

BATH AND NORTH EAST SOMERSET - CORE STRATEGY EXAMINATION

FINAL PROGRAMME

Main issues for Examination around which the hearings will be structured.

Day 1 to begin at 10.00. Other days to begin at 9.30.

DAYS 1 & 2 (Tuesday 17th & Wednesday 18th January)

Procedural and Regulatory matters

170 – Pegasus Planning Group for Robert Hitchins Limited

276 – The Hignett Family Trust

Issues 1: Is the planned district-wide scale of provision for jobs and homes justified and is there sufficient flexibility to reflect uncertainty in forecasting and changing circumstances?

Participants from Reps on:

***Policy DW1 (especially point 2)
Objectives 3 and 5;
section 1d (especially 1.18-1.26)***

162 - Batheaston Parish Council

170 – Pegasus Planning Group for Robert Hitchins Limited

180 – Pegasus Planning for J.S. Bloor

184 – Persimmon Special Projects

222 – Woolf Bond Planning for The Duchy of Cornwall

224 – Bath Preservation Trust

238 – Nash Partnership

244 – Home Builders Federation

248 – RPS Planning & Development for Crest Strategic Projects

251 – Barton Willmore for Bovis Homes

276 – The Hignett Family Trust

286 - Savills (L&P) for Horseworld

292 – Bath Avon River Corridor Group

300 – Tetlow King Planning for Somer Housing Group

820 – Terence O' Rourke Ltd for St James Investments & Tesco UK Stores

822 - Somer Valley Friends of the Earth

2563 – Tetlow King Planning for the Guinness Trust

Issue 2: Is the spatial strategy for the delivery of housing and jobs justified and are there reasonable prospects for delivery consistent with national advice?

The SHLAA (general)

181 – Simon Banks
222 – Woolf Bond Planning for The Duchy of Cornwall
248 – RPS Planning & Development for Crest Strategic Projects
276 – The Hignett Family Trust
260 – Robert Sawyer and/or GL Hearn for Sawyer Associates Limited
269 - D2 Planning Limited for Barratt Homes Bristol
270 - D2 Planning Limited for Blue Cedar Homes
300 – Tetlow King Planning for Somer Housing Group
820 – Terence O’ Rourke Ltd for St James Investments & Tesco UK Stores
821/822 - Cam Valley Wildlife Group & - Somer Valley Friends of the Earth

DAY 3 (Thursday 19th)

Issue 2 Sub Matter: Bath Spatial Area

Discussion of the technical/engineering issues relating to the Bath Upstream Flood Compensation Scheme has been deferred to the end of the hearing programme.

Participants from Reps on all of section 2 of the plan (2.01-2.53) including policies B1, B2, B3, B4 and BB5.

004 – Mr Francis King
073 – Newton St Loe Conservation Group
102 – Federation of Bath Residents
130 - South Stoke Parish Council
152 – Corston Parish Council
167 – GR Planning for Homebase Ltd
162 - Batheaston Parish Council
180 – Pegasus Planning for J.S. Bloor
190 – Newton St Loe Parish Council
197 – Railfuture Severnside
217 – First Plan for National Grid Holdings
222 – Woolf Bond Planning for The Duchy of Cornwall
224 – Bath Preservation Trust
227 – London Road Area Residents Association
228 – Pulteney Estate Residents Association
253 – Surinda Malhotra & Brian Greenham
257 – Valley Parishes Alliance
264 – Englishcombe Parish Council
266 – The Bath Society
276 – Hignett Family Trust
278 – Cotswold Conservation Board
289 – Cllr Loraine Brinkhurst MBE
292 – Bath Avon River Corridor Group
297 – Barton Willmore (Tim Burden)
318 – MOD Defence Estates
304 – University of Bath
309 - Rachael Hushon
820 – Terence O’ Rourke Ltd for St James Investments & Tesco UK Stores

Participants from Reps on Proposed changes: PC12, PC15, PC18, PC19, PC20, PC21, PC24, PC26, PC28, PC29, PC31, PC32, PC33, PC34, PC37, PC42, PC44, PC47, PC49, PC50, PC51, FPC 1, FPC2, PC54, PC52, PC53.

102 – Federation of Bath Residents
170 – Pegasus Planning Group for Robert Hitchins Limited
180 – Pegasus Planning for J.S. Bloor
222 – Woolf Bond Planning for The Duchy of Cornwall
224 – Bath Preservation Trust
227 – London Road Area Residents Association
264 – Englishcombe Parish Council
266 – The Bath Society
276 – Hignett Family Trust
292 – Bath Avon River Corridor Group
322- CSJ Planning Consultants Limited for Bath Spa University
820 – Terence O' Rourke Ltd for St James Investments & Tesco UK Stores
2562 – Unite Group

(For some of the sub matters below specific parts of the plan for Bath have been identified so that the participants can be more focussed, even though that will result in some repetition with the overall list of participants above.)

New bridge/Riverside

**Reps on 2.18, policy B3, 2.53
Proposed changes PCs 31, 32, 33 and 53.**

222 – Woolf Bond Planning for The Duchy of Cornwall
276 – Hignett Family Trust
292 – Bath Avon River Corridor Group
289 – Cllr Loraine Brinkhurst MBE
820 – Terence O' Rourke Ltd for St James Investments & Tesco UK Stores

Bath Transport

Participants from any reps on 2.30, 2.44-2.46 and Table 5. And changes PC51 (as amended), FPC1, FPC2 and PC54 (as amended).

Note for potential participants: The Council has proposed various changes to the transport proposals for Bath consistent with the reduced scope of its plans and of its final bid for Government funding. The changes include deletion of the specific location for a new east of Bath P & R site and of the new rapid transit route. Given that the Council has clearly abandoned these elements of its transport proposals it would be unsound for the Core Strategy to continue to include them since they have no prospect of being delivered. I therefore confirm that these deletions are necessary for soundness and participation at the hearing is not required to secure these proposed deletions. Whether or not the proposed reduced package is sound overall is still for discussion.

102 – Federation of Bath Residents
170 – Pegasus Planning Group for Robert Hitchins Limited
180 – Pegasus Planning for J.S. Bloor
197 – Railfuture Severnside
222 – Woolf Bond Planning for The Duchy of Cornwall
224 – Bath Preservation Trust

227 – London Road Area Residents Association
276 –The Hignett Family Trust
820 – Terence O' Rourke Ltd for St James Investments & Tesco UK Stores

(Above may need to be carried over to Friday morning 20th)

DAY 4 (Friday 20th)

Other Bath matters WHS

Reps on 2.31- 2.35, policy B4 and PC42.

073 – Newton St Loe Conservation Group
102 – Federation of Bath Residents
130 - South Stoke Parish Council
162 - Batheaston Parish Council
222 –Woolf Bond Planning for The Duchy of Cornwall
224 – Bath Preservation Trust
227 – London Road Area Residents Association
246 – Combe Hay Parish Council
257 – Valley Parishes Alliance
264 – Englishcombe Parish Council
266 – The Bath Society
276 –The Hignett Family Trust
292 – Bath Avon River Corridor Group
820 – Terence O' Rourke Ltd for St James Investments & Tesco UK Stores

District and Local Centres

Reps on 2.23 -2.25, Table 4 and CP12. PC37

276 –The Hignett Family Trust
820 – Terence O' Rourke Ltd for St James Investments & Tesco UK Stores

Universities

Reps on Policy B5 and paragraphs 2.36-2.41. PCs 47 and 49

102 – Federation of Bath Residents
224 – Bath Preservation Trust
264 – Englishcombe Parish Council
276 –The Hignett Family Trust
292 – Bath Avon River Corridor Group
304 – Define for University of Bath
322- CSJ Planning Consultants Limited for Bath Spa University
820 – Terence O' Rourke Ltd for St James Investments & Tesco UK Stores
2562 – Unite Group

Requested appearance - Air Quality, Strategic Issues and Vision for Bath

276 –The Hignett Family Trust

DAY 5 (Tuesday 24th)

AM

Issue 2 Sub Matter: Keynsham

***Participants from Reps on section 3: 3.01- 3.25, Policies KE1 and KE2.
(Any Green Belt issues to be discussed under issue 3)***

*096 – Keynsham Town Council
180 – Pegasus Planning for J.S. Bloor
233 – Built for Life for Avon Valley Farm
238 – Nash Partnership
248 – RPS Planning & Development for Crest Strategic Projects
292 – Bath Avon River Corridor Group
316 – Built for Life for Broadmead Lane Properties*

PM

Issue 2 Sub Matter: Rural Area

Participants from Reps on section 5: 5.01- 5.49, Policies RA1, RA2, RA3, RA4. FPC3, FPC4, FPC5, FPC6.

(Any Green Belt issues to be discussed under issue 3)

Participants to Note: As the discussion on Keynsham may be shorter than previously anticipated, this session may start earlier at 1pm and participants should be ready at that time.

*049 - Clutton Parish Council
061- Mr Jamie Carruthers
175 - Stephen Willcox
197 – Railfuture Severnside
232 - Compton Martin Parish Council
237 - David Packham
246 – Combe Hay Parish Council
257 – Valley Parishes Alliance
260 – Robert Sawyer and/or GL Hearn for Sawyer Associates Limited
264 – Englishcombe Parish Council
259 - Edmund Bruegger
269 - D2 Planning Limited for Barratt Homes Bristol
270 - D2 Planning Limited for Blue Cedar Homes
278 – Cotswold Conservation Board
300 – Tetlow King Planning for Somer Housing Group*

DAY 6 (Wednesday 25th)

AM

Issue 2 Sub Matter: Somer Valley

Participants from Reps on section 4: 4.01- 4.29, Policies SV1, SV2, SV3.

182 - Meadow View Residents Action Group
219 - Pegasus Planning Group for Edward Ware Homes Ltd
226 - Radstock Action Group
234 - Turley Associates for Taylor Wimpey UK Ltd
248 - RPS Planning & Development for Crest Strategic Projects
292 - Bath Avon River Corridor Group
319 - Savills Planning and Regeneration for the Rt. Hon Raymond Hervey Baron Hylton
398 - Midsomer Norton Forum
399 - Midsomer Norton & Radstock Chamber of Commerce
400 - Redfield Residents Association
401 - Midsomer Norton Society
821/822 - Cam Valley Wildlife Group & Somer Valley Friends of the Earth
1338 - Midsomer Norton Town Council
1449 - Radstock Town Council
2564 - Baker Associates for Strategic Land Partnerships (SLP)

PM (not before 2pm)

Issue 4: Is adequate provision made for specific housing needs?

Sub matter: - Affordable Housing

**Reps on all of Section 6d: policy CP9 and paragraphs 6.73-6.79
Also reps on proposed change PC91**

162 - Batheaston Parish Council
190 - Newton St Loe Parish Council
244 - Home Builders Federation
251 - Barton Willmore for Bovis Homes
255 - Barton Willmore for Taylor Wimpey Developments
257 - Valley Parishes Alliance
260 - Robert Sawyer and/or GL Hearn for Sawyer Associates Limited
276 - The Hignett Family Trust
278 - Cotswold Conservation Board
292 - Bath Avon River Corridor Group
300 - Tetlow King Planning for Somer Housing Group
2563 - Tetlow King Planning for Guinness Trust

Requested Appearance:

Older Persons and other specialist accommodation

276 - The Hignett Family Trust
300 - Tetlow King Planning for Somer Housing Group
2563 - Tetlow King Planning for Guinness Trust

DAY 7 (Thursday 26th)

Issue 3: Is the retention of the general extent of the Green Belt justified?

Participants from reps on policy CP8 and paragraphs 6.61 and 6.64 (Also policy DW1 pt 4 and KE1 1a, but it is impossible to separately identify these. Participants can self identify).

073 – Newton St Loe Conservation Group
120 – Mr William Gaskell
130 - South Stoke Parish Council
148/310 – Ian Bell for The Initiative and Bath Chamber of Commerce
162 - Batheaston Parish Council
170 – Pegasus Planning Group for Robert Hitchins Limited
180 – Pegasus Planning for J.S. Bloor
190 – Newton St Loe Parish Council
216 - Pegasus Planning Group for Crest Homes
222 – Woolf Bond Planning for The Duchy of Cornwall
224 – Bath Preservation Trust
229 – DPDS
233 – Built For Life for Avon Valley Farm
239 – Keynsham Civic Society
246 – Combe Hay Parish Council
248 – RPS Planning & Development for Crest Strategic Projects
251 – Barton Willmore for Bovis Homes
255 – Barton Willmore for Taylor Wimpey Developments
257 – Valley Parishes Alliance
264 – Englishcombe Parish Council
276 – Hignett Family Trust
286 - Savills (L&P) for Horseworld
316 – Built for Life for Broadmead Lane Properties

Friday 27 AM reserve for any overrun from the previous 3 days.

DAY 8 (Tuesday 31st)

Note: This has now been moved to the afternoon start time 2.30 pm.

Issue 5: Are the policies to respond to climate changes justified and deliverable?

Reps on all of section 6b: Policies CP1, CP2, CP3, CP4 and paragraphs 6.09-6.24.

180 – Pegasus Planning for J.S. Bloor
184 – Persimmon Special Projects
224 – Bath Preservation Trust
244 – Home Builders Federation
248 – RPS Planning & Development for Crest Strategic Projects
254 - GL Hearn for Galliford Try plc
276 – Hignett Family Trust
292 - Bath Avon River Corridor Group
82/822 - Cam Valley Wildlife Group & Somer Valley Friends of the Earth

Hotel Accommodation

100/34 – Mr Leslie Redwood for Bath Independent Guest Houses

DAY 9 (Wednesday 1st February) Now Confirmed

Bath Spatial Area: Upstream Flood Compensation Scheme discussion of technical/engineering issues

222 – Woolf Bond Planning for The Duchy of Cornwall

227 – London Road Area Residents Association

245 – Environment Agency

257 – Valley Parishes Alliance

276 – Hignett Family Trust

Flood risk (strategic sequential test)

Participants from Reps made on 6.25 -6.31 and policy CP5.

182 – Meadow View Residents Group

222 – Woolf Bond Planning for The Duchy of Cornwall

224 – Bath Preservation Trust

227 – London Road Area Residents Association

266 – The Bath Society

276 – The Hignett Family Trust

292 – Bath Avon River Corridor Group

820 – Terence O' Rourke Ltd for St James Investments & Tesco UK Stores

5 Year Land Supply (Overrun from SHLAA Session Tuesday 18th)

Not before 1.00pm

260 – Robert Sawyer and/or GL Hearn for Sawyer Associates Limited

269 - D2 Planning Limited for Barratt Homes Bristol

270 - D2 Planning Limited for Blue Cedar Homes

276 – The Hignett Family Trust

300 – Tetlow King Planning for Somer Housing Group

DAY 10 (Thursday 15th March)

**Further Session on 'The Duty to Co-operate'
Start Time 10.00am.**

**Note change of venue as follows;
Bath Royal Literary and Scientific Institution (16-18 Queen Square, Bath
BA1 2HN). The room booked is the Elwin Room**

Participants to be confirmed

*170 – Pegasus Planning Group for Robert Hitchins Limited
244 – Home Builders Federation
248 – RPS Planning & Development for Crest Strategic Projects
251 - Barton Willmore for Bovis Homes
276 –The Hignett Family Trust*