

Bath and North East Somerset Local Plan 2025 Options Consultation Overview



CONTENTS

1	Title page	
2	Contents	
3	Executive Summary	
4	Chapter 1: Introduction	
5	Introduction	
6	Timeline	
7	Chapter 2: Consultation Overview	
8	Our Approach to Consultation	
9	How Could People Take Part?	
10	Participation in Numbers	
11	Chapter 3: Public Awareness	
12	Advertising and Media	
13	Roadshow Events	
14	Roadshow Events	
15	Chapter 4: Consultation Routes	
16	Access Points for Viewing Policy Options	
17	Formal Submission Methods	
18	Chapter 5: Stakeholder Engagement	
19	Stakeholder Engagement	
20	Schools and Young People Engagement	
21	Chapter 6: Demographic Analysis	
22	Who Responded to the Consultation?	
23	Which Residents Provided a Representation?	
24	Chapter 7: Summary of Representations	
25	Policy Areas	
26	Petitions and Letter Campaigns - Early Analysis	
27	Chapter 8: Next Steps	
28	What Happens After Consultation	

This report summarises the outcomes of the Local Plan Options Consultation, held from 3 October to 14 November 2025. This statutory stage under Regulation 18 forms part of preparing the Bath & North East Somerset Local Plan, which will guide development across the district until 2043.

Purpose of the Consultation

The Local Plan sets out a vision, strategy, and policies to manage growth and change. Following changes to national planning policy in late 2024, the Council reset the process and relaunched engagement to ensure the plan reflects updated requirements and local priorities.

Our Approach

The consultation aimed to be flexible, inclusive, innovative, informative, and exhaustive, offering multiple ways for people to access information and share views:

Online: Dedicated consultation website with interactive maps and easy-read versions.

In-person: 56 roadshow events across the district.

Printed materials: Hard copies in libraries and four area-specific leaflets.

Other routes: Postal and email submissions.

Pre-options engagement activities introduced new participants to the process and kept key stakeholders informed.

Participation Highlights

Representations: 7995 + additional signatures from letter campaign/petitions

Individual website visitors: 19,000+

Event attendance: 3200+

Social media impressions/views: 294,000+

Leaflets distributed: 10,000+

Targeted Engagement

Parish & Town Councils: Individual briefings offered to parishes with development site options.

Schools & Young People: Interactive activities and lesson plans to involve younger audiences.

Next Steps

All feedback will be analysed and used to shape the Draft Local Plan, scheduled for consultation in September–October 2026, ahead of submission for examination in December 2026 and adoption in Autumn 2027.

Chapter 1

Introduction

This report summarises the outcomes of the Local Plan Options Consultation held between 3 October to 14 November 2025. The consultation is a statutory stage in preparing the Bath and North East Somerset Local Plan, which will guide development across the area until 2043.

What is the Local Plan?

The Local Plan sets out a vision, strategy, and policies to manage growth and change and provides the basis for determining planning applications. Planning decisions in Bath and North East Somerset are guided by both national and local planning policy. The local policy framework is comprised of a series of statutory documents, including:

- **Local Plan** – incorporating the Core Strategy, Placemaking Plan, and the Local Plan Partial Update (LPPU)
- **Neighbourhood Plans** – prepared by local communities to guide development within their areas
- **West of England Joint Waste Core Strategy** - sets out waste management policies across the region

These plans are supported by a comprehensive evidence base, which the Council has a statutory duty to review and update regularly. A new Local Plan cannot be adopted unless it is informed by this evidence. This consultation report is one of the documents that contributes to that evidence base and supports the plan-making process.

Why a reset was needed

The Council began work on the emerging Local Plan in 2022 and undertook an initial Options Consultation between 12th February and 8th April 2024. However, changes to national planning policy in December 2024, such as revised standard method figures of housing need and Green Belt policy required a reset of the process. Bath and North East Somerset Council officially announced the Local Plan reset in January 2025 and relaunched conversations with stakeholders through a renewed call for sites and a second Options Consultation, which ran for six weeks, from 3 October to 14 November 2025. This report focuses on that consultation. You can see the Council-decision making which supported these changes to the plan-making process in **Appendix A**.

2024 Options Consultation

The first Options Consultation took place between 12 February and 8 April 2024 as part of the statutory Regulation 18 stage. It explored options for housing growth, employment land, and Development Management policies including those addressing the climate emergency. Although changes to national planning policy in late 2024 required a reset of the Local Plan process, issues raised in feedback gathered during the 2024 consultation continues to be carefully considered in preparing the Draft Local Plan.

Statutory basis

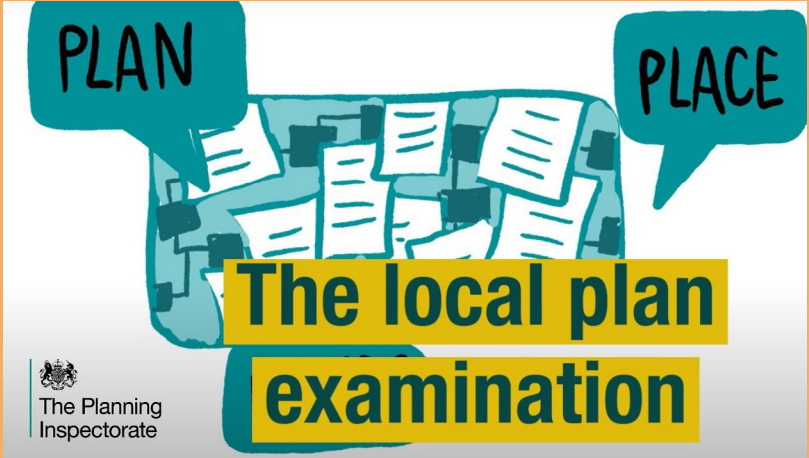
The Options Consultation forms part of the statutory plan-making process under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This stage seeks views on potential policies and development options before the Draft Local Plan is prepared. The consultation programme has been delivered in accordance with the Council’s Statement of Community Involvement (2022).

The Options Consultation is one of several statutory stages in preparing the Local Plan for Bath and North East Somerset. Local Plans must be prepared in accordance with national legislation, including the Planning and Compulsory Purchase Act 2004, and involve public consultation at key points.

This report relates to the Reset Options Consultation (Regulation 18), which took place in Autumn 2025. The timeline shows how this stage fits within the wider plan-making process, from the initial launch through to adoption.

Options Document Consultation

October 3rd 2025 - November 14th 2025



Plan Submitted for Public Examination

Winter 2026

Council proposes Local Plan Options consultation on the future growth of B&NES

© Date published: 2025-09-17 | Category: Giving people a bigger say, Local Plan

What will B&NES look like in 2043?

Local Plan Reset

December 2024 - February 2025

Draft Local Plan Consultation

Autumn 2026



Plan Adoption

2027

Chapter 2

Consultation Overview



Our Approach to Consultation

The Local Plan Reset provided the Council with the opportunity to review its approach to consultation.

There was an overarching aim to use new and innovative techniques to increase both the quality and quantity of outreach and feedback during the plan making process.

The consultation approach was underpinned by five key pillars/objectives, as shown on the diagram on the left.

Concurrent Consultation

To ensure a coordinated and joined up approach, and to deliver better quality consultations, consultation on the Somer Valley Design Code, Bath Movement Strategy and Midsomer Norton Town Centre Masterplan was aligned with the Local Plan Options Consultation.

Online

Dedicated consultation website (bathnesplaces.co.uk/localplan) for viewing documents and submitting responses.

In-person

Over 50 roadshow events across Bath & North East Somerset, designed to 'go to people' and encourage participation.

Printed materials

Hard copies of the Local Plan Options document available at libraries plus four area-specific leaflets distributed widely.

Other routes

Postal and email submissions for those unable to respond online via the dedicated consultation website.

How Could People Take Part?

People could take part in many different ways.

Consultation materials were provided in accessible formats, including easy-read versions, executive summaries, and translations on request, while the web platform was designed for ease of navigation. Where technical terms were unavoidable, a glossary was provided.

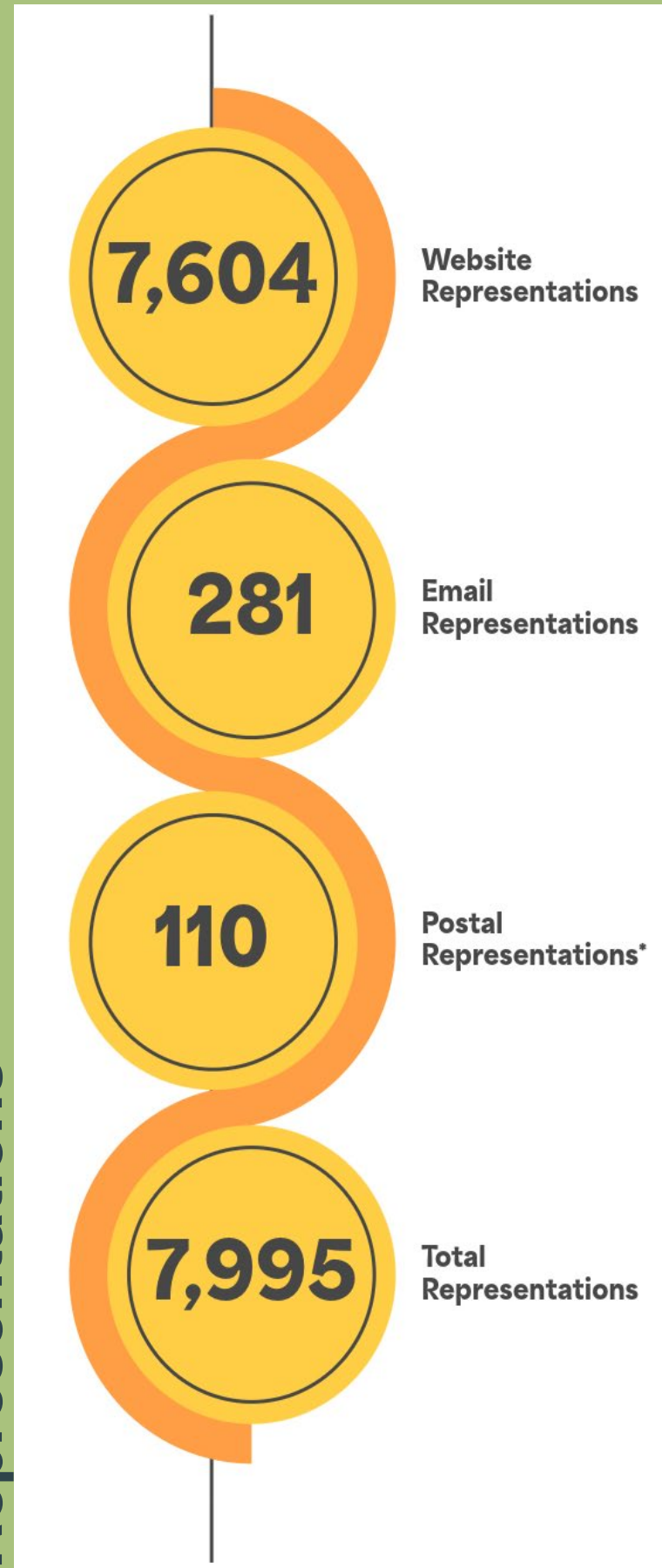
Roadshow events were family-friendly and held in varied public locations at a range of times.

Staff were available to answer questions and signpost formal submission routes at roadshow events, over the phone and via email.

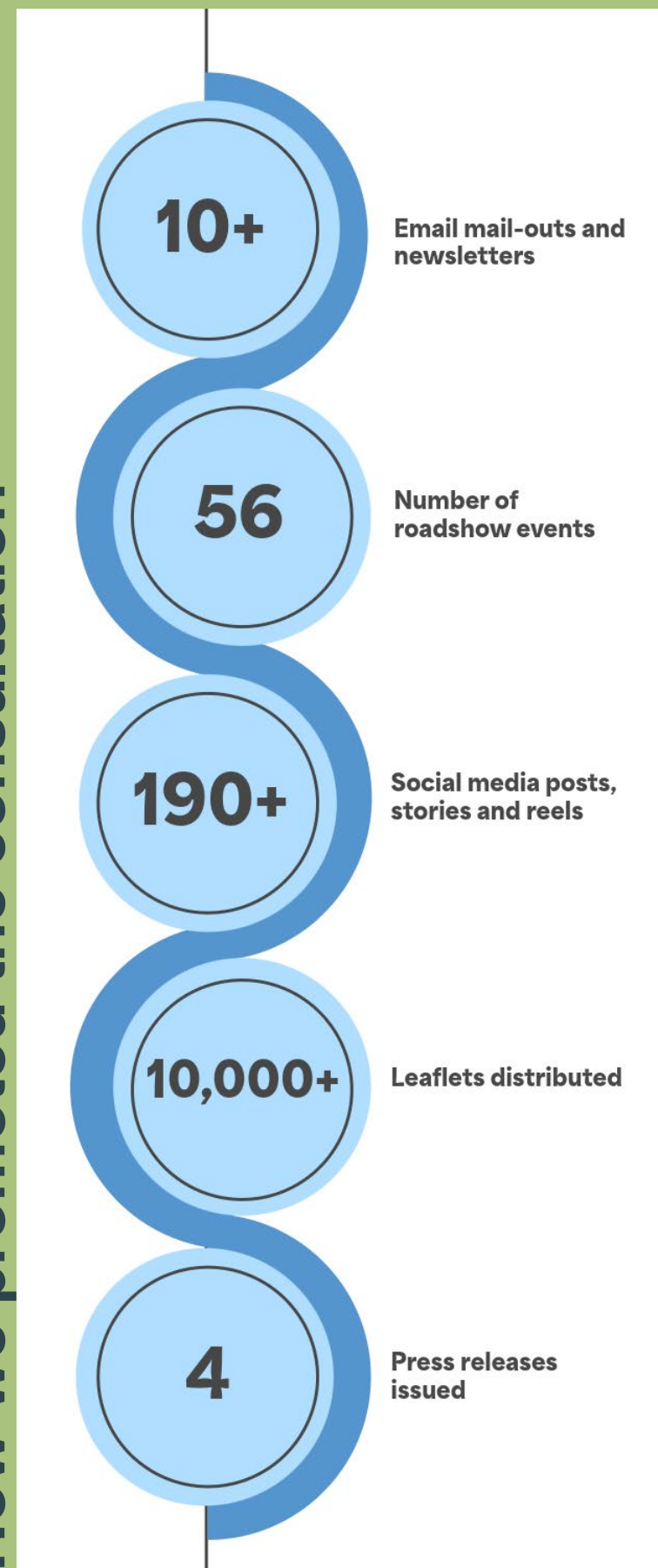
Before the formal consultation period, a series of pre-options engagement activities were carried out to introduce new participants to the plan-making process and build understanding of key planning concepts. These activities also ensured that key stakeholders, including community representative groups, remained informed about the Local Plan reset and upcoming consultation opportunities scheduled for the autumn.

Participation In Numbers

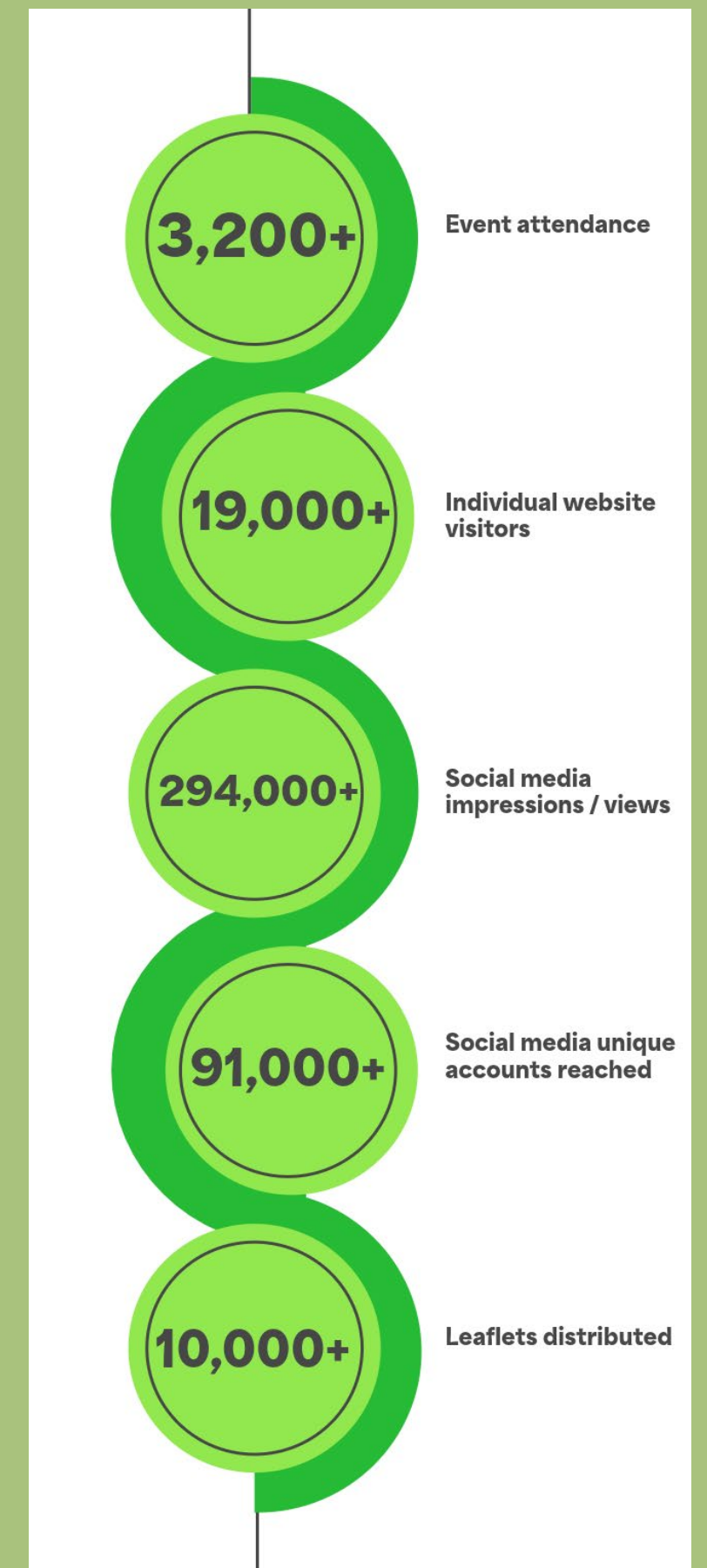
Representations



How we promoted the consultation



Engagement with consultation material



*Note: postal representation figure excludes approx. 1,600 signatures from a Whitchurch letter campaign. Petitions are also not included. See page 26 for more information.

Chapter 3

3

Public Awareness

Advertising and Media

Email mail-outs

From Planning Policy

All general and specific consultation bodies, organisations with which the Council has a duty to cooperate and individuals subscribed to Planning Policy updates received two emails notifying them of the consultation:

- 18th September – Notification of Reset Local Plan Options document (Regulation 18) Cabinet Paper publication and date of Cabinet meeting
- 3rd October – Notification of the start of the consultation period

Council newsletter

Between 11 September 2025 and 6 November 2025, the Council's e-connect email newsletter referenced the Local Plan Options consultation in 9 separate issues.

- The consultation was highlighted in the Leader's message (the opening section of the newsletter) on 6 occasions.
- It featured in its own dedicated section on 4 occasions.
- It was mentioned in the news section on 1 occasion.

Press releases and articles

Between 17 January 2025 and 20 October 2025, the Council published 4 press releases about the Local Plan Options in the Newsroom section of its website. These releases were closely aligned with the Council's formal decision-making process.

Following these releases, the consultation attracted significant media attention with more than 20 articles subsequently published by over 10 different news outlets, demonstrating strong external interest and broad dissemination of information.

Leaflets

More than 10,000 leaflets were distributed, 7000+ of these at roadshow events and 3000+ were collected and distributed by local Councillors.

Social media

'Bathnesplaces' Instagram account

- 42 posts
- 14 reels
- 78+ stories

B&NES Council Instagram account

- 19 posts/reels

B&NES Council Facebook account

- 32 posts/reels

B&NES Council X account

- 25 posts

B&NES Council Nextdoor account

- 2 posts

Please see **Appendix B** for examples of activities to raise public awareness.

Council proposes Local Plan Options consultation on the future growth of B&NES

© Date published: 2025-09-17 | Category: Giving people a bigger say, Local Plan

What will B&NES look like in 2043?

The Local Plan Options consultation will be considered by Cabinet on 25 September 2025.



Roadshow Events

Between 7 October 2025 and 1 November 2025, the Council held more than 50 roadshow events across Bath & North East Somerset. This approach was designed to ‘go to people’, rather than ask participants to travel to central venues. The full schedule of events is available in **Appendix C**.

By taking the roadshow approach, we aimed to reach a wider and more diverse audience. Events were scheduled between 7.30am and 6pm, Monday to Sunday, ensuring that as many local people as possible, including workers, commuters and parents, had the opportunity to attend.

The roadshow events were designed to raise awareness of the Local Plan Options Consultation and to encourage engagement. Council Officers were available to answer questions, discuss concerns and explain policies. Attendees were directed to formal submission routes, such as the consultation website, for submitting written representations.



Key features of the roadshow approach included:

• Format

Events were designed to fit into people's everyday routines. All sessions were held outdoors in publicly accessible locations and operated on a drop-in basis, with no need to book in advance. Most visits lasted no more than 30 minutes, allowing people to engage without significant time commitment.

A vintage vehicle, branded with Local Plan Options Consultation graphics, was the focal point for each event. All consultation materials were stored in the vehicle, along with a gazebo and table for use as required by location and weather conditions.

• Information materials:

Four geographically focused leaflets were available, each including:

- o A short guide to the Local Plan
- o Principles of good development
- o Instructions for commenting or making representations
- o Maps and tables showing site options for the relevant area

These leaflets served as accessible entry points for those unfamiliar with the Local Plan and primarily interested in local issues. Full documentation, including an easy-read version, was available for those seeking more detail. Plain language was used wherever possible.

• Other visual aids:

A1 engagement boards replicating leaflet content were used flexibly on tables and moved as needed by staff.

• Staffing:

Events were staffed by Planning Policy Officers (including area leads) supported by colleagues from the Sustainable Places & Regeneration, Transport Policy, and Development Management teams.

• Additional activities:

Some longer drop-in sessions included interactive activities managed by an external facilitator, such as giant Jenga and a large-scale '2043' vision board where participants shared aspirations for the district at the end of the plan period. These activities aimed to make engagement enjoyable and encourage families to participate.



Chapter 4

Consultation Routes

Access Points for viewing Policy Options

Website

The primary route for reviewing Local Plan policy options was the website: <https://bathnesplaces.co.uk/localplan/>. Anybody who accessed Planning Policy information via bathnes.gov.uk was directed here.

The site presented the content of the paper/PDF version of the Local Plan Options document and supporting documentation in an engaging, accessible format and complied with the Web Content Accessibility Guidelines version 2.2 AA standard.

The website was structured so that a user guide and details of the consultation programme appeared at the start. After answering a short set of questions, users could then access the detailed consultation content:

- Setting the Scene: included sections such as ‘What is a Local Plan?’ and ‘Spatial Principles’
- Site options (by place): Bath, Bristol to Bath Corridor, Somer Valley and Rural
- Site options (interactive map): easy reference to site options and existing allocations
- Development Management Policy Options: sections such as ‘Climate Change’ and ‘Jobs and Economy’

Options chapters and supporting documents were available for download as PDFs, including:

- Options document – chapters
- Evidence Base: the full suite of topic papers, evidence reports, Sustainability Appraisal and Habitat Regulations Assessment; there was also a link to the 2024 directory of evidence base documentation
- Executive Summary and Easy read version of the Options document
- Appendices and glossary

Libraries

Hard copies of the Options document were available for reference at Bath Library, Midsomer Norton Library, Keynsham Library and Bath Housing, Welfare & Advice Service throughout the consultation period.

From 27th September until the end of the consultation period, all community libraries in Bath & North East Somerset also held the full suite of documents for reference.

Each document included information about the consultation, including how people could provide a representation.

Full suite of documents:

- Executive Summary
- Easy read version
- Chapters 1-4
- Chapter 5
- Chapter 6
- Chapter 7
- Chapter 8
- Chapter 9
- Appendices and glossary

Leaflets & engagement boards

Four leaflets were produced to support the consultation, each focused on a specific geographical area:

1. Bath
2. Whitchurch Village, Hicks Gate, Keynsham & Saltford Village
3. Somer Valley
4. Rural – Chew Valley, Clutton, Temple Cloud, Farmborough & Timsbury

Each leaflet included:

- A short guide to the Local Plan
- Principles of good development
- Information about how to comment/make a representation relating to the Local Plan Options
- Maps and tables showing site options within the geographical area

These were designed as an accessible entry point for people unfamiliar with the Local Plan and primarily interested in their local area rather than wider policy proposals.

The leaflets clearly signposted people to the consultation website and also provided a phone number and email address for further queries. When speaking to people in person, staff often explained the limited content of the leaflets and encouraged them to access the full information online or at libraries.

The maps and tables from the leaflets were also reproduced on A1 engagement boards, which were used during in-person discussions to explain policies in more detail.

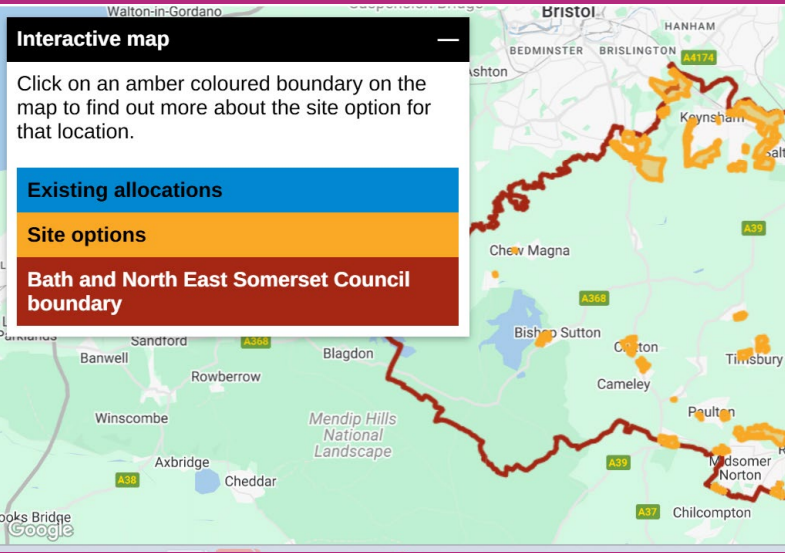
Choose a section to view:

Setting the scene

Site options (by place)

Site options (interactive map)

Development Management policy options



Your feedback

Options:

- ☒ Retain the site allocation (SB1) as currently worded
- ☒ Introduce other policies or site allocations such as for Broad Street Yard

Do you have any feedback on this site option? This feedback will be taken into account and included in the Options Consultation Report.

Formal Submission Methods

Website

The consultation website (<https://bathnesplaces.co.uk/localplan/>) was the primary route for submitting representations. Anybody who accessed Planning Policy information via bathnes.gov.uk was directed there.

Respondents could choose to participate as a:

- 1. Resident
- 2. Statutory consultee
- 3. Agent, property developer or landowner
- 4. Business, charity, civic group or community organisation

This information was collected to provide a more personalised experience and streamline data collection.

Before accessing the consultation material, respondents were asked to complete a short set of questions tailored to their category. These questions were kept to a minimum and, in most cases, only needed to be completed once. If respondents returned to the site using the same device and had cookies enabled, the website remembered their previous answers. This meant they could skip the questions on subsequent visits, making the process quicker and easier.

Post

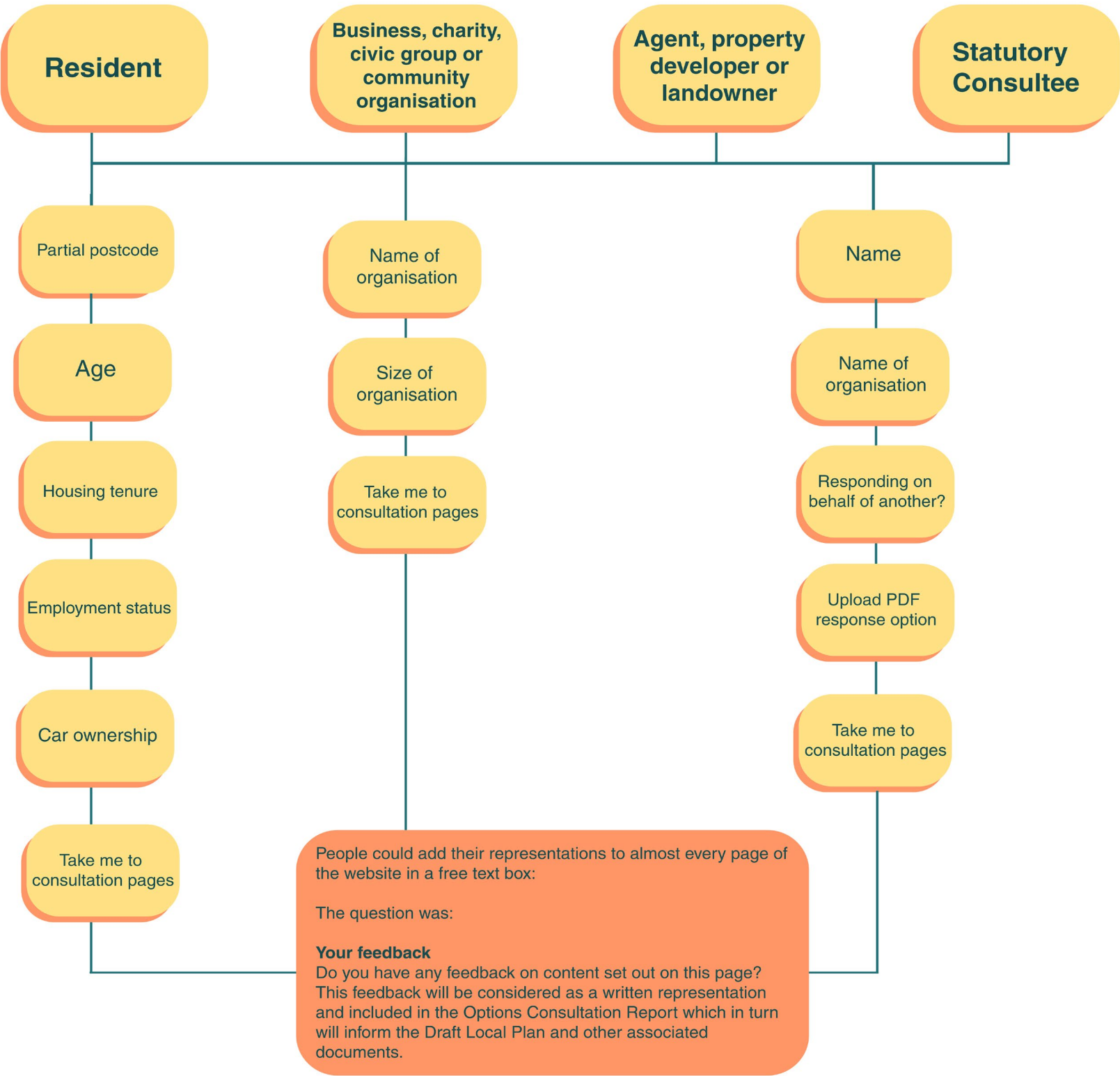
People were encouraged to submit their representations to the Council via post if they could not use the website.

Respondents were asked to clearly label which policy they were providing their views on. In these instances, answers to demographic questions were not required in their response.

Postal responses were often submitted by people who had read the hard copies provided across the district or attended events and indicated they couldn't use the website.

Email

A dedicated email address (local_plan@bathnes.gov.uk) was provided to support the consultation and was included on all leaflets and hard copies of the Local Plan Options paper. While this channel was intended primarily for answering queries about policies and the consultation process before submitting representations, we also accepted representations sent via email.



Residents were asked a small set of demographic questions to help us understand who our current consultation approach is reaching. This insight is essential for identifying any gaps in engagement and ensuring that all communities have an opportunity to participate. The questions focused on location, age, housing tenure, employment status, and car ownership because these factors directly influence planning considerations such as housing needs, transport infrastructure, and access to services. The information gathered will inform future consultation strategies and support a more inclusive and representative approach.

Stakeholder Engagement

Chapter 5

Stakeholder Engagement

Appendix D includes examples of the stakeholder engagement material used during the consultation 10,000 copies were printed and distributed in hard copy. The consultation was delivered in line with the Council's Statement of Community Involvement (SCI) 2022, which sets out how communities and stakeholders should be involved in plan-making. This included engagement with the specific and general consultation bodies identified in the SCI, as well as targeted activities to reach seldom-heard groups. It also indicates that we will consult on the Sustainability Appraisal alongside the Options Consultation. These requirements ensure that the Local Plan is prepared collaboratively and reflects a wide range of perspectives.

Parish and Town Council engagement

To ensure local voices were fully informed and involved, we adopted a proactive approach with parish and town councils. Parishes with a development site option within their boundary were offered individual briefings, providing an opportunity to discuss proposals and raise questions directly. This targeted engagement helped build understanding and strengthen relationships at a local level.

Alongside briefings, a clear and consistent communications plan kept all parishes updated throughout key stages of the process. Updates included early notice of Cabinet reports, changes to consultation launch dates, and reminders about opportunities to participate.



Schools and young people engagement

As part of our engagement strategy, we adopted an approach that actively involved schools and young people throughout the process. Throughout the engagement, we partnered with an external facilitator to lead activities and create an engagement pack. Primary schools across the district were provided an activity pack to engage pupils with the Local Plan and the broader built environment. The activity pack was comprised of two different strands; a 'plug-and-play' 60-minute lesson plan, and a colouring activity.

- Lesson Plan – ‘The £1,000,000 Challenge – Chief Planner for a Day’

The 60-minute lesson plan, designed for KS2, provided an introduction to the Local Plan and Doughnut Economics. Pupils were encouraged to consider how they would allocate £1,000,000 for the benefit of both people and planet.

The lesson plan also provided opportunities for pupils to respond to proposals for growth and change in their local area, via the formal consultation process. A template response was provided, to allow pupils (and their parents) to easily compile their feedback.

- **B&NES Dream Ice Cream Colouring Activity**

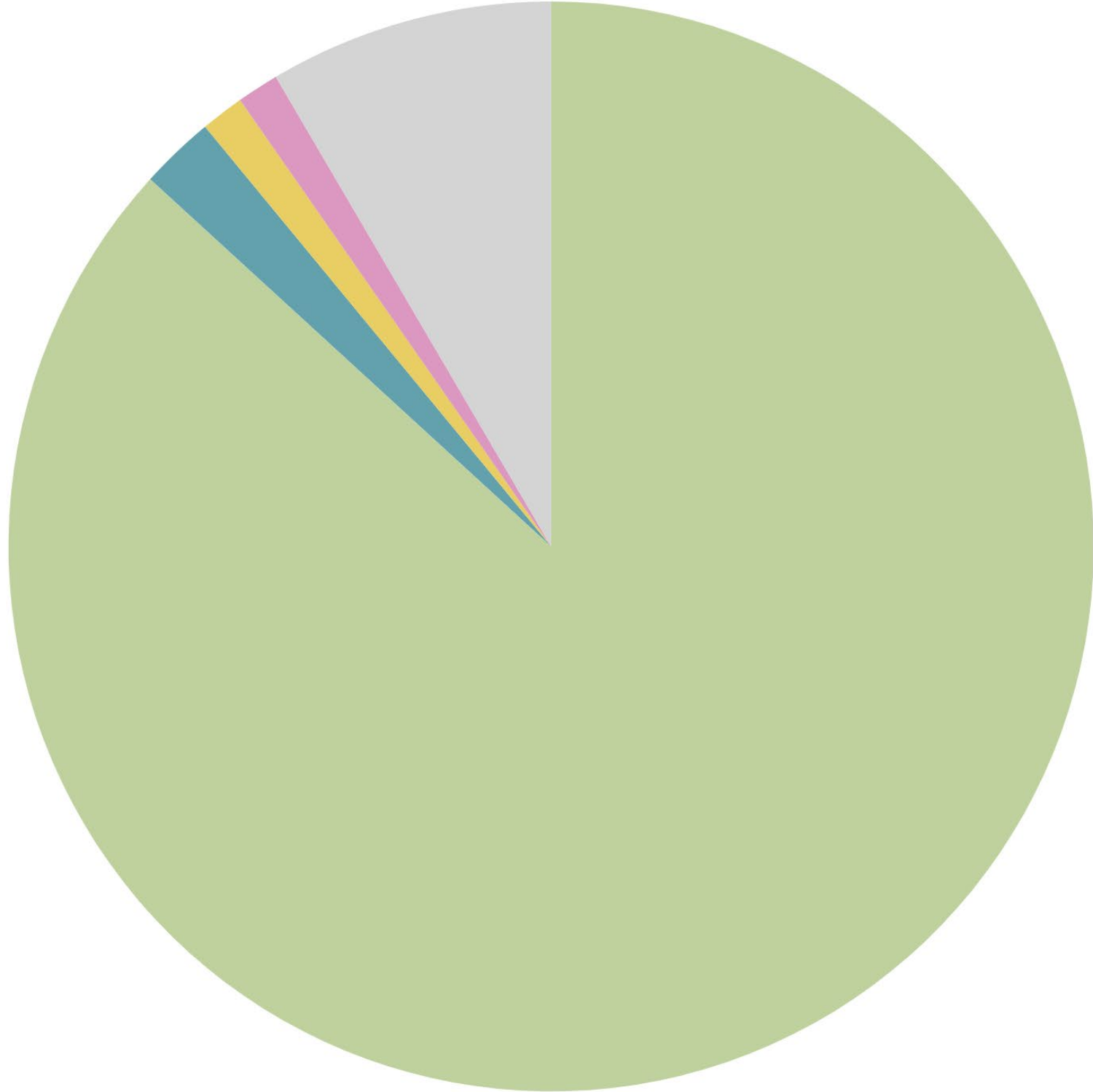
This activity invited young people to think of their local area like an ice cream, using prompts drawing upon the 'Three Pillars' of sustainable local development to generate ideas.

The colouring activity was circulated to each primary school, with schools encouraged to share the best responses. Colouring sheets were also available at many of the roadshow events.

In addition, during four of the roadshow engagement events, our facilitator conducted activities specifically designed to encourage the participation of young people. These activities, promoted as part of October's national 'Big Draw' Festival, included; giant jenga, pick up sticks, a '2043' vision board drawing activity, and a colouring table. These activities allowed families to have their say in a fun and welcoming environment, which facilitated broader participation, encouraged longer dwell time, and complemented the more formalised 'Van with a Plan' consultation activities, for the benefit of both people and planet.

Chapter 6

Demographic Analysis



- 87%

Residents
6598 representations were made by respondents that selected this category.
- 2%

Agent, property developer or landowner
169 representations were made by respondents that selected this category.
- 1%

Statutory consultee
98 representations were made by respondents that selected this category.
- 1%

Business, charity, civic group or community organisation
95 representations were made by residents who selected this category.
- 8%

Ungrouped
644 representations were made by respondents that did not select a category.

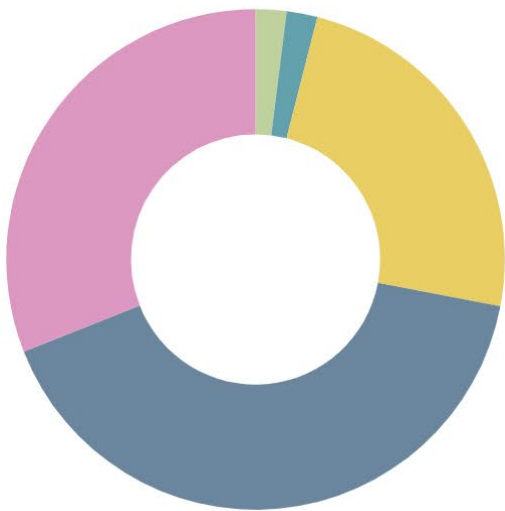
*Percentages do not total 100% due to rounding.

Who responded to the consultation?

This section sets out how many representations we received from each respondent group via the website. Postal and email representations will be added to a future iteration of the report.

Age

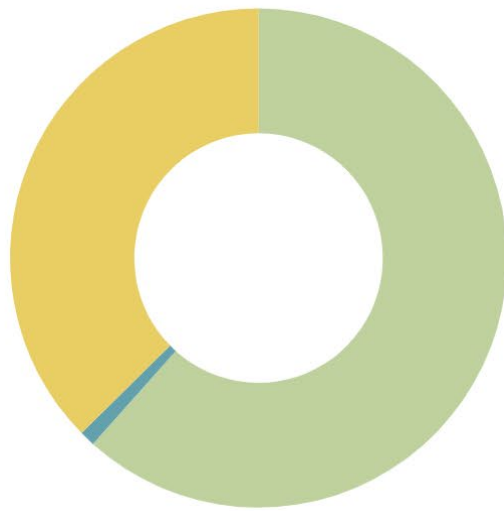
The pie chart below shows the proportion of representations submitted by respondents for each age category. Some respondents submitted more than one representation.



- 0-17**
64 representations were made by residents who selected this category.
- 18-24**
64 representations were made by residents who selected this category.
- 25-44**
769 representations were made by residents who selected this category.
- 45-64**
1319 representations were made by residents who selected this category.
- 65+**
996 representations were made by residents who selected this category.

Employment

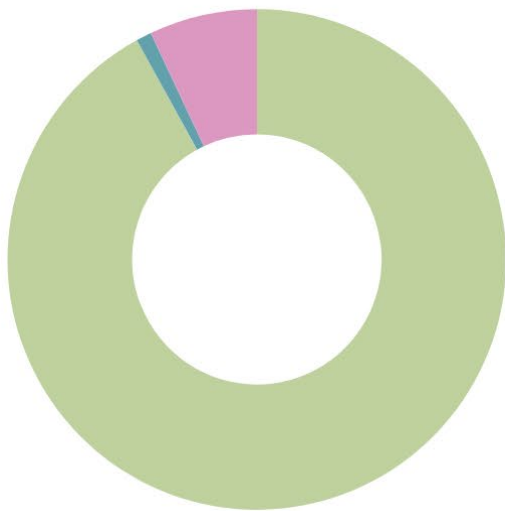
The pie chart below shows the proportion of representations submitted by respondents for each employment category. Some respondents submitted more than one representation.



- In employment (full or part time)**
1969 representations were made by residents who selected this category.
- Unemployed**
46 representations were made by residents who selected this category.
- Economically inactive (retired, studying, looking after family/home, long term sick or disabled)**
1208 representations were made by residents who selected this category.

Car Ownership

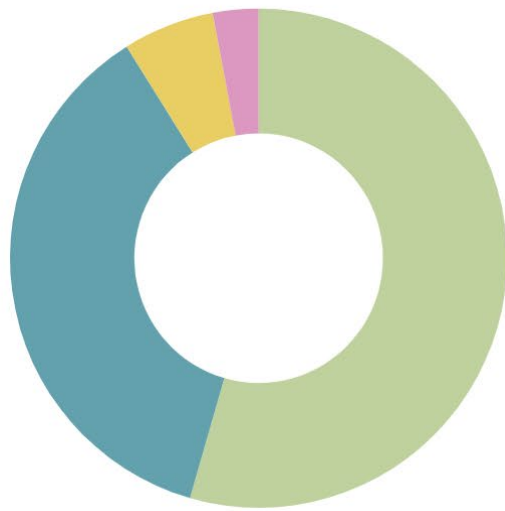
The pie chart below shows the proportion of representations submitted by respondents for each car ownership category. Some respondents submitted more than one representation.



- Yes - my own private vehicle**
2957 representations were made by residents who selected this category.
- Yes - a commercial vehicle related to my job**
26 representations were made by residents who selected this category.
- Yes - member of a car club**
11 representations were made by residents who selected this category.
- No car ownership**
219 representations were made by residents who selected this category.

Housing Tenure

The pie chart below shows the proportion of representations submitted by respondents for each housing tenure category. Some respondents submitted more than one representation.



- Owned outright**
1754 representations were made by residents who selected this category.
- Owned with mortgage or loan**
1189 representations were made by residents who selected this category.
- Rented (private)**
177 representations were made by residents who selected this category.
- Rented (social)**
86 representations were made by residents who selected this category.

Which residents provided a representation?

This section sets out the demographic data of residents that responded to the consultation and also provided answers to the demographic questions. Some residents did not answer the demographic questions and they are excluded from this presentation.

Residents were able to provide more than one representation as there were a number of policy areas. Some residents only answered one or two demographic questions.

Chapter 7

Summary of Representations

Policy Areas

The table to the right presents an early analysis of the top 10 policy areas, based on the number of representations submitted via the online platform during the Local Plan Options Consultation. It only reflects feedback received through the digital consultation route and provides an initial overview of the number of responses received and the key themes raised for each policy area. This analysis is intended as a preliminary snapshot.

Policy Area	Number of Comments	Summary of Feedback Themes
Sulis Club	1,548	Responses oppose development due to Green Belt loss, impact on local character/ecology, loss of playing fields, traffic concerns, and infrastructure limitations. Calls for protection of open space and prioritisation of brownfield sites.
West Saltford	299	Most responses object to Green Belt loss; there are concerns about traffic congestion on A4, rat-running, and inadequate infrastructure. Calls for prioritising brownfield sites and protecting rural character.
South East Keynsham	280	Objections cite Green Belt harm, biodiversity loss, and poor connectivity. Infrastructure deficits (schools, GP, utilities) and car dependency highlighted.
South Saltford	272	Objections focus on landscape harm, flooding risk, and strain on local services. Historic precedent (2014 refusal) cited; emphasis on mental health benefits of green space.
West Keynsham	254	Mixed views: some support for housing near transport hubs, but concerns about flood risk, sewage capacity, and traffic gridlock.
West of Bath	235	Concerns about harm to landscape, World Heritage Site status, and infrastructure. Opposition to large-scale development and loss of green space.
East Keynsham	231	Opposition due to wildlife corridor destruction, poor access via Manor Road, and disproportionate housing burden on Keynsham.
North Keynsham	217	Seen as “least worst” option; support conditional on provision of robust infrastructure, flood mitigation, and biodiversity net gain. Concerns about Green Belt loss and population surge.
Local Green Spaces	207	Support for designating Combe Down Allotments as LGS; emphasis on wellbeing, biodiversity, and heritage protection. Approx 50 emails received on the Policy/Combe Down allotments.
South Keynsham	206	Objections to merging with Chewton Keynsham; infrastructure and connectivity issues; calls for Hicks Gate prioritisation.

Petitions and Letter Campaigns - Early Analysis

Campaign	Number of Signatories/Letters	Summary of Key Themes
Keynsham Residents Change.org Petition	Approx. 750 at time of consultation close	Residents indicate that Keynsham has already absorbed significant housing growth in recent years and should not bear an excessive burden compared to other areas. While supporting new housing at North Keynsham and Hicks Gate, the petition objects to further development on other sites in Keynsham, citing threats to the town’s character, infrastructure concerns (traffic, schools, utilities), and environmental impact.
Midsomer Norton North Change.org Petition	Approx. 1045 at time of consultation close	Opposes large-scale housing growth; concerns about loss of green space, unsustainable development, infrastructure strain, and impact on town character. Calls for protecting countryside and ensuring development matches local needs.
Whitchurch Village Council Letter Campaign	Approx. 1600 signatures	Coordinated letters from residents and Village Council/ Action Group; Opposes large-scale development in Whitchurch; concerns about Green Belt loss, village character, heritage assets, traffic congestion, and lack of infrastructure. Supports prioritising brownfield sites elsewhere.

Chapter 8

8

Next Steps

What Happens After Consultation?

Following the Options Consultation, all representations will be carefully reviewed and analysed. This feedback, alongside further evidence gathering and targeted engagement, will inform the preparation of the Draft Local Plan. The Draft Local Plan will set out proposed policies and site allocations and will be subject to a formal consultation.

Next steps:

- Draft Plan Consultation: Autumn 2026
- Submission for Examination: Winter 2026
- Public Hearings: Early 2027
- Inspector's Report: Summer 2027
- Adoption of Local Plan: 2027

Appendices

- Appendix A** Local Plan Options Cabinet Decision
<https://democracy.bathnes.gov.uk/ieDecisionDetails.aspx?AllId=35415>
- Appendix B** Examples of Social Media for Local Plan options
<https://www.youtube.com/watch?v=wDq8zgXvWOk>
<https://www.instagram.com/bathnescouncil/?hl=en>
- Appendix C** Schedule of Events
- Appendix D** Examples of consultation material



Appendix B

Examples of Social Media for Local Plan options



Appendix C

Schedule of Events

Week 1	Area	Date	Time		Location
	Bath	Tues 7th Oct	08:00	10:00	Brunel Square, Train Station, Bath
			11:00	13:00	Rose Cottage, Twerton
			14:00	15:30	Bath Spa University
			17:00	18:30	Odd Down Park and Ride
		Weds 8th Oct	10:00	11:30	Newton Farm Shop & Café
			12:30	14:00	Bath Soft Cheese
			15:00	17:00	Mulberry Way, Mulberry Park
	Somer Valley	Thurs 9th Oct	08:00	10:00	Peasedown Primary School / The Hive
			12:00	14:00	Radstock Men's Working Club
			15:00	19:00	LP Drop in Bath College / at Radstock
		Fri 10th Oct	08:30	09:30	Westfield Industrial Site / Porky's
			11:00	13:00	The Farrington Inn, Farrington Gurney
			12:00	18:00	MSN Town Square - DROP IN EVENT
		Sat 11th Oct	08:30	10:00	Writhington Leisure Centre
			11:00	15:00	MSN Town Square - DROP IN EVENT
Week 2	Area	Date	Time		Location
	Whitchurch, Hicks Gate Keynsham, Saltford	Mon 13th Oct	07:30	09:00	Brislington P&R
			10:00	11:00	Hollway Road, Stockwood
			12:00	13:30	Otter Garden Centre, Whitchurch
			15:30	17:30	Toby Carvery Car Park, Whitchurch
		Tues 14th Oct	08:30	09:30	Charlton Road, Keynsham
			11:30	13:00	Keynsham Town Centre
			12:00	18:00	Flourish - DROP IN EVENT
		Weds 15th Oct	08:00	09:30	Manor Road, Saltford
			10:30	12:00	Bath Road shops, Saltford
			14:00	15:30	High Street, Saltford
			18:30	20:30	Parish Liaison, Keynsham Civic Centre

Week 3	Area	Date	Time		Location
	Bath suburbs	Mon 20th Oct	07:30	09:00	Lansdown Park and Ride
			11:00	13:00	Weston and Newbridge
			14:30	16:00	The Riverside Garden, Batheastern
	Mixed	Tues 21st Oct	09:30	11:00	Bath City Farm, Kelston View
			12:00	13:30	Farmborough Farm Shop
			15:00	16:30	YMCA, Timsbury
	Rural	Weds 22nd Oct	08:00	09:30	Temple Cloud
			10:30	12:00	Somerset Toiletry Company, Clutton
			14:00	16:30	Clutton
	Mixed	Fri 24th Oct	08:00	09:00	Paulton
			10:00	11:00	Hallatrow
			12:30	14:00	Chew Magna
			15:00	16:30	Chew Stoke
		Sat 25th Oct	10:00	12:00	The Community Farm, Chew Valley
			13:00	14:00	Queen Charlton

Week 4	Area	Date	Time		Location
	Mized	Mon 27th Oct	11:00	13:00	University of Bath
			14:00	15:30	Avon Valley Country Park
			17:00	19:00	Avon Valley Country Park
	Rural	Tues 28th Oct	09:00	10:00	Yeo Valley Staff Canteen
			11:00	12:00	New Manor Farmshop
			13:00	15:00	Chew Valley Lake
	Bath and suburbs	Thurs 30th Oct	09:00	10:30	Carrs Wood
			12:00	14:00	Brassknocker Basin
			15:30	17:30	The Boathouse, Newbridge
		Fri 31st Oct	07:30	09:00	Business Breakfast, Brunel Square
			10:00	12:00	Bath Pumpkin Patch
			12:00	18:00	Brunel Square - DROP IN EVENT
		Sat 1st Nov	08:00	09:30	Two Tunnels Green (Location TBC)
			11:00	15:00	Bath City Centre - DROP IN (Location TBC)

Appendix D

Examples of consultation material

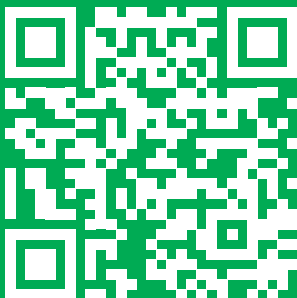
Bath Site Options

#	Site location	Potential use / capacity of sites
1	West of Bath	850 - 1,950 dwellings
2	Odd Down	Employment use
3	Sulis Club	PBSA ¹ or other
4	Equestrian Centre	50 - 65 dwellings
5	Bathford Nurseries	100 - 130 dwellings
6	Box Road	Employment use
7	North of Rec Ground	15 - 20 dwellings
8	Ashley Road	up to 10 dwellings

¹ Purpose built student accommodation

Have your say...

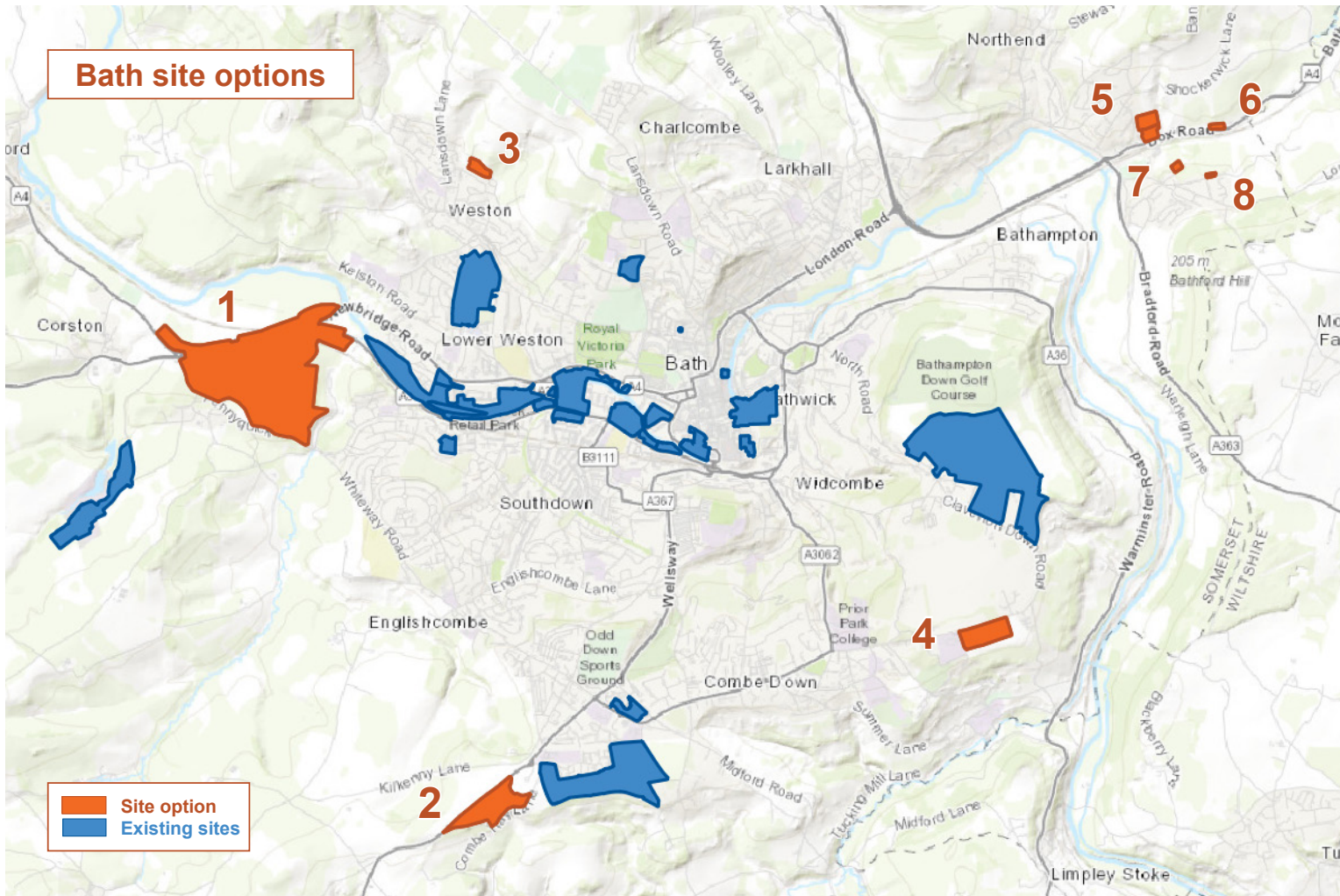
Scan the QR code



bathnesplaces.co.uk

Follow us
@bathnesplaces

Email us
local_plan@bathnes.gov.uk





Odd Down

land to the south west of the Park and Ride

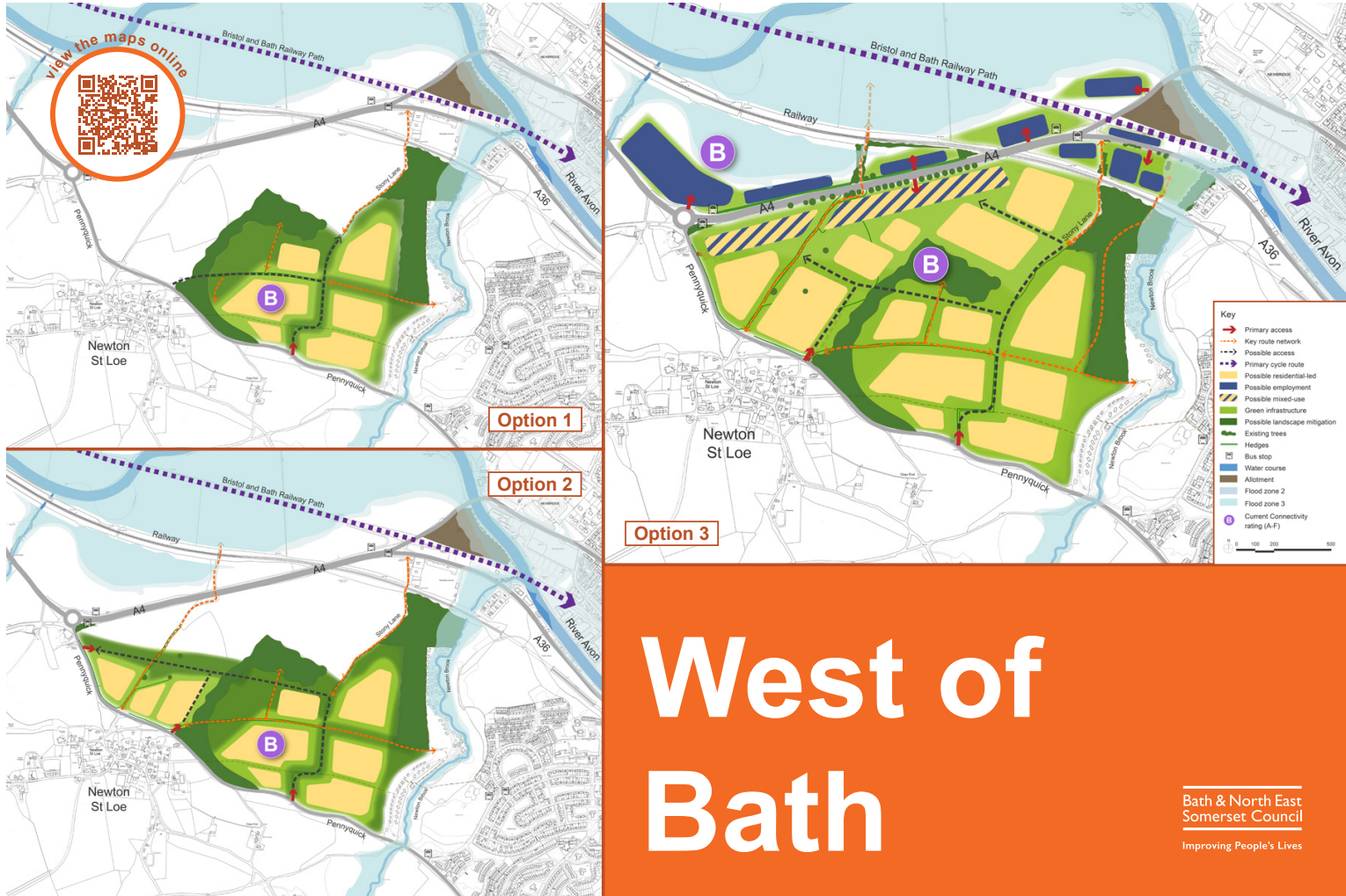
Bath & North East
Somerset Council
Improving People's Lives



Odd Down site options

Option Potential use / capacity of sites

1 & 2	This area is located to the south west of the existing Park and Ride, and to the south east of the A367. It is within the Green Belt, within the indicative setting of the World Heritage Sites outside but adjacent to the boundary of the Cotswolds National Landscape, and part of the area is a Site of Nature Conservation Interest. In addition, there are known to be small blue butterflies in the area. This area is proposed as an option for development for the first time in this local plan and two different sized site options are proposed and both are identified as potential employment sites. This will assist in serving the city, enabling the regeneration of more central sites, and help to meet evidenced need. The land to the north west of the A367 is not proposed to be allocated as evidence indicates that development in this location would be likely to result in substantial harm to the World Heritage Sites and other heritage issues and would result in moderate to high landscape sensitivity. In addition, there are understood to be geological and land stability concerns about development in this area. Option 1 excludes the existing Bath Waste Recycling business and Option 2 includes it. There has not been any discussion about this potential allocation with the existing business and discussions will need to take place as part of the public consultation. It is not envisaged that the potential allocation would have any direct impact on their current operations.
-------	--



West of Bath

Bath & North East Somerset Council
Improving People's Lives

West of Bath site options

Option Potential use / capacity of sites

1	Option 1 offers a potential development capacity of between 850 to 1,150 dwellings and the proposal seeks to achieve partial mitigation in relation to the impacts on the Cotswolds National Landscape.
2	Option 2 provides for a range of about 1,100 to 1,450 homes and would cause greater harm to the setting of the Cotswolds National Landscape than option 1. This scale of development presents the opportunity to provide more social infrastructure such as a primary school and a local shop, which could also benefit the neighbouring communities of Newton St Loe and Corston.
3	Option 3 optimises the development opportunities within the area, whilst avoiding flood zones and causes greater harm to the setting of the Cotswold National Landscape than options 1 or 2. The benefits of this option are that it could deliver a thriving mixed use community on the western edge of Bath, with a range of around 1,500 to 1,950 homes, a healthy proportion of which would be affordable to help address our pressing housing needs, a new school, and a vibrant district centre. There would be an opportunity for the development of a significant amount of employment floorspace adjacent to the A4 providing a wide range of jobs in innovative sectors. It would be an exemplary development, befitting its sensitive location, with integrated green infrastructure and places for people and nature. It will be connected into Bath and the wider region with high quality public transport and active travel routes.