffic Management Proposals	ST5
ST6	Transport Interchange	ST6
ST7	Transport requirements for managing development	ST7
ST8	Airport and Aerodrome Safeguarding Areas	ST8
CP8a	Minerals	CP8A
M1	Mineral Safeguarding Areas	M1
M2	Minerals Allocations	M2
M3	Aggregate Recycling Facilities	M3
M4	Winning and working of minerals	M4
M5	Conventional and Unconventional Hydrocarbons	M5
CP13	Infrastructure Provision	CP13
LCR1	Safeguarding Local Community Facilities	LCR1
RA3	Community Facilities	RA3

Existing Policy Ref.	Existing Policy Name	Policy Link
LCR1A	Public Houses	LCR1A
LCR2	New or replacement community facilities	LCR2
LCR3	Land safeguarded for primary school use	LCR3
LCR3A	Primary School Capacity	LCR3A
LCR5	Safeguarding existing sport and recreational facilities	LCR5
LCR6A	Local Green Spaces	LCR6A
LCR7	Recreational development proposals affecting waterways	LCR7
LCR7A	Telecommunications Development	LCR7A
LCR7C	Commercial riding establishments	LCR7C
LCR8	Protecting allotments	LCR8
LCR9	Increasing the provision of local food growing	LCR9
KE2B	Riverside and Fire Station Site	KE2B
KE3C	East of Keynsham – Former Safeguarded Land	KE3C
KE3D	East of Keynsham – Former Safeguarded Land	KE3D
KE5	Treetops	KE5
SSV1	Central High Street Core Site	SSV1
SSV4	Former Welton Manufacturing Site	SSV4
SSV3	Midsomer Norton Town Park	SSV3
SSV21	Silver Street	SSV21
SV3	Radstock Town Centre Policy	SV3
SSV20	Former St Nicolas School	SSV20
SSV18	Somer Valley Campus	SSV18
SSV11	St Peters Factory Site	SSV11
SSV9	Old Mills Industrial Estate (Incorporating Somer Valley Enterprise Zone	SSV9
SSV22	Former Paulton Printworks	SSV22

Existing Policy Ref.	Existing Policy Name	Policy Link
SCR6	Sustainable Construction Policy for New Build Residential Development	SCR6
SCR5	Water Efficiency	SCR5
CP1	Retrofitting Existing Buildings	CP1
SCR2	Roof Mounted/Building Integrated Scale Solar PV	SCR2
CP6	Environmental Quality	CP6
HE1	Historic Environment	HE1
HE2	Somersetshire Coal Canal and the Wansdyke	HE2
NE2A	Landscape setting of settlements	NE2A
NE2B	Extension of residential curtilages in the countryside	NE2B
CP5	Flood Risk Management	CP5
SU1	Sustainable Drainage	SU1
NE3	Sites, Habitats and Species	NE3
NE4	Ecosystem Services	NE4
NE5	Ecological Networks and Nature Recovery	NE5
D1	General Urban Design Principles	D1
D2	Local Character and Distinctiveness	D2
D3	Urban Fabric	D3
D4	Streets and Spaces	D4
D5	Building Design	D5
D6	Amenity	D6
D7	Infill and Backland Development	D7
D9	Advertisements & Outdoor Street Furniture	D9
D10	Public Realm	D10
PCS1	Pollution and Nuisance	PCS1
PCS2	Noise and Vibration	PCS2

Existing Policy Ref.	Existing Policy Name	Policy Link
PCS3	Air Quality	PCS3
PCS4	Hazardous Substances	PCS4
PCS5	Contamination	PCS5
PCS6	Unstable Land	PCS6
PCS7	Water Source Protection Zones	PCS7
PCS7A	Foul Sewerage Infrastructure	PCS7A
PCS8	Bath Hot Springs	PCS8

Deleted Policies

Existing Policy Ref.	Existing Policy Name
CP9	Affordable Housing
H2	Houses in Multiple Occupation
H7	Housing Accessibility
CP11	Gypsies, Travellers and Travelling Showpeople
ED1A	Office Development
ED1B	Change of Use & Redevelopment of Office to Residential Use
ED1C	Change of Use And Redevelopment of Office Use to Other Town Centre Use (Not Within Use Class E)
ED2A	Strategic (*) And Other Primary Industrial Estates
ED2B	Non-Strategic Industrial Premises
CP12	Centres and Retailing
CR3	Primary Shopping Areas and Primary Shopping Frontages
CR4	Dispersed Local Shops
LCR4	Safeguarding land for cemeteries
LCR6	New and replacement sports and recreational facilities
LCR7B	Broadband

KE1	Keynsham Spatial Strategy
KE2	Town Centre / Somerdale Strategic Policy
KE2A	Somerdale
KE3A	Land adjoining East Keynsham Strategic Site Allocation
KE4	Land Adjoining South West Keynsham Strategic Site Allocation
SV1	Somer Valley Spatial Strategy
SV2	Midsomer Norton Town Centre Strategic Policy
SSV14	Charlton Timber Yard
SSV17	Former Radstock County Infants
RA5	Land at Whitchurch Strategic Site Allocation
SCR7	Sustainable Construction Policy for New Build Non-Residential Development
SCR8	Embodied Carbon
SCR9	Electric Vehicles Charging Infrastructure
CP4	District Heating
NE2	Conserving and Enhancing the Landscape and Landscape Character
NE3a	Biodiversity Net Gain
NE6	Trees and woodland conservation
CP7	Green Infrastructure
NE1	Development and Green Infrastructure
D8	Lighting