

BATH AND NORTH EAST SOMERSET - CORE STRATEGY EXAMINATION

PROGRAMME FOR HEARINGS – MARCH/APRIL 2014

WEEK 1 (at Bath Rugby Club)

Tuesday 25 March and Wednesday 26 March

Hearing: Spatial strategy, the housing requirement, housing delivery (including the SHLAA) and the 5 year land supply.

Hearing covers (so far as relevant and not addressed elsewhere) the following proposed changes:

- November 2013 (CD10/CS1): CSAs 1, 2, 3 4, 5, 6; CSAs 7, 8 and 9 (not Green Belt site-specific matters); CSAs 12, 13, 14 (section 1, 2 and 3 only not Green Belt locations), CS18 (not Green Belt locations); CSA40, 41, 42 Rural Areas; CSA54.
- March 2013 (CD9/PC1): (In so far as still relevant and not superseded) SPCs: 14 (numbers only), 15, 16, 17, 18, 20, 21, 22, 23 126, 128, 129, 130, 131, 132, 138, 136, 137, 140, 141, 143, 144.

Part 1 Tuesday 25th: Spatial strategy – housing and employment distribution between the spatial areas.

Draft list of participants (Please check that participation is relevant to your representation and inform the PO of any change required.)

110 Robert Sawyer for Wedco Limited

170 Pegasus Planning Group for Robert Hitchins Ltd

180 Pegasus Planning Group for J S Bloor Ltd

216 Pegasus Homes for Crest Homes (Mr and Mrs Hawkes)

222 Woolf Bond for the Duchy of Cornwall

224 Bath Preservation Trust

244 HBF Home Builders Federation

246 Combe Hay Parish Council

248 Alder King LLP for Crest & Key Properties

269 Pegasus Planning Group for Barratt Homes Ltd

275 DLP Planning for Redrow Homes South West

276 Savills (L&P) for Hignett Family Trust

837 South Transport TFGB Network/Railfuture

1206 Freshford Parish Council

1525 South Stoke Parish Council

2564 Peter Brett Associates for Strategic Land Partnership

3095 CPRE

4452 Pro Planning for Property Development Company

4532 D2 Planning for Silverwood Partnership and JE Sheppard and Son

4744 Barton Willmore for Bovis Homes

4588 Withies Farm Landowners Group, Glenavon Farms Landowners Group

4788 Pegasus Planning Group for Stratland LLP

Part 2 Wednesday 26th March: Housing requirement; housing delivery (including the SHLAA) and the 5 year land supply

This session is not intended as an opportunity for participants at the hearing on 10/11 December 2013 to repeat the points made then.

Draft list of participants (Please check that participation is relevant to your representation and inform the PO of any change required.)

170 Pegasus Planning Group for Robert Hitchins Ltd
180 Pegasus Planning Group for J S Bloor Ltd
216 Pegasus Homes for Crest Homes (Mr and Mrs Hawkes)
224 Bath Preservation Trust
244 HBF Home Builders Federation
246 Combe Hay Parish Council
248 Alder King LLP for Crest & Key Properties
269 Pegasus Planning Group for Barratt Homes Ltd
275 DLP Planning for Redrow Homes South West
276 Savills (L&P) for Hignett Family Trust
837 South Transport TFGB Network/Railfuture
1206 Freshford Parish Council
1525 South Stoke Parish Council
2564 Peter Brett Associates for Strategic Land Partnership
4588 Withies Farm Landowners Group, Glenavon Farms Landowners Group
4744 Barton Willmore for Bovis Homes
4788 Pegasus Planning Group for Stratland LLP

Thursday 27 March

Hearing: The planned review of the Core Strategy; the role of the Place-making Plan; and general Green Belt issues (safeguarding land, boundary review and non-strategic potential sites; major existing development sites).

This hearing will not discuss the strategic allocations proposed by the Council to be removed from the Green Belt, nor the specific safeguarded land proposed by the Council to be removed from the Green Belt, all of which are covered in other hearings.

Core Strategy Review relating to published changes CSA13 (part) and CSA53 and any other reference to review.

Draft list of participants based on CSA53 (Please check that participation is relevant to your representation and inform the PO of any change required.)

170 Pegasus Planning Group for Robert Hitchins Ltd
180 Pegasus Planning Group for J S Bloor Ltd
216 Pegasus Homes for Crest Homes (Mr and Mrs Hawkes)
222 Woolf Bond for the Duchy of Cornwall
224 Bath Preservation Trust
233 Built4Life for Avon Valley Farm/Avon Valley Adventure & Wildlife Park
244 HBF Home Builders Federation
248 Alder King LLP for Crest & Key Properties
269 Pegasus Planning Group for Barratt Homes Ltd
275 DLP Planning for Redrow Homes South West
276 Hignett Family Trust

837 Transport for Greater Bristol
2564 Peter Brett Associates for Strategic Land Partnership
1525 South Stoke Parish Council
4744 Barton Willmore for Bovis Homes
4788 Pegasus Planning Group for Stratland LLP

Need for safeguarding land to be removed from the Green Belt (general principles only).

Draft list of participants based on CSA50 and SPC172 (Please check that participation is relevant to your representation and inform the PO of any change required.)

114 Smiths Gore for Society of Merchant Venturers
170 Pegasus Planning Group for Robert Hitchins Ltd
180 Pegasus Planning Group for J S Bloor Ltd
216 Pegasus Homes for Crest Homes (Mr and Mrs Hawkes)
233 Built4Life for Avon Valley Farm/Avon Valley Adventure & Wildlife Park
224 Bath Preservation Trust
246 Combe Hay Parish Council
248 Alder King LLP for Crest & Key Properties
269 Pegasus Planning Group for Barratt Homes Ltd
275 DLP Planning for Redrow Homes South West
276 The Hignett Family Trust
1525 South Stoke Parish Council
4744 Barton Willmore for Bovis Homes

Reviewing the inner boundary of the Green Belt and non-strategic sites in the Green Belt.

Draft list of participants based on CSAs 10, 41, 49, 51 and SPCs 19, 171, 173 (Please check that participation is relevant to your representation and inform the PO of any change required.)

170 Pegasus Planning Group for Robert Hitchins Ltd
180 Pegasus Planning Group for J S Bloor Ltd
216 Pegasus Homes for Crest Homes (Mr and Mrs Hawkes)
224 Bath Preservation Trust
246 Combe Hay Parish Council
269 Pegasus Planning Group for Barratt Homes Ltd
275 DLP Planning for Redrow Homes South West
276 The Hignett Family Trust
1525 South Stoke Parish Council
4450 Pro Planning for Landowners of Far3
4508 Nigel Roberts
4621 Nathaniel Lichfield & Partners for Portable Antiquities Scheme
4588 Withies Farm Landowners Group, Glenavon Farms Landowners Group
4642 Mrs Deborah Bensley
4744 Barton Willmore for Bovis Homes
4788 Pegasus Planning Group for Stratland LLP

Major Existing Developed sites in the Green Belt - CSAs 30, 52 and SPC174
4450 Pro Planning for Landowners of Far3

Friday 28 March (only if needed; 9.30 start and half day only)

Reserved for any overrun.

WEEK 2 (Guildhall)

To avoid repetition at each of the hearings on the strategic allocations, discussion of the viability/deliverability of Place-making Principles concerning affordable housing and sustainable construction/renewable energy will be considered at the later topic hearings on Affordable Housing and Sustainable Construction.

Tuesday 1 April

Hearing: Strategic Site Allocation, Odd Down, Bath CSA22 (Policy B3A Odd Down) and CSAs 23 and 24 (Diagrams)

(The hearing also covers those parts of the following changes which refer to Odd Down: CSA17 (Diagram), CSA18, CSA21.)

Draft list of participants (Please check that participation is relevant to your representation and inform the PO of any change required.)

102 Federation of Bath Residents Associations
224 Bath Preservation Trust
246 Combe Hay Parish Council
248 Alder King LLP for Crest & Key Properties
276 Savills (L&P) for Hignett Family Trust
278 Cotswold Conservation Board
837 South Transport TFGB Network/Railfuture
1525 South Stoke Parish Council
3095 CPRE
4469 Ralph Wynne-Griffiths
4508 Nigel Roberts
4511 South of Bath Alliance
4744 Barton Willmore for Bovis Homes
4935 Mr Darryl Sibson
5137 Miss Rosalie Jones

Wednesday 2 April (AM)

Hearing: Strategic Site Allocation, Weston, Bath CSAs 25, 26, 27, 28 Policy B3B (Weston)

(Hearing also covers those parts of the following changes which refer to Weston: CSA17 (Diagram), CSA18, CSA21.)

Draft list of participants (Please check that participation is relevant to your representation and inform the PO of any change required.)

102 Federation of Bath Residents Associations
224 Bath Preservation Trust
278 Cotswold Conservation Board
837 South West Transport Network Railfuture
3095 CPRE
4448 Andrew Heath
4532 D2 Planning for Silverwood Partnership and JE Sheppard and Son
4698 Robert Murton
4923 Withy King (Mrs Amanda Noyce)
4925 Cllr Colin Barrett
4973 Mr Graham Pristo
5128 Laura Airault
5140 Broadmoor Lane Residents Association
5141 Cllr Malcolm Lees

5150 Rowland Bartlett
5171 Stride Treglown Limited for Bath Equestrian Centre
5173 GL Hearn for Mr Perry & Crest Nicholson

Wednesday 2 April (PM)

Hearing: Alternative Green Belt Sites, Bath

Draft list of participants (Please check that participation is relevant to your representation and inform the PO of any change required.)

222 Woolf Bond for the Duchy of Cornwall
224 Bath Preservation Trust
1525 South Stoke Parish Council
4803 Peter Brett Associates for Waddeton Park Ltd
5161 Planning Potential for Green and Faulkner

Thursday 3 April

Hearing: Strategic Site Allocations, Keynsham

Part 1 covers CSA33 (Policy KE3A East Keynsham) and CSAs 31, 35 and 36 (Diagrams); and CSA32 and 34 (safeguarding)

Draft list of participants for Part 1 (Please check that participation is relevant to your representation and inform the PO of any change required.)

180 Pegasus Planning Group for J S Bloor Ltd
233 Built4Life for Avon Valley Farm/Avon Valley Adventure & Wildlife Park
275 DLP Planning for Redrow Homes South West
837 South West Transport Network Railfuture
3095 CPRE
3316 Keynsham Town Council
4588 Withies Farm Landowners Group, Glenavon Farms Landowners Group
5020 Robert Elcome-Thorpe
5073 Peter & Debbie Holland
5169 Built4Life for The River Regeneration Trust OBO Broadmead & Avon Valley Partnership

Part 2 covers CSA37 (Policy KE4 South West Keynsham) and CSAs 31, 38 and 39 (Diagrams)

Draft list of participants for Part 2 (Please check that participation is relevant to your representation and inform the PO of any change required.)

180 Pegasus Planning Group for J S Bloor Ltd
275 DLP Planning for Redrow Homes South West
3095 CPRE
3316 Keynsham Town Council
4669 Compton Dando Parish Council

Part 3 covers alternative sites not directly related to the above

Draft list of participants for Part 3 (Please check that participation is relevant to your representation and inform the PO of any change required.)

275 DLP Planning for Redrow Homes South West
4522 Mrs Barbara Fiedor
5169 Built4Life for The River Regeneration Trust OBO Broadmead & Avon Valley Partnership

Friday 4 April (only if needed; 9.30 start/half day only)

Only for any Keynsham overrun.

WEEK 3 (Guildhall)

Tuesday 8 April (AM)

Hearing: Strategic Site Allocation, Whitchurch

Hearing covers for CSA44, 45 Policy RA5 Whitchurch, and CSAs 46 and 47 (Diagrams) and SPCs 145, 146

Draft list of participants (Please check that participation is relevant to your representation and inform the PO of any change required.)

86 Whitchurch Parish Council
170 Pegasus Planning Group for Robert Hitchins Ltd
248 Alder King LLP for Crest Strategic Projects & Key Properties
251 Barton Willmore for Bovis Homes and Taylor Wimpey
286 Savills (UK) Ltd for Horseworld
411 Whitchurch Action Group (Mary Walsh)
811 Whitchurch Village Action Group (Jill Britten)
837 South West Transport Network Railfuture
3000 Karen Abolkheir
3095 CPRE
4639 Turley Associates for Lands Improvement
4604 Nathaniel Lichfield & Partners for Barratt Homes Bristol
4669 Compton Dando Parish Council
4924 Alistair Williams

Wednesday 9 April

Hearing: Affordable Housing

Hearing covers: March 2013 SPCs 177, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 191.

And the references to affordable housing in:

CSA22 Policy B3A (Odd Down) *Place-making Principle 1* only;
CSA25 Policy B3B Weston *Place-making Principle 1* only;
CSA33 Policy KE3A East Keynsham *Place-making Principle 1* only;
CSA37 Policy KE4 South West Keynsham *Place-making Principle 1* only;
CSA45 Policy RA5 Whitchurch *Place-making Principle 1* only.

Draft list of participants (Please check that participation is relevant to your representation and inform the PO of any change required.)

224 Bath Preservation Trust
233 Built4Life for Avon Valley Farm/Avon Valley Adventure & Wildlife Park
246 Combe Hay Parish Council
276 Savills (L&P) for Hignett Family Trust
286 Savills (UK) Ltd for Horseworld
1525 South Stoke Parish Council
4508 Nigel Roberts
4604 Nathaniel Lichfield & Partners for Barratt Homes Bristol
4642 Mrs Deborah Bensley
4704 Pegasus Planning Group for Warminster Road Developments

Hearing: Sustainable Construction

The sustainable construction/renewable energy requirements in:

CSA22 Policy B3A (Odd Down) *Place-making Principle 11* only;

CSA25 Policy B3B Weston *Place-making Principle 10* only;

CSA33 Policy KE3A East Keynsham *Place-making Principle 21* and *22* only;

CSA37 Policy KE4 South West Keynsham *Place-making Principle 15* only;

CSA45 Policy RA5 Whitchurch *Place-making Principle 9* only.

Draft list of participants (Please check that participation is relevant to your representation and inform the PO of any change required.)

224 Bath Preservation Trust

276 Savills (L&P) for Hignett Family Trust

286 Savills (UK) Ltd for Horseworld

4604 Nathaniel Lichfield & Partners for Barratt Homes Bristol

Thursday 10 April (AM)

Hearing : Provision for Gypsies and traveller and policy CP11

Hearing covers March 2013: SPCs 192, 193, 194, 195, 196, 197, 198, 199

Draft list of participants (Please check that participation is relevant to your representation and inform the PO of any change required.)

1549 Stanton Drew Parish Council

2600 Mrs Liz Richardson

2990 Matthew Pierce

3000 Karen Abolkheir

3006 Dr Chris Ree

4224 Keynsham Action Group

4231 Mr Jonathan Burbage

No hearings on Friday 11 April

Key to Colours: Shared Seats Pegasus Planning