

B&NES Local Plan Pre-submission Draft - Batheaston Parish Council Response

Parish Council Meeting 13th October 2026

Introduction

Paper for Approval – section below to be submitted by Friday 14th, not including the appendix with sites considered but discounted.

Background

The Local Plan is one of the foundational documents for planning. It sets out the areas for development of housing, but also infrastructure and services.

Central Government have set Bath and North East Somerset Council a challenging target for housebuilding (approximately double that envisaged previously), which has caused it to reset the process for adopting a Local Plan.

B&NES have published its final draft local plan setting out plans for development of housing and other developments for the next 20 years. It is now subject to a final stage of consultation before it is submitted to Central Government. If it is accepted, it can be expected to take effect in 2027.

The Council's consultation website: haveyoursay.bathnes.gov.uk/localplan, the deadline for comments is 5:00pm on 30 October 2026. The detail for the areas including Batheaston is in [this document](#).

This is the Parish Council's final opportunity to comment. After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

Summary of the Planned Development for Batheaston

The Plan does not set out any changes for Batheaston. It does however propose two developments on the Box Road (in Bathford Parish), which will have impacts on our Parish.

In the paragraphs relating specifically to Batheaston are the following:

“5.25 Batheaston is one of the larger villages within the Bath Environs, and benefits from strong connections to Bath, a broad range of local services and facilities, and access to public transport along the A4 corridor. The village performs an important service role for the surrounding area, and forms part of the wider eastern Bath urban fringe. Its attractive landscape setting within the Cotswold National Landscape, and its relationship with the setting of the Bath World Heritage Site, contribute strongly to its character and identity.”

“5.27 The village is constrained by the Green Belt, and landscape and heritage considerations, all of which require a careful approach to future growth. Whilst no site allocation is proposed within Batheaston itself, carefully planned growth in the surrounding area provides opportunities to support housing delivery, including affordable housing, in sustainable locations that are physically related to the village and its services and facilities, whilst respecting the character, setting and environmental qualities that make Batheaston distinctive.” (Page 445)

The principal developments in the surrounding area referred to here are the development of about 20 homes on the Bathford Nurseries site and a small area further along Box Road for

commercial development. (See paragraphs 5.31-5.39, and policies 5.1 and 5.2 of the [chapter on Rural Areas](#)). Both are in Bathford PC but are better connected to Batheaston; we made comments highlighting the impact on Batheaston facilities in our submission in November 2025.

Basis of Response

As set out in the proposed response, we are invited to comment only on the two questions:

“Do you consider the Local Plan is:

- legally compliant
- sound?”

These are explained as follows:

You should consider the following before making a representation on **legal compliance**:

- The plan should be included in the LPA's current Local Development Scheme [LDS] and the key stages set out in the LDS should have been followed. The LDS is effectively a programme of work prepared by the LPA, setting out the plans it proposes to produce. It will set out the key stages in the production of any plans which the LPA proposes to bring forward for examination. If the plan is not in the current LDS it should not have been published for representations. The LDS should be on the LPA's website and available at its main offices.
- The process of community involvement for the plan in question should be in general accordance with the LPA's Statement of Community Involvement [SCI] (where one exists). The SCI sets out the LPA's strategy for involving the community in the preparation and revision of plans and the consideration of planning applications.
- The LPA is required to provide a Sustainability Appraisal [SA] report when it publishes a plan. This should identify the process by which SA has been carried out, and the baseline information used to inform the process and the outcomes of that process. SA is a tool for assessing the extent to which the plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.
- The plan should comply with all other relevant requirements of the PCPA and the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended [the Regulations].

The **tests of soundness** are set out in the National Planning Policy Framework (NPPF). Plans are sound if they are:

- **Positively prepared** – providing a strategy which, as a minimum seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring authorities is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

- **Effective** - deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the NPPF and other statements of national policy, where relevant.

Proposed Response

Do you consider the Local Plan is **legally compliant**?

Response: Yes. We have no reason to believe that it is not.

Do you consider the Local Plan is **sound**?

Response: Yes. We have no reason to believe that it is not.

The Parish Council would like to reiterate its previous comments regarding any **substantial housing development on Box Road**, along the lines of that proposed for the Nursery site, of 20 homes:

“There is however also the expectation that new residents of the development would rely on Batheaston, perhaps more than on Bathford, for services and amenities. The Parish Council would wish to have funding to support the increase in demand.”