

SECTION 14 - Omission of Policies

Omissions

240/B8	Avon Fire Authority	OMISSION
578/B76	Norton Radstock Town Council	OMISSION
644/B7	Mr D A Rastrick	OMISSION
652/B5	Mrs V G Rastrick	OMISSION
683/B10	Cotswolds AONB Partnership	OMISSION
1427/B125	Environment Agency	OMISSION
1427/B126	Environment Agency	OMISSION
2695/B1	The Springs Foundation	OMISSION
3086/B1	Joint Working Party for Indoor Bowls	OMISSION
3273/B4	Bath & District Community Health Council	OMISSION
3273/B10	Bath & District Community Health Council	OMISSION

Issues

- i) Whether the plan should include a policy which allows for operational development by the Fire Authority.
- ii) Whether a policy is required to address the problems of Coomb End, Norton Radstock.
- iii) Whether there should be a policy to require improvements to the industrial development in Welton Vale.
- iv) Is there a need for a clearer statement of policy for the protection of the open countryside from development, including the conversion of agricultural buildings?
- v) Should the plan deal with the threat from invasive non-native species to the biodiversity of the area?
- vi) Is further text required to deal with general groundwater issues?
1427/B126
- vii) Is a policy required to protect the Bath Hot Springs?
- viii) Should the proposed indoor bowls hall at Odd Down be included in the plan?
- ix) Should the plan include policies to deal with the needs of older or vulnerable residents, and arrangements for community safety to reduce local NHS costs of treating the victims of crime?

Inspector's Reasoning

Issue i)

- 14.1 The Fire Authority give no details of their requirements to enable any specific allocations to be made in the plan. Policy CF.2 in the RDDLP deals with the provision of new or replacement community facilities so future

proposals would fall to be considered against that policy. There is no need to add any further policy to the plan.

Issue ii)

14.2 I deal with the issues raised by Coomb End in Sections 2 and 5 of my report.

Issue iii)

14.3 As the Council rightly point out, the only opportunity to require improvements to the appearance of an existing development is in the context of a planning application for further development or redevelopment. The policies of the plan relating to design and landscaping would ensure appropriate requirements were applied in that event.

Issue iv)

14.4 The strategy of the plan is to focus new development within the main urban areas and rural settlements. This in itself will provide protection for the open countryside. In addition there are policies such as NE.1 which seek to protect the landscape, and Policy ET.9 which deals with the conversion of rural buildings and requires design to be in keeping with its surroundings. No further policy is required.

Issue v)

14.5 An addition has been made to paragraph C2.35 of the RDDLP to highlight this problem.

Issue vi)

14.6 Paragraph C2.56A has been added to the RDDLP to address this concern.

Issue vii)

14.7 Paragraphs C2.56B – D and Policy NE.13A have been added to the RDDLP to address this concern. The Bath Hot Springs Protection Area has also been added to the Proposals Map.

Issue viii)

14.8 This proposal has the support of the Council's Resource Co-ordination Committee, but planning permission would still be required and there are a number of policies in the plan against which it would need to be assessed. In the Council assessment of playing pitches the Odd Down playing fields were found to make an important contribution to the provision of sports pitches so any proposal would need to be assessed against the requirements of Policy SR.1. It would be inappropriate to allocate the site for the use at the present stage.

Issue ix)

- 14.9 Care for the elderly and other vulnerable residents is dealt with through the Council's Community Care Plan, and proposals for new facilities would be assessed against Policy CF.6 of the RDDLP. With regard to community safety, it is one of the objectives of urban design to promote public places and routes that are safe, and this is a requirement of Policy D.2 of the plan. This is the way in which planning can contribute to a reduction in the costs which arise from crime.

Recommendation: no change
