

BATH AND NORTH EAST SOMERSET - CORE STRATEGY EXAMINATION

HEARING - The planned review of the Core Strategy; general Green Belt issues; and the role of the Place-making Plan

THURSDAY 27 MARCH - INSPECTOR'S AGENDA

This hearing will not discuss site-specific issues relating to the strategic allocations or the safeguarded land proposed by the Council to be removed from the Green Belt, as these are the subject of other hearings.

1. The planned review of the Core Strategy CSA13 (part) and CSA53

1.1 Are the references to a review of the Core Strategy clear and consistent as to the triggers and the likely timing?

1.2 Should the possible need for a review be explicitly linked to matters that arose in the hearing on the scope of the SHMA (17 September 2013) eg:

- The Council's participation in the joint West of England SHMA over the next year or so (unless the separateness of the Bath HMA is confirmed in the first phase of that work);
- Irrespective of whether B&NES is included within a West of England SHMA, the possible need to consider accommodating housing requirements from adjoining authorities?

1.3 Should any other triggers be identified for a review eg significant change in published housing projections from those on which the plan is based and or/lack of delivery of allocated housing sites?

2. General Green Belt issues (safeguarding land; boundary review and non-strategic potential sites; major existing development sites)

The context for any review of Green Belt boundaries and safeguarded land is set out in the NPPF paragraphs 83-85.

Safeguarded land to be removed from the Green Belt CSA50 and related changes

2.1 Given the possibility of a review getting under way soon after adoption, which might result in the need to consider accommodating additional housing (in the context of the needs in the sub-region) is it necessary or appropriate to identify now safeguarded land to be removed from the Green Belt? If not, should the Core Strategy indicate that further changes to the Green Belt may be necessary following a plan review (as currently proposed in relation to Whitchurch)?

2.2 If the identification of safeguarded land is appropriate in principle, what are the key factors in assessing the suitability of potential land to be removed from the Green Belt? Should the assessment primarily be determined by the extent to which land fulfils the purposes of the Green Belt or also including other constraints and opportunities?

Reviewing the detailed boundary and housing sites in Green Belt villages: CSAs 10, 41, 43, 49, 51 and SPCs 19, 171, 173

2.3 Proposed changes to the Core Strategy refer to the Place-making Plan reviewing the inner and outer boundaries, but that exceptional circumstances will

need to be demonstrated for the detailed boundary to be changed. Is this task necessary and the approach justified?

2.4 In CSA43, villages surrounded by Green Belt are excluded from the provisions of policy RA1 which allows for the Place-making Plan/Neighbourhood Plans to allocate additional housing sites. Is the Core Strategy justified in not providing any opportunity for subsequent allocation plans to remove land from the Green Belt for appropriate scale housing developments at Green Belt villages?

2.5 Does accommodating an element of the overall housing requirement as allocations at Green Belt villages represent a reasonable alternative to the chosen strategy? If so, have the sustainability credentials of any such opportunities been appropriately tested and is the conclusion justified?

Major Existing Developed Sites in the Green Belt: CSAs 30, 52 and SPC174

2.6 Given that Major Existing Developed Sites in the Green Belt are no longer identified in national policy as a specific category of site to which special provision can apply, is the approach in CSA52 justified?

3. The role of the Place-making Plan

3.1 What is the up-to-date position with regard to the scope and timing of the Place-making Plan?

3.2 Given the strategic housing allocations now proposed in the Core Strategy, what is the role of the Place-making Plan in ensuring a rolling 5 year supply of housing? When does it need to be adopted to fulfil this task?

3.3 Are the outcomes to be delivered by the Place-making Plan set out clearly in the Core Strategy?

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