

Inspector Note on WHS Viewpoints & EIP Documentation

"At the hearing on Friday 19th concerning the proposed urban extension at Twerton and its effect on the setting of the WHS, I asked for post-hearing clarification on 2 matters: viewpoints and EIP documentation.

Viewpoints

I confirm that it would be helpful if the Council and the Duchy were to agree on some sample viewpoints that I should visit and provide a plan of the location (to help me find them, not as evidence of their significance). Those selected do not need to be exhaustive. I also undertake to walk across parts of the general area suggested for an urban extension on some of the rights of way that exist and to view the relationship of the land in its wider setting, as far as I think fit. Given the rights of way, I do not need to be accompanied on this site visit. (Please let me know if any likely routes are likely to be impassable for me at the present time - I will have walking boots.)

I would be willing to view the site from Kelston Park, given the importance the Council attached to this view. There appears to be no public access and therefore the Council would need to arrange such a visit. I would need to be accompanied by a representative of the Duchy, the Council and of the landowner of Kelston Park if I am going on to that property. (As there would be no discussion and any such visit would be brief, the representatives could be any members of the parties' teams). Alternatively, the Council may consider that viewing the landscape from the main road at the entrance to Kelston Park may be an adequate substitute for the purpose of the visit. I could do this on my own if it is reasonably safe to stop briefly and view from the edge of the highway. If there has to be an accompanied visit, suitable times for me would be: Thursday 2nd Feb (preferably) or Friday 3rd am only; if not then, it would have to be Wed 8th pm or Thursday 9th).

I would invite the Council and Mr Macan to do the same in relation to Odd Down, in so far as any particular viewpoints beyond the site are given emphasis by the parties, but on the evidence viewpoints may be of less significance here. I have already walked the greater part of the footpath along the Wansdyke in this location. I intend to walk some of the footpath from South Stoke towards Sulis Manor along the edge of the plateau. Please let me know if this is a useable route at present.

EIP Documentation

I also asked on Friday for agreement between the Council and the Duchy if possible as to what documentation was before the EIP Panel in its deliberations on the scope for development beyond the edge of Bath so as

to understand the various comments and conclusions they made on the matter. However, I realise that this request might result in an unnecessary and unhelpful paper chase which I want to prevent. I appreciate that there may have been representations from various parties as to the suitability of areas for green belt release and that the Panel's conclusion would have been informed by their judgement and what they saw as well. So far as I think it necessary, I will have regard to the conclusions of the EIP Panel on this matter in the context of the specific recommendations made and how they were taken up by the Secretary of State in the Proposed Changes (including the Key Diagram). So I no longer require the requested agreement to be pursued, but would accept any succinct agreement that has been reached.

Simon Emerson
Inspector
23rd January 2012