

Timeline and History

Contents

1. Introduction	Page 5
2. The Launch of the Core Strategy	Page 7
3. The Spatial Options stage and consultation	Page 9
4. The Draft Core Strategy stage and consultation	Page 11
4.1. Supporting Information	Page 11
4.2. The Consultation on the Draft Core Strategy	Page 12
5. The Submitted Core Strategy	Page 13
6. The Core Strategy Examination and consultations	Page 15
6.1. Preparing for the Examination	Page 15
6.2. The Examination Hearings in 2011 and 2012	Page 16
6.3. Changes to the Core Strategy during the Examination Hearings (September 2011)	Page 17
6.4. Changes to the Core Strategy during the Examination Hearings (March 2013)	Page 18
6.5. Changes to the Core Strategy during the Examination Hearings (November 2013)	Page 19
6.6. The Examination Hearings in 2014	Page 20
7. The Adoption of the Core Strategy	Page 21
8. Appendix 1: The Core Documents List	Page 23
9. Appendix 2: The Planning Inspector's Notes	Page 75
10. Appendix 3: The Council's Notes	Page 79
11. Appendix 4: The Council's Topic Papers	Page 87
12. Appendix 5: Participants' Statements	Page 89
12.1. Participants' Statements for the Examination Hearings in 2012	Page 90
12.2. Participants' Statements for the Examination Hearings in 2013	Page 93
12.3. Participants' Statements for the Examination Hearings in 2014	Page 98
12.4. Participants' SHLAA Statements	Page 100

12.5.	Participants' Responses to B&NES Statements issued during the Examination Hearings	Page 100
12.6.	Participants' Representations on the Schedule of Informal Changes	Page 101
12.7.	Participants' Statements relating to the Duty to Co-operate	Page 102
12.8.	Participants' Statements on the implications of the NPPF and Policy for Traveller Sites	Page 102

1. Introduction

The Core Strategy sets out the policy framework for the location and level of new housing and other development and is one of the Council's key policy documents.

The project was launched in 2007 and a number of stages took place before the Core Strategy was submitted for examination and subsequently adopted by the Council in 2014. These were to help the Council develop plans that incorporated evidential needs with the views of the public, businesses and organisations. Each stage was subject to a public consultation.

In order for the plans and policies to become part of the Development Plan (against which planning applications are determined) the document had to be examined by the independent Planning Inspectorate, which took place between 2011 and 2013.

This document details the various stages, consultations and evidence relating to the Core Strategy from its launch to its adoption in 2014, all of which can be accessed via the hyperlinks within it.

Should any of the links within this document fail to work please contact the Planning Policy Team via:

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- 01225 477548
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2. The Launch of the Core Strategy



The process of developing the Core Strategy began with the 'Issues and Options' Stage. A [Launch Document](#) was produced that set out to stimulate discussion on how the district of Bath & North East Somerset should develop over the following 20 years.

A consultation on the [Core Strategy Launch Document](#) took place between 25th September and 17th December 2007, for which the following documents were produced:

- [Core Strategy Launch Document](#)
- [Core Strategy Launch Document - Executive Summary](#)
- [Core Strategy Launch poster](#)
- [Core Strategy Launch display board](#)
- [Bath Leaflet](#)
- [Keynsham Leaflet](#)
- [Midsomer Norton, Radstock & Environs Leaflet](#)
- [Sustainability Appraisal - Scoping Report](#)
- [Rural Areas Leaflet](#)

[A report on the Core Strategy Launch Consultation](#) followed. This set out the community involvement and work that took place, and summarised the issues raised amongst the approximately 3,000 comments received from around 300 people/groups during the consultation.

[Click here to return to the contents page](#)

3. The Spatial Options



The Council published the [Core Strategy Spatial Options Document](#) in the autumn of 2009, prepared in the context of, and generally conformed with, the draft Regional Spatial Strategy (RSS) for the South West (which was subsequently revoked).

The following documents were produced:

- [Core Strategy Spatial Options Document.](#)
- [The South West Councils response to Core Strategy Spatial Options Consultation confirming conformity with the Draft RSS, December 2009](#)
- [Core Strategy Spatial Options: Summary Leaflet 1 - District Wide Vision](#)
- [Core Strategy Spatial Options: Summary Leaflet 2 - District Wide Options](#)
- [Core Strategy Spatial Options: Summary Leaflet 3 - Bath](#)
- [Core Strategy Spatial Options: Summary Leaflet 3a - New Neighbourhood at Bath](#)
- [Core Strategy Spatial Options: Summary Leaflet 4 - Keynsham](#)
- [Core Strategy Spatial Options: Summary Leaflet 5 - SE Bristol](#)
- [Core Strategy Spatial Options: Summary Leaflet 6 - Midsomer Norton and Radstock](#)
- [Core Strategy Spatial Options: Summary Leaflet 7 - Rural Areas](#)

A number of supporting reports and appraisals of the Core Strategy Spatial Options were also produced:

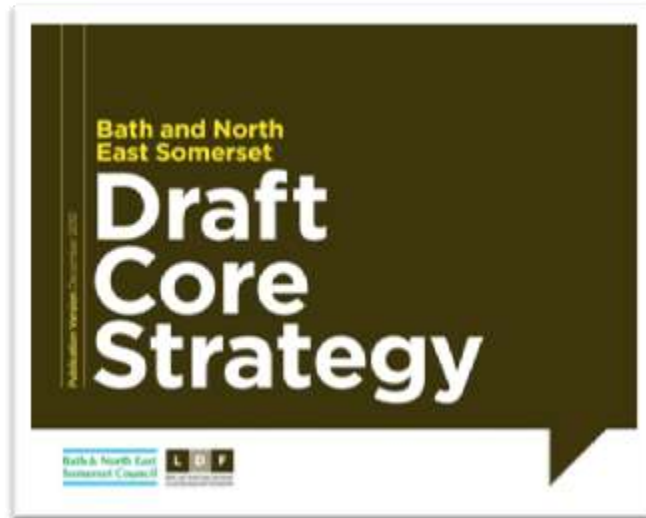
- [Core Strategy Spatial Options- Sustainability Appraisal September 2009](#)
- [Core Strategy Spatial Options- Sustainability Appraisal September 2009 - Appendix A](#)
- [Core Strategy Spatial Options- Equalities Impact Assessment September 2009](#)
- [Core Strategy Spatial Options- Habitat Regulations Assessment September 2009](#)
- [World Heritage Site Setting Study - Information Paper](#)

- [New neighbourhood in an urban extension to South / South West Bath - Information Paper](#)
- [South East Bristol Urban Extension- Key references](#)
- [Bath Central Area - Information Paper](#)
- [Settlement Classification - Information Paper](#)

An extended period of public consultation and engagement on the Core Strategy Spatial Options took place between 19th October 2009 and 11th December 2009. 3,029 comments were made by 327 respondents during the consultation, and are summarised in [the report on the Core Strategy Spatial Options Consultation](#). As with the previous and future reports on the consultations that took place, the report set out the community involvement and work that took place.

[Click here to return to the contents page](#)

4. The Draft Core Strategy



The Draft Core Strategy, which contained the Council's proposed strategy, was published in December 2010 and consulted upon in January and February of 2011. This was the final stage in developing the planning document before submitting it for examination in public by the Planning Inspectorate.

The Draft Core Strategy was published in various formats, including in summary form covering specific areas. These are available below:

- [Draft Core Strategy Publication Version, December 2010 \(9MB\)](#)
- [Draft Core Strategy - Print friendly version \(4MB\)](#)
- [Draft Core Strategy Executive Summary \(4.5MB\)](#)
- [Draft Core Strategy Summary Leaflet Bath \(0.6MB\)](#)
- [Draft Core Strategy Summary Leaflet Keynsham \(0.5MB\)](#)
- [Draft Core Strategy Summary Leaflet Somer Valley \(2.6MB\)](#)
- [Draft Core Strategy Summary Leaflet Rural Areas \(1.2MB\)](#)

4.1 Supporting Information

. A number of information papers and appraisals were also produced to support and inform the Draft Core Strategy. These are available below.

- [Infrastructure Delivery Programme](#)
- [Flood Risk Sequential and Exceptions Test](#)
 - [Appendix B - Part 1 \(PDF - 7MB\)](#)
 - [Appendix B - Part 2 \(PDF - 3.4MB\)](#)
- [Student numbers and ~~Accomodation~~Accommodation Paper](#)
- [Transport Technical Note](#)
- [Sustainability Appraisal of Draft Core Strategy \(November 2010\)](#)
 - [Non-technical Summary of the Sustainability Appraisal \(November 2010\)](#)
 - [Sustainability Appraisal Report - amended to reflect review of Bath Compensatory Storage Study \(November 2011\)](#)

- [Sustainability Appraisal Report Annex D Submission Core Strategy Policy Appraisal Matrices - amended to reflect review of Bath Compensatory Storage Study \(November 2011\)](#)
- [Sustainability Appraisal of the Submission Core Strategy \(April 2011\)](#)
- [Sustainability Appraisal of Draft Core Strategy Update to incorporate all Significant Proposed Changes \(September 2011\)](#)
- [Health Impact Assessment \(PDF - 336kb\)](#)
- [Equalities Impact Assessment \(PDF - 222kb\)](#)
- [Habitat Regulations Assessment \(PDF - 1.2mb\)](#)
- [Natural England's letter of confirmation that HRA is fit for purpose](#)
- [Self-AssessmentSelf-Assessment \(Soundness Toolkit\)](#)
- [Self-Assessment \(Legal Compliance Toolkit\)](#)

4.2 The Consultation on the Draft Core Strategy

The Council held consultation on the Draft Core Strategy between October 2009 and January 2010, on which a [report on the Draft Core Strategy Consultation was produced](#). All of the duly made representations on the Draft Core Strategy are available to view via the links below. You can search these representations by respondent or by subject, and for respondents by their name or number.

Please note: The documents below are abstracted from a database and are in simple text format only (i.e. do not include maps/images or all supplementary material).

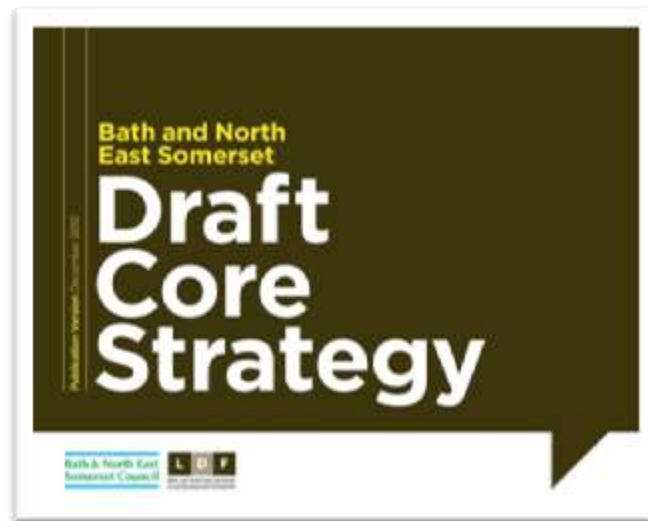
Search the list of respondents and agents:

- [Index of Respondents by Respondent Number](#)
- [Index of Respondents by Surname and Organisation](#)
- [Index of Agents by Agent Number](#)
- [Index of Agents by Agent Name](#)

Search the representations by respondent number:	Search the representations by Draft Core Strategy chapter:
Respondents 1 to 100	Representations relating to the document as a whole
Respondents 101 to 200	Chapter 1
Respondents 201 to 300	Chapter 2
Respondents 301 to 400	Chapter 3
Respondents 401 to 500	Chapter 4
Respondents 501 to 600	Chapter 5
Respondents 601 to 700	Chapter 6
Respondents 701 to 800	Chapter 7
Respondent 801 to 823	Glossary
	Appendices

[Click here to return to the contents page](#)

5. The Submitted Core Strategy



The Draft Core Strategy was submitted to the Planning Inspectorate for examination on 3rd May 2011 following a number of changes to the Draft Core Strategy that had been consulted upon. These changes had been approved via the delegated arrangements agreed by Council at its meeting on 2nd December 2010, and are shown within the [Schedule of Proposed Changes to the Draft Core Strategy \(March 2011\)](#).

The Council also produced a version of the [Draft Core Strategy incorporating the Proposed Changes](#).

The following documents were also produced and submitted alongside the Draft Core Strategy:

- Sustainability Appraisal
 - [Sustainability Appraisal Report \(updated April 2011\)](#)
 - [Sustainability Appraisal ~~Non-Technical~~Non-Technical Summary](#)
 - [Sustainability Appraisal - Annex A](#)
 - [Sustainability Appraisal - Annex B](#)
 - [Sustainability Appraisal - Annex C](#)
 - [Sustainability Appraisal - Annex D](#)
 - [Sustainability Appraisal - Annex E](#)
 - [Sustainability Appraisal - Annex F](#)
 - [Sustainability Appraisal - Annex G](#)
 - [Sustainability Appraisal - Annex H](#)
 - [Sustainability Appraisal - Annex I](#)
- [Regulation 30 \(1\) \(d\) Statement \(Regulation 25 participation/consultation\)](#)
- [Regulation 30 \(1\) \(e\) Statement \(Regulation 27 consultation\)](#)
- [Statement of Community Involvement \(October 2007\)](#)

[Click here to return to the contents page](#)

6. The Core Strategy Examination



Following the submission of the Draft Core Strategy to the Planning Inspectorate (PINS) on 3rd May 2011 PINS appointed Simon Emerson to conduct the examination. At the same time, Chris Banks was appointed as the Programme Officer for the Examination Hearings. As the Programme Officer, Chris Banks acted as a liaison between the Inspector, the Council and others participating in the Hearings.

6.1 Preparing for the Examination

The Examination began with the Inspector undertaking a preparatory stage in which he outlined his preliminary comments and questions:

- [ID/1 - The Inspector's Preliminary Comments and Questions](#)
- [ID/2 - Note on the Progress of the Examination](#) in which the Inspector agreed to hold the Examination Hearings in January 2012
- [ID/3 - The publication of the Draft National Planning Policy Framework](#)
- [ID/4 - The Inspector's Further Preliminary Comments and Questions](#)
- [ID/4a - The Inspector's Further Preliminary Comments and Questions \(Addendum\)](#)

The Council response was set out in the following documents:

- [BNES/1 - Council Response to the Inspector's Preliminary Comments and Questions in ID/1](#)
- [BNES/2 - Council Response to the Inspector's Preliminary Comments and Questions in ID/1, ID/4 and ID/4a\)](#)
- [Topic Paper 7 - Keynsham and Somer Valley Site Capacities](#)
- [Topic Paper 8 - Central Bath/River Corridor Site Capacities and Delivery](#)
- [Topic Paper 9 - Housing and Employment Provision](#)

The Inspector agreed to hold the Examination Hearings in January 2012 (see ID/2 and ID/4). The Council wrote to interested parties confirming the date of the hearings, as well as the date of the Pre-Hearing Meeting (see [BNES/3](#)).

A Pre-hearing Meeting took place on 18th November 2011, principally to discuss the administrative arrangements and procedures for the Examination Hearings. It aimed to help the Inspector and all the interested parties prepare for the Examination. The Inspector outlined how he would conduct the Examination

- [ID/5 - The Inspector's Guidance Notes](#) (these notes acted as the minutes of the Pre-Hearing Meeting)
- [ID/6 - Pre-Hearing Meeting Agenda](#)
- [Bath & North East Somerset Council's Pre-Hearing Meeting Note on new information available for the Inspector and other parties](#) (reference [CD6/E1](#)).

6.2. The Examination Hearings in 2011 and 2012

The Examination Hearings began on 17th January 2012.

The Inspector issued a programme for the hearings, along with a series of issues and questions he is sought to address through the hearings ([ID/7](#)). The Inspector also issued a supplementary note to the Main Issues and Questions document ([ID/8](#)), and a note regarding consideration of the Bath Flood Compensation Scheme issue at the Examination Hearings ([ID/9](#)).

In response to ID/7 the Council submitted a number of statements ([BNES/5 to BNES/13](#)) as well as a number of Statements of Common Ground/Agreement ([BNES/14 to BNES/20](#)) which set out areas of agreement between the Council and various participants in the hearings. All of the subsequent notes issued by the Inspector during all stages of the Examination Hearings can be viewed within [Appendix 2](#). Corresponding responses and notes issued by the Council can be viewed in [Appendix 3](#).

Participants in the hearings were invited by the Inspector to submit statements responding to the questions asked by the Inspector. [These statements can be viewed in Appendix 5.1](#). One of the participants, Pegasus Planning on behalf of Robert Hitchens Ltd, submitted Ian Dove QC's legal opinion on Section 110 of the Localism Act and SEA ([available via this link](#)), to which the Council responded with [BNES/21](#) and [BNES/23](#). Further statements made by examination participants in 2012 can be found within [Appendix 5.1](#).

6.3 Changes to the Core Strategy during the Examination Hearings (September 2011)

During the Examination the Council suggested some changes to the Submitted Core Strategy. These changes arose through discussion at the Examination Hearings or through consideration of comments by the Inspectors or objectors. Changes that the Inspector considered were needed to overcome concerns about soundness of the submitted Core Strategy were included in his final Report and then formally considered by the Council and subject to consultation after the Hearings.

At its meeting on 15th September 2011 the Council agreed to publish a [Schedule of Significant Proposed Changes to the Submitted Core Strategy \(September 2011\)](#) for comment between 19th September and 21st October 2011.

The Planning Inspector asked for comments on the potential implications of the Government's then recently published [draft National Planning Policy Framework \(NPPF\)](#) and Policy for ~~Travellers~~[Travelers'](#) Sites ([ID/27](#)). The Council responded to ID/27 with [BNES/38](#).

The Council identified potential further changes which would be required to the Core Strategy should the NPPF be finalised by Government before the examination ends. These are set out in a [Schedule of Potential Changes arising from the Draft NPPF](#).

All of the duly made representations on the Significant Proposed Changes, and on the potential changes arising from the draft NPPF, are available to view below. **Please note:** The documents below are abstracted from a database and are in simple text format only (i.e. do not include maps/images or all supplementary material).

- [Index of Respondents \(Sorted by Respondent Number\)](#)
- [Index of Respondents \(Sorted by Respondent Name\)](#)
- [Duly Made Representations on Significant Potential Changes to the Draft Core Strategy](#)
- [Duly Made Representations on Potential Changes arising from the Draft NPPF](#)

Subsequent to the consultation, The Council received a note from the Inspector outlining his preliminary conclusions on strategic matters and way forward (Ref [ID/28](#) and [ID/30](#)). Following the Council's response ([BNES/39](#)) the Inspector agreed to suspend the Examination (see [ID/29](#)).

6.4 Changes to the Core Strategy during the Examination Hearings (March 2013)

A [Schedule of Proposed Changes to the Submitted Core Strategy \(March 2013\)](#) was agreed by the [Council on 4th March 2013 \(see item 89\)](#) and published between 26th March and 8th May 2013 for public comment. Due to the amendment to Policies 3A and 3B only being publicised on 19th April the consultation period in relation to this issue was subsequently extended by 2 weeks until 22nd May 2013.

Comments could be submitted on the proposed changes and on the alternative options which were considered by the Council but rejected ([see the Council Report Appendix 1 link for details of options considered but rejected](#)). [The changes were consulted on and the responses were sent to the Inspector.](#)

It should be noted that [the Schedule of Proposed Changes to the Submitted Core Strategy](#) was revised to correct errors in the previous version. These were as follows:

- Minor changes to SPC126 and SPC129 to give greater clarity in relation to housing supply in the Somer Valley (this does not affect the Core Strategy Policies for the Somer Valley)
- Change to development requirement a) for both Policies B3A and B3B to specify the proportion of affordable housing that will be sought in development at land adjoining Odd Down and Weston (see change references SPC88 and SPC89)
- Change to Policy B2(4)(h) that was originally discussed at the Hearings in February 2012 and agreed by Council on 4th March 2013 was previously omitted in error. See change reference SPC69A.
- Revision to Diagram 4 (Key Diagram) to correctly show the number of jobs in the Somer Valley reflecting the amended Policy SV1 (change reference SPC130).

A [Composite Core Strategy](#) was produced to show the changes that had been made since the Core Strategy had been submitted in May 2011. The changes to the Submitted Core Strategy were summarised in the following [summary newspaper for consultation events \(April 2013\)](#). This newspaper provides a summary of the main changes proposed, [the key for the diagrams can be found here \(0.1 MB\)](#).

A [The Habitat Regulations Assessment of the Proposed Changes to the Submitted Core Strategy](#), along with a Sustainability Appraisal of the Proposed Changes to the Submitted Core Strategy were also produced. The Sustainability Appraisal is available below:

- [Non-technical Summary \(0.3 MB\)](#)
- [Main Report \(0.6 MB\)](#)
- [Summary of the Changes to the Sustainability Appraisal made by the Proposed Changes to the Submitted Core Strategy \(0.04 MB\)](#)
- [Annex D - Policy Appraisal Matrices \(1.3 MB\)](#).
- [Annex L - Locational Alternative Appraisal Matrices \(6.9 MB\)](#)
- [Annex M - Screening of Proposed Changes to the Submitted Core Strategy \(0.9 MB\)](#)

[Supporting Evidence](#) to the Schedule of Proposed Changes to the Submitted Core Strategy was made available. It included the Concept Option Reports produced as a result of work by Ove Arup & Partners to investigate locations for potential development through the Core Strategy.

6.5 Changes to the Core Strategy during the Examination Hearings (November 2013)

Following the previous changes and consultation the Planning Inspector asked the Council to provide more detail about the proposed developments and changes to the Green Belt in the following areas of the district:

- Odd Down/South Stoke, Bath
- Weston, Bath
- East Keynsham
- South West Keynsham
- Whitchurch

In order to address the Inspector's concerns around clarity of the proposals and housing delivery the Council defined the boundaries of the five strategic sites. This includes amendments to the Green Belt boundaries. It was previously envisaged that this work would be undertaken in the Placemaking Plan but in light of the Inspector's concerns, this work was brought forward into the Core Strategy. This means that the strategic sites will now not be considered in the Placemaking Plan. Please note that these amendments do not relate to the principle of releasing land in these locations.

Comments were invited on the strategic site allocations and the placemaking principles relating to their development and to the related Green Belt boundary changes. Comments were also invited on alternative site and boundary options. This enabled all the changes to be tested through the Examination process:

- The amendments to the Core Strategy were set out in a '[Schedule of Core Strategy Amendments](#)
- A [Core Strategy Newspaper \(November 2013\)](#) was produced summarising the changes to these areas and the Core Strategy.
- A [composite version of the Submitted Core Strategy which incorporates the Proposed Changes March 2013 and Amendments November 2013](#).

A significant amount of evidence base work was done to inform site allocations and much of this was published on 13th September 2013 as part of the Examination process. [This and any additional evidence informing the site allocation details are available via this link](#). The evidence was also available within the [Core Documents List \(Appendix 1, reference CD/10 onwards\)](#).

An Addendum to the Sustainability Appraisal Report on the Proposed changes to the Submitted Core Strategy was also produced at this stage:

- a. [Sustainability Appraisal Report November 2013 \(Core Documents List Reference CD10/A1/1\)](#)

- b. [Sustainability Appraisal A Annex N Policy Appraisal Matrices \(Core Documents List Reference CD10/A1/2\)](#)
- c. [SA Annex O Policy Appraisal Matrices \(Core Documents List Reference CD10/A1/3\)](#)

The responses to the consultation on the Core Strategy Amendments were sent to the Planning Inspector. They are available below and are sorted by the Change Reference Number:

- [Index of Respondents \(Sorted by Respondent ID number\)](#)
- [Index of Respondents \(Sorted by Name and Organisation\)](#)
- [Schedule of Comments \(sorted by Change Reference Number\), this file is 6.2 MB.](#)

A [Consultation Report](#) was produced which details how the Council engaged the public and other stakeholders in the consultation process.

6.6. The Examination Hearings in 2014

The Examination Hearings resumed on 25th March 2014 following the [Programme set by the Inspector](#) (the agenda for each session can be found within [Appendix 2](#), ID/46 to ID/48B). The Inspector issued [ID/44](#) and [ID/45](#) on the progression of the Core Strategy Examination Hearings, and an update for the Hearings on National Planning Policy Guidance and on Minister's letters on Inspectors' reports concerning the Green Belt ([ID/49](#)). The Council responded to ID/44 with [BNES/53](#) (explaining the information submitted to the Inspector for the Hearings commencing in March 2014) and ID/45 with [BNES/54](#).

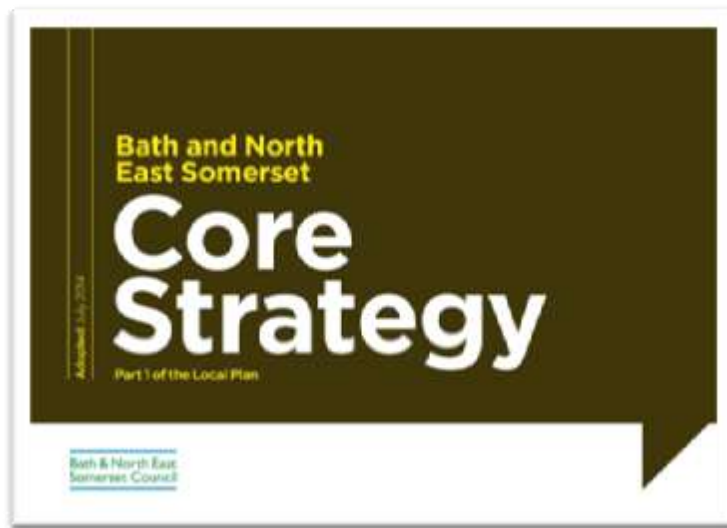
A number of [Statements of Common Ground \(see BNES/53a to BNES/53ac in Appendix 3\)](#) were prepared by the Council and the various landowners/developers/promoters of the Green Belt sites proposed for allocation in the Core Strategy amendments.

The Council and other Examination Participants submitted [new evidence](#) to the Inspector in advance of the Hearings commencing in March 2014 (also available within the [Core Documents List in Appendix 1](#)). A number of statements were been submitted by Participants at the Hearings and are available within [Appendix 5](#).

The Examination Hearings ended on 10th April, after which the Inspector retired to consider the evidence submitted and statements made, and to write his report recommending whether the Core Strategy should be adopted with or without any further changes.

[Click here to return to the contents page](#)

6. The Adoption of the Core Strategy



[The Planning Inspector published his Final Report](#) on 24th June 2014 in which he found the Core Strategy sound subject to a number of modifications:

- [The Schedule of Inspector's Recommended Main Modifications to the Submitted Core Strategy](#)
- [Annex to the Schedule of Inspector's Recommended Main Modifications to the Submitted Core Strategy - Diagram and Maps](#)

The Core Strategy for Bath and North East Somerset Council was subsequently formally adopted by the Council on 10th July 2014, and is available below, with other relevant documents:

- [The Adopted Core Strategy](#)
- [The Adoption Statement](#)
- [The Sustainability Appraisal Main Report](#) (July 2014) which includes list of the following annexes: [Annex A](#); [Annex B](#); [Annex C](#); [Annex D](#); [Annex H](#); [Annex I](#); [Annex J](#); [Annex L](#); Annex M: [Volumes 1](#) and [Volume 2](#); Annex N is subsumed within Annex D; and [Annex O](#).
- [The Sustainability Appraisal incorporating Strategic Environmental Assessment Adoption Statement.](#)
- [The Habitats Regulations Report](#) (July 2014)

The Adopted Core Strategy forms part of the Development Plan for the District (see below) and will be used in the determination of all planning applications submitted to the Council alongside policies in the Joint Waste Core Strategy (2011) and those saved policies in the Local Plan (2007) not replaced by the Core Strategy.

- [The Adopted Core Strategy](#)
- [Saved policies from the Bath & North East Somerset Local Plan \(2007\)](#)

- [West of England Joint Waste Core Strategy \(2011\)](#) which supersedes all 2007 Local Plan policies on Waste apart from Policies WM.4 and WM.9

A number of policies in the Core Strategy required changes or additions to the existing Policies Map (previously known as the Proposals Map) and to reflect the agreed extension to the South Stoke Conservation Area. You can view the Policy Maps via the Council's [interactive Local Plan map](#).

[Click here to return to the contents page](#)

Appendix 1: The Core Documents List

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD1	National/International Documents		
CD1/1	Building Research Establishment Environmental Assessment Method (BREEAM) – this is a web-based document		
CD1/2	Building Regulations 2010 – Part L1A: Conservation of fuel and power (New dwellings)		
CD1/3	Building Regulations 2010 – Part L1B: Conservation of fuel and power (Existing dwellings)		
CD1/4	Building Regulations 2010 – Part L2A: Conservation of fuel and power (New buildings other than dwellings)		
CD1/5	Building Regulations 2010 – Part L2B: Conservation of fuel and power (Existing buildings other than dwellings)		
CD1/6	Building Regulations 2010 – Part H: Drainage and Waste Disposal		
CD1/7	Circular 01/2006 ‘Planning for Gypsy and Traveller Caravan Sites’		
CD1/8	Circular 04/2007 ‘Planning for Travelling Showpeople’		
CD1/9	Code for Sustainable Homes (CfSH) – this is a web-based document		
CD1/10	European Landscape Convention – A Framework for Implementation , Natural England, DEFRA and English Heritage (October 2007)		
CD1/11	Foresight Tackling Obesities: Future Choices , Government Office of Science (2007)		
CD1/12	Flood Risk Regulations 2009		
CD1/13	Flood and Water Management Act 2010		
CD1/14	Localism Bill (HL Bill 71) 2010-2012 (as brought from the Commons) , Communities and Local Government (May 2011) – this is a web-based document		

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD1/15	The Plan for Growth , Department for Business Innovation and Skills (March 2011)		
CD1/16	The Town and Country Planning (Local Development) (England) Regulations 2004		
CD1/17	The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008		
CD1/18	World Heritage and Contemporary Architecture – Managing the Historic Urban Landscape , Vienna Memorandum: UNESCO (May 2005).		
CD1/19	Operational Guidelines for the Implementation of the World Heritage Convention , UNESCO (January 2008)		
CD1/20	Circular on the Protection of World Heritage Sites (07/2009) , Department for Communities and Local Government (July 2009)		
CD1/21	Laying the Foundations: A Housing Strategy for England , Department for Communities and Local Government (November 2011)		
CD1/22	City of Bath Mission Report (5-7 November 2008) , UNESCO World Heritage Committee, Thirty-third session, Seville, Spain 20 - 30 June 2009		
CD1/23	The Conservation (Natural Habitats & C.) Regulations 1994		
CD1/24	The Carbon Plan: Delivering our low carbon future , Department of Energy and Climate Change (December 2011)	Dec 2011	
CD1/25	The Conservation of Habitats and Species Regulations 2010	Jan 2012	
CD1/26	Estimating Housing Need , Glen Bramley et al, Department for Communities and Local Government, (November 2010)	Jan 2012	

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD1/27	The Environmental Assessment of Plans and Programmes Regulations 2004	Jan 2012	
CD1/28	Analysis of the Impacts of Migration , Migration Advisory Committee (January 2012)	Jan 2012	
CD1/29	Localism Act, 2011 – Part 6: Planning, Chapter 1 Plans and Strategies	March 2012	
CD1/30	Localism Bill: abolition of regional planning tier and introduction of the Duty to Co-operate, Impact Assessment – DCLG, January 2011	March 2012	
CD2	Planning Policy Guidance Documents		
CD2/1	Planning Policy Statement 1: Delivering Sustainable Development (2005)		
CD2/2	Planning Policy Statement: Planning and Climate Change – Supplement to Planning Policy Statement 1 (2007)		
CD2/3	Planning Policy Guidance 2: Green Belts (1995)		
CD2/4	Planning Policy Statement 3: Housing (2011)		
CD2/5	Planning Policy Statement 4: Planning for Sustainable Economic Growth (2009)		
CD2/6	Planning Policy Statement 5: Planning for the Historic Environment (2010)		
CD2/7	Planning Policy Statement 7: Sustainable Development in Rural Areas (2004)		
CD2/8	Planning Policy Guidance 8: Telecommunications (2001)		
CD2/9	Planning Policy Statement 9: Biodiversity and Geological Conservation (2005)		
CD2/10	Planning Policy Statement 10: Planning for Sustainable Waste Management (2011)		
CD2/11	Planning Policy Statement 12: Local Spatial Planning (2008)		

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD2/12	Planning Policy Guidance 13: Transport (2001, updated 2011)		
CD2/13	Planning Policy Guidance 14: Development on Unstable Land (1990)		
CD2/14	Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation (2002)		
CD2/15	Planning Policy Guidance 18: Enforcing Planning Control (1991)		
CD2/16	Planning Policy Guidance 19: Outdoor Advertisement Control (1992)		
CD2/17	Planning Policy Statement 22: Renewable Energy (2004)		
CD2/18	Planning Policy Statement 23: Planning and Pollution Control (2004)		
CD2/19	Planning Policy Guidance 24: Planning and Noise (1994)		
CD2/20	Planning Policy Statement 25: Development and Flood Risk (2010)		
CD2/21	Consultation paper on a new Planning Policy Statement: Planning for a Natural and Healthy Environment (2010)		
CD2/22	Minerals Policy Statement 1: Planning and Minerals (2006)		
CD2/22a	Planning and Minerals: Practice Guide (2006)		
CD2/23	Minerals Policy Statement 2: Controlling and Mitigating the Environmental Effects of Minerals Extraction in England (2005)		
CD2/24	Planning Policy Statement 3: Planning for Housing Technical change to Annex B Consultation (February 2011)		
CD2/25	Planning for Traveller Sites – Consultation , Department for Communities and Local Government (April 2011)		
CD2/26	Minerals Planning Guidance 3: Coal mining and colliery spoil disposal (March 1999)		

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD2/27	Draft National Planning Policy Framework , Department for Communities and Local Government (July 2011)	Dec 2011	
CD2/28	Planning Policy Statement 23: Planning and Pollution Control, Annex 1 Pollution Control, Air and Water Quality (2004)	Jan 2012	
CD2/29	Planning Policy Statement 23: Planning and Pollution Control, Annex 2 Development on Land affected by Contamination (2004)	Jan 2012	
CD2/30	Letter from Steve Quartermain, Chief Planner, DCLG to Chief Planning Officers on Revocation of Regional Strategies	March 2012	
CD2/31	National Planning Policy Framework	April 2012	
CD2/32	Technical Guidance to the National Planning Policy Framework	April 2012	
CD2/33	Planning Policy for Traveller Sites	April 2012	
CD2/34	National Planning Practice Guidance: Assessment of housing and economic development needs	December 2013	December 2013
CD3	Regional/Sub-Regional		
CD3/1	Joint Replacement Structure Plan (2002)		03/05/11
CD3/2	Joint Replacement Structure Plan Saved Policies Schedule		03/05/11
CD3/3	Regional Planning Guidance for the South West (RPG 10) (2001)		
CD3/4	Draft Regional Spatial Strategy for the South West , South West Regional Assembly (April 2006)		

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD3/5	Draft Regional Spatial Strategy for the South West – Panel Report (December 2007)		
CD3/6	Draft Revised Regional Spatial Strategy for the South West incorporating the Secretary of State’s Proposed Changes (July 2008)		
CD3/7	Secretary of State’s Additional Schedule of Proposed Changes and Reasons (April 2009)		
CD3/8	South West Councils response to Core Strategy Spatial Options Consultation confirming conformity with the Draft RSS , December 2009		
CD3/9	Council response to the Secretary of State’s Proposed Changes (October 2008)		
CD3/10	West of England Multi-Area Agreement , West of England Partnership (August 2009)		
CD3/11	West of England Joint Study Area First Detailed Proposals , West of England Partnership (2005)		
CD3/12	Bristol Core Strategy Publication Version , Bristol City Council (November 2009)		
CD3/13	Bristol Core Strategy Inspector’s Report , The Planning Inspectorate (April 2011)		
CD3/14	Council’s Response to the Secretary of State’s Additional Proposed Changes (May 2009)		
CD3/15	Bristol Core Strategy (adopted) , Bristol City Council, June 2011	Nov 2011	18/11/11
CD3/16	West of England Joint Study Area Second Report – Appendix 18: Strategic Appraisal of Green Belt in the West of England (2006)	Nov 2011	
CD3/17	Strategic Green Belt Review: Final Report ; Appendices 1 to 3 ; Appendix 4 ; Appendix 5 ; Appendix 6 ; Appendix 7 ; Appendix 8 ; Appendix 9 ; Appendix 10 ; Appendix 11	Nov 2011	

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD3/18	South West Regional Flood Risk Appraisal (February 2007)	Dec 2011	
CD3/19	Economic Prediction and the Planning Process , South West Regional Observatory and the South West Regional Development Agency (January 2011)	Dec 2011	
CD3/20	RSS Employment Land Provision: Spatial Implications - Volume 1 Guidance Note , South West Regional Assembly (August 2008)	Dec 2011	
CD3/21	RSS Employment Land Provision: Spatial Implications - Volume 2 Technical Appendices , South West Regional Assembly (August 2008)	Dec 2011	
CD3/22	West of England Local Economic Assessment (LEA) , West of England Local Enterprise Partnership (December 2011) - weblink	Jan 2012	
CD3/23	Functional Analysis of Settlements, (Roger Tym & Partners) (2005)	Jan 2012	19/01/12
CD3/24	Letter to Bath & North East Somerset Council from English Heritage regarding Odd Down and Whitchurch (May 2006)	Jan 2012	24/01/12
CD3/25	Ideas for Development Management Policies – Draft document , Bristol City Council (June 2010)	Jan 2012	25/01/12
CD3/26	County of Somerset District Plan Bristol and Bath Green Belt Written Statement, Amendment No. 12 1966, Somerset County Council	Jan 2012	25/01/12
CD3/27	South West Regional Assembly Statement to the RSS EIP, Matter 4.1	Feb 2012	

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD3/28	Evidence of working with adjoining authorities on urban extensions (Bristol City Council Core Strategy Examination document)	Feb 2012	
CD3/29	Wiltshire Core Strategy Consultation Document, June 2011	March 2012	
CD3/30	West of England Planning, Housing & Communities Board Papers for 14th March 2012 – Agenda Item 8 ‘Core Strategies Update and future arrangements for joint working under the duty to co-operate	March 2012	
CD3/31	Extract Mendip District Council Draft Core Strategy (February 2011) – Policy DP12: Safeguarding Corridors for Sustainable Travel	March 2012	
CD4	Evidence Base		
	Economic		
CD4/E1	Business Growth and Employment Land Study , Roger Tym & Partners/Cluttons (March 2009)		03/05/11
CD4/E2	Business Growth & Employment Land Study Update , Roger Tym & Partners (June 2010)		03/05/11
CD4/E3	Economic Regeneration Delivery Plans (Report) , B&NES (March 2011)		18/05/11
CD4/E4	Bath Economic Regeneration Delivery Plan and site plan		18/05/11
CD4/E5	Keynsham Town Centre Economic Regeneration Plan and site plan		18/05/11
CD4/E6	Midsomer Norton Town Centre Economic Regeneration Plan and site plan		18/05/11
CD4/E7	Local Economic Assessment , SQW (May 2010)		18/05/11
CD4/E8	Economic Strategy , Sustainable Growth Alliance (2010)		18/05/11

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD4/E9	Smart Economic Growth Cabinet Report , B&NES (November 2010)		18/05/11
CD4/E10	Smart Economic Growth for B&NES – Achieving a Higher Growth Economic Scenario to 2026 , GWE Business West (May 2011)	May 2011	21/06/11
CD4/E11	Visitor Accommodation Study Report , The Tourism Company (December 2009)		03/05/11
CD4/E12	Visitor Accommodation Study Appendices The Tourism Company (December 2009)		03/05/11
CD4/E13	Bath Business Plan , Ernst & Young (2005)		
CD4/E14	Wider Bath and North East Somerset Business Plan , Ernst & Young (June 2006)		
CD4/E15	Delivering Sustainable Economic Growth (Report to Cabinet, 9 November 2011)	Dec 2011	
CD4/E16	Delivering Sustainable Economic Growth Appendices to Report to Cabinet, 9 November 2011	Dec 2011	
CD4/E17	Bath Avon River Economy , Bath & North East Somerset Council Advisory Group (Summer 2011)	Dec 2011	
Retail			
CD4/R1	Retail Strategy Report , Annex A and Annex B , DTZ/Urban Practitioners (December 2008)		03/05/11
Infrastructure			
CD4/I1	Infrastructure Delivery Programme , B&NES (December 2010)		03/05/11
CD4/I2	Infrastructure Delivery Programme update , B&NES (April 2011)		03/05/11

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD4/I3	Responding to Infrastructure Delivery and Planning Issues in the West of England , West of England Partnership/URS/Roger Tym and Partners (May 2010) - weblink		03/05/11
CD4/I4	Single Conversation: West of England Delivery & Infrastructure Investment Plan , West of England Partnership with the Homes and Communities Agency (March 2010)		03/05/11
CD4/I5	Wessex Water Business Plan 2010-2015 , Wessex Water (April 2010) - weblink		
CD4/I6	Infrastructure Delivery Programme , B&NES (November 2011)	Nov 2011	18/11/11
CD4/I7	Letter from Wessex Water re capacity of public sewers and Keynsham sewage treatment works (19 January 2012)	Jan 2012	
Recreation/Cultural/Services			
CD4/RCS1	Destination Management Plan , The Tourism Company (October 2009)		
CD4/RCS2	Cultural Strategy , ABL Cultural Consulting (October 2007)		
Housing			
CD4/H1	Bath and North East Somerset Future Housing Growth Requirements to 2026: Stage 2 Report , Dr Keith Woodhead (September 2010)		03/05/11
CD4/H2	Housing Need and Affordability Assessment , Professor Glen Bramley (May 2005)		
CD4/H3	Housing Strategy for Older People 2008 – 2013: The Key to Independence , B&NES (June 2008)		
CD4/H4	Housing and Wellbeing Strategy 2010-2015 , B&NES/NHS (2010)		

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD4/H5	Residential Review , B&NES (December 2007)		
CD4/H6	Strategic Housing Land Availability Assessment (SHLAA) – Findings Report , B&NES (December 2010)		03/05/11
CD4/H7	Strategic Housing Land Availability Assessment (SHLAA) Appendices, B&NES (December 2010) <i>superseded by Version 2.1 Appendices (May 2011) see CD4/H14</i>		18/05/11
CD4/H8	Viability Study , Three Dragons (June 2010)		03/05/11
CD4/H9	Viability Validation Study , Ark (April 2011)		03/05/11
CD4/H10	West of England Gypsy & Traveller Accommodation Assessment (WoE GTAA) and Appendices , Buckinghamshire Chilterns University College (October 2007)		03/05/11
CD4/H11	West of England Strategic Housing Market Assessment (SHMA) , West of England Partnership/ Professor Glen Bramley (June 2009)		03/05/11
CD4/H12	Gypsy and Traveller Accommodation Needs Assessments – Guidance , DCLG (October 2007)		
CD4/H13	Strategic Housing Land Availability Assessment Findings Report Version 2.1 (May 2011)	May 2011	
CD4/H14	Strategic Housing Land Availability Assessment Findings Report Version 2.1 Appendices (May 2011)	May 2011	
CD4/H14a	Strategic Housing Land Availability Assessment Findings Report Appendix A to 1b (Bath Green Belt)	Jan 2012	23/01/12
CD4/H15	The Impact of Affordable Rents on the Viability of Residential Development with Affordable Housing Planning Obligations , Ark (June 2011)	Sept 2011	
CD4/H16	Strategic Housing Land Availability Assessment (SHLAA) Update Note (November 2011)	Nov 2011	18/11/11

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD4/H17	Housing and Major Projects Policy Development and Scrutiny Panel Report (15 November 2011)	Dec 2011	
CD4/H18	SHLAA Housing Trajectory April 2012	May 2012	
Sustainability			
CD4/S1	District Heating Opportunity Assessment Study - Part 1 , AECOM (November 2010)		03/05/11
CD4/S2	District Heating Opportunity Assessment Study - Part 2 , AECOM (November 2010)		03/05/11
CD4/S3	District Heating Opportunity Assessment Study - Part 3 , AECOM (November 2010)		03/05/11
CD4/S4	District Heating Opportunity Assessment Study - Part 4 , AECOM (November 2010)		03/05/11
CD4/S5	District Heating Opportunity Assessment Study - Part 5 , AECOM (November 2010)		03/05/11
CD4/S6	Landscape Sensitivity Analysis for Wind Energy Development in Bath and North East Somerset , Land Use Consultants (December 2010)		03/05/11
CD4/S7	Renewable Energy and Planning Research , CAMCO (June 2009)		03/05/11
CD4/S8	Renewable Energy Research Update , CAMCO (November 2010)		03/05/11
CD4/S9	Sustainability and residential property valuation, Royal Institute for Chartered Surveyors information paper (2011)	Dec 2011	
CD4/S10	The Case for Space: the size of England's new homes , Royal Institute of British Architects (September 2011)	Dec 2011	

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CD4/S11	Energy Efficiency Rating and House Price in the Act , Australian Government - Department of the Environment, Water, Heritage and the Arts (2008)	Dec 2011	
CD4/S12	Cost of building to the Code for Sustainable Homes Updated cost review , Department for Communities and Local Government (August 2011)	Dec 2011	
CD4/S13	Bath Riverside Developer Named Leader in Sustainability – press release (November 2011)	Dec 2011	
CD4/S14	Example Code for Sustainable Homes Pre-Assessment Estimator	Jan 2012	
CD4/S15	Headline responses, data and charts for the commissioned questions within Voicebox 15 on Behaviour Changes to Lower Carbon Emissions (2009)	Jan 2012	
CD4/S16	Cost Analysis of The Code for Sustainable Homes, DCLG, 2008	Jan 2012	
Flood Risk			
CD4/FR1	Flood Risk Management Strategy - Scoping Report , Capita Symonds (May 2009)		03/05/11
CD4/FR2	Flood Risk Management Strategy Report , Atkins (June 2010)		03/05/11
CD4/FR3	Flood Risk Management Strategy Report Appendix C Bath , Atkins (June 2010)		03/05/11
CD4/FR4	Flood Risk Management Strategy Report Appendix C Keynsham , Atkins (June 2010)		03/05/11
CD4/FR5	Flood Risk Management Strategy Report Appendix C Midsomer Norton/Radstock , Atkins (June 2010)		03/05/11
CD4/FR6	Strategic Flood Risk Assessment Level 1 for B&NES Executive Summary , Capita Symonds (April 2008)		03/05/11
CD4/FR7	Strategic Flood Risk Assessment Technical Report: Level 1 , Capita Symonds (April 2008)		03/05/11

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD4/FR8	Strategic Flood Risk Assessment Level 1 for B&NES User Guide and Appendix A , Capita Symonds (April 2008)		03/05/11
CD4/FR9	Strategic Flood Risk Assessment Level 1 for B&NES Management Guide , Capita Symonds (April 2008)		03/05/11
CD4/FR10	Strategic Flood Risk Assessment: Level 2 for Bath , Capita Symonds (July 2009)		03/05/11
CD4/FR11	Strategic Flood Risk Assessment: Level 2 for Keynsham , Capita Symonds (May 2009)		03/05/11
CD4/FR12	Strategic Flood Risk Assessment: Level 2 for Midsomer Norton & Radstock , Capita Symonds (July 2009)		03/05/11
CD4/FR13	Preliminary Flood Risk Assessment , B&NES (March 2011)		
CD4/FR14	Strategic Flood Risk Assessment Level 2 for Midsomer Norton and Radstock Update , Capita Symonds (June 2011)	May 2011	
CD4/FR15	Flood Risk Management Strategy Appendix A (Tender Brief)	Nov 2011	
CD4/FR16	Flood Risk Management Strategy Appendix B (Proposed & Discounted Options) , Atkins (June 2010)	Nov 2011	
CD4/FR17	Flood Risk Management Strategy Appendix D (Economic Assessment) , Atkins (June 2010)	Nov 2011	
CD4/FR18	Flood Risk Management Strategy Appendix E (High-Level Appraisal Matrix) , Atkins (June 2010)	Nov 2011	
CD4/FR19	Flood Risk Management Strategy Appendix F (Strategic Option Assessment) , Atkins (June 2010)	Nov 2011	
CD4/FR20	Flood Risk Management Strategy Appendix G (Traffic Light Matrix) , Atkins (June 2010)	Nov 2011	
CD4/FR21	Flood Risk Management Strategy Appendix H (Flood Risk Management Options Table) , Atkins (June 2010)	Nov 2011	
CD4/FR22	Flood Risk Management Strategy Appendix I (Site Specific Flood Risk Management and SUDS Recommendations) , Atkins (June 2010)	Nov 2011	

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD4/FR23	Flood Risk Management Strategy Appendix J (Option Cost Breakdown) , Atkins (June 2010)	Nov 2011	
CD4/FR24	Flood Risk Management Strategy Appendix K(a) (Typical SUDS Installations)	Nov 2011	
CD4/FR25	Flood Risk Management Strategy Appendix K(b) (SUDS Site Assessments & Indicative Costing - Bath)	Nov 2011	
CD4/FR26	Flood Risk Management Strategy Appendix K(c) (SUDS Site Assessments and Indicative Costings - Keynsham) , Atkins (June 2010)	Nov 2011	
CD4/FR27	Flood Risk Management Strategy Appendix K(d) (SUDS Site Assessments and Indicative Costings - Midsomer Norton) , Atkins (June 2010)	Nov 2011	
CD4/FR28	Flood Risk Management Strategy Appendix K(e) (SUDS Site Assessments and Indicative Costings - Radstock) , Atkins (June 2010)	Nov 2011	
CD4/FR29	Flood Risk Management Strategy Appendix L(a) (Development Site and Compensatory FDA Location Plans - Bath) , Atkins (June 2010)	Nov 2011	
CD4/FR30	Flood Risk Management Strategy Appendix L(b) (Development Site and Compensatory FDA Location Plans - Kensington Meadows) , Atkins (June 2010)	Nov 2011	
CD4/FR31	Flood Risk Management Strategy Appendix L(c) (Development Site and Compensatory FDA Location Plans - Keynsham) , Atkins (June 2010)	Nov 2011	
CD4/FR32	Flood Risk Management Strategy Appendix L(d) (Development Site and Compensatory FDA Location Plans - Midsomer Norton) , Atkins (June 2010)	Nov 2011	
CD4/FR33	Flood Risk Management Strategy Appendix L(e) (Development Site and Compensatory FDA Location Plans - Radstock) , Atkins (June 2010)	Nov 2011	

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD4/FR34	Flood Risk Management Strategy Appendix M (Workshop Proceedings) , Atkins (June 2010)	Nov 2011	
CD4/FR35	Bath Compensatory Storage Study Phase 1 - Final Report and Appendix A , WYG Engineering (November 2011)	Nov 2011	18/11/11
CD4/FR36	Bath Compensatory Storage Study Phase 1 - Note on Reviewed Flood Storage Volume , WYG Engineering (November 2011)	Dec 2011	
Urban Design/Landscape			
CD4/UDL1	Bath City Wide Character Appraisal SPD , B&NES (August 2005)		18/05/11
CD4/UDL2	Bath Building Heights Strategy: Executive Summary , Urban Initiatives (September 2010)		18/05/11
CD4/UDL3	Bath Building Heights Strategy: The Bath Context , Urban Initiatives (September 2010)		18/05/11
CD4/UDL4	Bath Building Heights Strategy: Building Heights Strategy , Urban Initiatives (September 2010)		18/05/11
CD4/UDL5	Bath Building Heights Strategy: Appendices , Urban Initiatives (September 2010)		18/05/11
CD4/UDL6	CABE Urban Extensions Stakeholder Workshop Report 2008		
CD4/UDL7	Civitas Renaissance Project , CIVITAS (2010)		
CD4/UDL8	English Heritage At-Risk Register (South West) , English Heritage (July 2010)		
CD4/UDL9	HCA Rural Masterplanning Fund - Winning Projects , DCLG/DEFRA (February 2010)		
CD4/UDL10	Midsomer Norton Town Centre Development Proposals		18/05/11
CD4/UDL11	Keynsham Town Centre Development Proposals		18/05/11
CD4/UDL12	Keynsham Regeneration Project , B&NES (March 2011)		18/05/11

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD4/UDL13	Public Realm and Movement Strategy: Creating the Canvas for Public Life in Bath , B&NES & City ID (July 2010)		
CD4/UDL14	Rural Landscapes of Bath and North East Somerset, A Landscape Character Assessment SPD , B&NES (2003)		
CD4/UDL15	Urban Design Led Review of Bath City Centre Sites , Vaughan Thompson et al (May 2009)		
CD4/UDL16	Urban Design Led Review of BWR East/Green Park Station, Bath , Vaughan Thompson et al (April 2009)		
CD4/UDL17	World Heritage Site Management Plan , B&NES (November 2010)		18/05/11
CD4/UDL18	Somerdale Vision , LDA Design/Cadbury (March 2009)		
CD4/UDL19	Somerdale Landscape Framework , LDA Design/Cadbury (June 2009)		
CD4/UDL20	Keynsham Regeneration Scheme and Workplace Programme – Cabinet Report (7 December 2011)	Dec 2011	
CD4/UDL21	B&NES Landscape and World Heritage Study of the Potential for an Urban Extension to the South/South West of Bath (2006)	Jan 2012	19/01/11
CD4/UDL22	B&NES Urban Extension Environmental Capacity Appraisal (2006)	Jan 2012	19/01/11
CD4/UDL23	B&NES Urban Extension Environmental Capacity Appraisal: Land within the AONB surrounding Bath (2007)	Jan 2012	19/01/11
Transport			
CD4/T1	Bath Transportation Package , B&NES (2006)		
CD4/T2	Greater Bristol Strategic Transport Study , Atkins (2006)		
CD4/T3	Great Western Route Utilisation Strategy , Network Rail (March 2010)		

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD4/T4	Joint Local Transport Plan 2 , West of England Partnership (March 2006)		
CD4/T5	Joint Local Transport Plan 3 consultation draft , West of England Partnership (July 2010)		
CD4/T6	Joint Local Transport Plan 3 , West of England Partnership (March 2011)		03/05/11
CD4/T7	Route Plan K: West of England , Network Rail (2011)		
CD4/T8	Two Tunnels Project , B&NES/Sustrans (January 2011) weblink		
CD4/T9	Walking Strategy , B&NES (2000)		
CD4/T10	Greater Bristol Bus Network , West of England Partnership – this is a web-based document		
CD4/T11	Draft Bath Parking Strategy (as reported Planning, Transport & Environment Policy Development & Scrutiny Panel) , 13 th September 2011	Sept 2011	
CD4/T12	Best & Final Funding Bid for the Bath Transportation Package , B&NES (September 2011)	Sept 2011	
CD4/T13	Analysis and synthesis of evidence on the effects of investment in six Cycling Demonstration Towns , Department for Transport (November 2009)	Nov 2011	
CD4/T14	‘Soft measures –hard facts’, The value for money of transport measures which change travel behaviour, A Review of the evidence , Department of Health South West, Highways Agency and South West RDA (January 2011)	Nov 2011	
CD4/T15	Greater Bristol Cycling City, End of Project Report , Bristol City Council & South Gloucestershire Council (June 2011)	Nov 2011	

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD4/T16	West of England Sustainable Travel, Local Sustainable Transport Fund Key Component Bid, Key Commuter Routes , West of England Partnership (April 2011)	Nov 2011	
CD4/T17	West of England Sustainable Travel, Local Sustainable Transport Fund Large Project Initial Proposals , TravelWest, West Of England Partnership (June 2011)	Nov 2011	
CD4/T18	Joint Local Transport Plan 2006/07 – 2010/11 Five Year Progress Review , TravelWest, West of England Partnership (November 2011)	Jan 2012	
Waste			
CD4/W1	Joint Residual Municipal Waste Management Strategy , West of England Partnership (May 2008)		
CD4/W2	Joint Waste Core Strategy Development Plan Document (submission document) , West of England Partnership (July 2010)		
CD4/W3	Joint Waste Core Strategy Development Plan Document (adopted) , West of England Partnership (March 2011)		03/05/11
CD4/W4	Waste Strategy 'Towards Zero Waste 2020' , B&NES (February 2008)		
Environment			
CD4/ENV1	Air Quality Management Area and Action Plan for Bath , B&NES (February 2011)		
CD4/ENV2	Cotswolds AONB Management Plan , Cotswolds Conservation Board (March 2008)		
CD4/ENV3	Green Spaces Strategy , B&NES (March 2007)		
CD4/ENV4	Keynsham Air Quality Management Area , B&NES (July 2010)		

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD4/ENV5	Mendip Hills AONB Management Plan , Mendip Hills AONB Partnership (2009)		
CD4/ENV6	Slope, Geological Instability and Undermining Study , Arup (March 2010)		
CD4/ENV7	South West Nature Map , Biodiversity South West (2007)		
CD4/ENV8	WILDthings Biodiversity Action Plan , WILDthings Partnership (2006) – this is a web-based document		
CD4/ENV9	Making Space for Nature: A review of England's Wildlife Sites and Ecological Network , John Lawton (September 2010)		
CD4/ENV10	B&NES Surface Mining Resource Areas , Coal Authority (2009)		
CD4/ENV11	Air quality: A follow up report - Ninth Report of Session 2010–12 , House of Commons Environmental Audit Committee (November 2011)	Jan 2012	
CD4/ENV12	Former Railway Land at Radstock - Site Re-Development: Assessment of the potential impacts of proposed re-development on the Mells and Bath & Bradford on Avon SACs	March 2012	
Other			
CD4/O1	Access to Rural Services Study within Bath & North East Somerset and Map Appendix , Community Action (May 2009)		
CD4/O2	Big Local Trust Fund for Radstock and Westfield , Big Lottery Fund (2010) - weblink		
CD4/O3	The Future for Bath and North East Somerset , B&NES (2006)		
CD4/O3a	The Future for Bath , B&NES (2006)		
CD4/O3b	The Future for Keynsham , B&NES (2006)		

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD4/O3c	The Future for the Somer Valley , B&NES (2006)		
CD4/O4	Sustainable Community Strategy , B&NES (2009 - 2026)		03/05/11
CD4/O5	Brighter Futures - Midsomer Norton and Radstock Area Community Plan , The Somer Valley Partnership (2005)		
CD4/O6	Keynsham Town Plan , Keynsham Town Council (2004)		
CD4/O7	BE: Better for Everyone – The Community Strategy for Bath & North East Somerset , (2004)		
CD4/O8	Corporate Plan 2008-2011 - Refresh , B&NES		
CD4/O9	Carbon Management Plan 2009-2014 , B&NES/Carbon Trust (February 2009)		
CD4/O10	Freedom from Fuel Poverty Final Report , Centre for Sustainable Energy (December 2010)		
CD4/O11	Ministry of Defence announcement to vacate Bath sites , (March 2011) – weblink		
CD4/O12	Planning Position Statement on Cadbury Somerdale, BNP Paribas (March 2011)		
CD4/O13	Boyer Planning: Implementation Strategy, land south of Park Road, Keynsham (October 2009)	Dec 2011	
CD4/O14	Boyer Planning: Proof of Evidence, Public Inquiry for land south of Park Road, Keynsham (May 2011)	Dec 2011	
CD4/O15	Section 106 Agreement relating to the Bath Western Riverside Development Area (December 2010)	Dec 2011	
CD4/O16	Environmental Statement Non-Technical Summary relating to the Bath Western Riverside Development Area , Hepher Dixon (April 2006)	Dec 2011	

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD4/O17	Outline Consent relating to the Bath Western Riverside Development Area (Ref: 06/01733/EOUT) 23 December 2010	Jan 2012	
CD4/O18	Affordable Housing Scheme relating to the Outline Consent for the Bath Western Riverside Development Area (Ref: 06/01733/EOUT) 23 December 2010	Jan 2012	
CD4/O19	Graphical Representation of ONS 2008-based Population Projection for BANES (by natural increase, net internal and net international migration)	Jan 2012	
Urban Extensions: Developer/Land Owners Evidence			
CD4/UE1	Duchy of Cornwall (Feb 2011) Urban Extension Development Proposal document	Dec 2011	
CD4/UE2	Crest Strategic Projects and Key Properties (January 2010) 'Statement of Deliverability' in respect of the Hicks Gate	Dec 2011	
CD4/UE3	An Assessment of the Potential Contribution of the Proposed Urban Extension at Odd Down to Meeting the Affordable Housing Needs of Bath and North East Somerset , Tetlow King (August 2011)	Jan 2012	
CD4/UE4	Bath and North East Somerset housing requirement , Baker Associates (February 2011)	Jan 2012	
Appraisals			
CD4/A1	Core Strategy and Site Allocations DPDs Scoping Report (December 2007)		03/05/11
CD4/A2	Core Strategy and Site Allocations DPDs Scoping Report - Appendix A (December 2007)		03/05/11
CD4/A3	Core Strategy and Site Allocations DPDs Scoping Report – Appendix B (December 2007)		03/05/11
CD4/A4	Core Strategy and Site Allocations DPDs Scoping Report – Executive Summary (December 2007)		

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD4/A5	Core Strategy Spatial Options- Sustainability Appraisal September 2009 , September 2009		03/05/11
CD4/A6	Core Strategy Spatial Options- Sustainability Appraisal - Appendix A , September 2009		03/05/11
CD4/A7	Core Strategy Spatial Options- Equalities Impact Assessment , September 2009		
CD4/A8	Core Strategy Spatial Options- Health Impact Assessment , September 2009		
CD4/A9	Core Strategy Spatial Options- Habitat Regulations Assessment , September 2009		
CD4/A10	Sustainability Appraisal of Draft Core Strategy , November 2010		
CD4/A11	Non Technical Summary of Sustainability Appraisal of Draft Core Strategy , November 2010		
CD4/A12	Core Strategy Sustainability Appraisal Report and Annexes , November 2011		
CD4/A13	Sustainability Appraisal of Draft Core Strategy Update to incorporate pre-submission Proposed Changes – Non-technical Summary , Appraisal Report , Annex A , Annex B , Annex C , Annex D , Annex E , Annex F , Annex G , Annex H , Annex I (April 2011)		03/05/11
CD4/A14	Health Impact Assessment of Draft Core Strategy , November 2010		03/05/11
CD4/A15	Equality Impact Assessment of Draft Core Strategy , October 2010		03/05/11
CD4/A16	Habitat Regulations Assessment of Draft Core Strategy , November 2010		03/05/11
CD4/A17	Sustainability Appraisal of Draft Core Strategy Update to incorporate all Significant Proposed Changes – Non-technical Summary , Appraisal Report , Annex D , Annex J , Annex K (September 2011)	Sept 2011	26/09/11
CD4/A18	Habitat Regulations Assessment of Proposed Changes to the Draft Core Strategy , September 2011	Sept 2011	26/09/11

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD4/A19	Equality Impact Assessment of Draft Core Strategy , September 2011	Sept 2011	26/09/11
CD4/A20	Sustainability Appraisal Report (amended to reflect review of Bath Compensatory Storage Study) , November 2011	Nov 2011	18/11/11
CD4/A21	Sustainability Appraisal Report Annex D Submission Core Strategy Policy Appraisal Matrices (amended to reflect review of Bath Compensatory Storage Study) , November 2011	Nov 2011	18/11/11
CD4/A22	Natural England's letter of confirmation that HRA is fit for purpose , November 2010	Nov 2011	
CD5	B&NES Local Development Framework Documents		
CD5/1	Bath & North East Somerset Local Plan including minerals & waste policies (adopted 2007) & Proposals Map		03/05/11
CD5/2	Bath & North East Somerset Local Plan Saved Policies Schedule (2010)		03/05/11
CD5/3	B&NES Core Strategy Launch Document (September 2007)		03/05/11
CD5/4	B&NES Core Strategy Spatial Options Consultation (October 2009)		03/05/11
CD5/5	B&NES Draft Core Strategy – Publication Version (December 2010) interactive		03/05/11
CD5/6	Schedule of Proposed Changes to the Draft Core Strategy (March 2011)		03/05/11
CD5/7	B&NES Draft Core Strategy with Proposed Changes incorporated (March 2011)		03/05/11
CD5/8	Regulation 30(1)(d) Statement (Reg 25 participation/consultation)		03/05/11
CD5/9	Regulation 30(1)(e) Statement (Regs 27 consultation)		03/05/11
CD5/10	Annual Monitoring Report (2009/10)		03/05/11

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD5/11	Local Development Scheme (2009)		03/05/11
CD5/12	Local Development Scheme Addendum (October 2010)		03/05/11
CD5/13	Statement of Community Involvement (October 2007) including Addendum (2009)		03/05/11
CD5/14	Bath Western Riverside Supplementary Planning Document (2008): Part 1 Strategic Framework ; Part 2 Spatial Masterplan Plan 2.1 - 2.4 ; Part 2 Spatial Masterplan Plan 2.5 - 2.7 ; Part 2 Spatial Masterplan Plan 2.8 onwards ; Part 3 Implementation Plan (0.5 MB) ; Appendix A - Policy Review ; Appendix B - Environmental Appraisal ; Appendix C - Developer Contributions ; Appendix D - SPD Design Codes		
CD5/15	B&NES Draft Core Strategy – Executive Summary (December 2010)		
CD5/16	B&NES Draft Core Strategy – Bath Summary Leaflet (December 2010)		
CD5/17	B&NES Draft Core Strategy – Keynsham Summary Leaflet (December 2010)		
CD5/18	B&NES Draft Core Strategy – Somer Valley Summary Leaflet (December 2010)		
CD5/19	B&NES Draft Core Strategy – Rural Areas Summary Leaflet (December 2010)		
CD5/20	Planning Obligations Supplementary Planning Document (July 2009)		
CD5/21	Planning Obligations Supplementary Planning Document: Annexes to Appendix B (September 2009)		
CD5/22	Schedule of Significant Proposed Changes to the Draft Core Strategy (September 2011)	Sept 2011	26/09/11
CD5/23	Schedule of Potential Changes arising from the Draft National Planning Policy Framework (September 2011)	Sept 2011	26/09/11
CD5/24	Core Strategy – Post Submission Changes (Report to Council 15th September 2011)	Sept 2011	26/09/11

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD5/25	Core Strategy – Post Submission Changes (Minutes of Council Meeting 15th September 2011)	Sept 2011	26/09/11
CD5/26	Schedule of Minor Proposed Changes (September 2011)	Sept 2011	26/09/11
CD5/27	Draft Core Strategy with Proposed Significant and Minor Changes incorporated (September 2011)	Sept 2011	26/09/11
CD5/28	Local Development Scheme 2011 – 2014 (July 2011)	Sept 2011	26/09/11
CD5/29	Core Strategy Legal Compliance Self-Assessment	Nov 2011	18/11/11
CD5/30	Local Development Scheme 2011 – 2014 update (September 2011)	Nov 2011	18/11/11
CD5/31	Bath & North East Somerset Council Local Plan Inspector’s Report, pages 208 to 214 (May 2006)	Jan 2012	31/01/12
CD6	B&NES Core Strategy Information Papers		
	Options (2009)		
CD6/O1	World Heritage Site Setting Study - Information Paper (October 2009)		03/05/11
CD6/O2	New neighbourhood in an urban extension to South / South West Bath - Information Paper (October 2009)		18/05/11
CD6/O3	South East Bristol Urban Extension - Key references (November 2009)		18/05/11
CD6/O4	Bath Central Area - Information Paper (November 2009)		18/05/11
CD6/O5	Settlement Classification - Information Paper (October 2009)		18/05/11
CD6/O6	Interim Sequential and Exception Tests for Strategic Sites - Information Paper (December 2009)		18/05/11
CD6/O7	Economic Development and Employment - Information Paper (November 2009)		18/05/11

Ref	Title	Date added to list post submission	Date supplied to Inspector
Draft (2010)			
CD6/D1	Draft Core Strategy Information Paper - Student numbers and accommodation (November 2010)		
CD6/D2	Draft Core Strategy Information Paper - Flood Risk Sequential and Exceptions Test (November 2010)		
CD6/D3	Flood Risk Sequential and Exceptions Test Appendix B - Part 1 (November 2010)		
CD6/D4	Flood Risk Sequential and Exceptions Test Appendix B - Part 2 (November 2010)		
CD6/D5	Transport Modelling Technical Note , B&NES (January 2011)		
Submission (2011)			
CD6/S1	Self Assessment (Soundness Toolkit)		03/05/11
CD6/S2	Topic Paper 1 – Core Strategy Preparation Process		03/05/11
CD6/S3	Topic Paper 2 – Overall Strategy		06/05/11
CD6/S4	Topic Paper 3 – Climate Change		06/05/11
CD6/S5	Topic Paper 4 – Flood Risk and Management		06/05/11
CD6/S6	Topic Paper 5 – Affordable Housing		06/05/11
CD6/S7	Topic Paper 6 – World Heritage Site & its Setting	May 2011	21/05/11
CD6/S8	Topic Paper 7 - Keynsham and Somer Valley Site Capacities and Delivery	Aug 2011	10/08/11
CD6/S9	Topic Paper 8 - Central Bath/River Corridor Site Capacities and Delivery	Sept 2011	26/09/11

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD6/S10	Topic Paper 9 – Justification for Housing and Employment Provision	Oct 2011	10/1011
Examination (2011)			
CD6/E1	Pre-Hearing Meeting Note on new information available for the Inspector and other parties (November 2011)	Nov 2011	18/11/11
CD6/E2.1	Schedule of Rolling Changes to the Draft Core Strategy for consideration by the Inspector – Version 1	Jan 2012	16/1/12
CD6/E2.2	Schedule of Rolling Changes to the Draft Core Strategy for consideration by the Inspector – Version 2	Feb 2012	
CD6/E3	Draft Core Strategy composite version - January 2012	Jan 2012	16/1/12
CD7	Draft Core Strategy Representations		
CD7/1	Draft Core Strategy Original Representations (Volumes 1 - 10) hard copies only		03/05/11
CD7/2	Draft Core Strategy Schedules of Representations		03/05/11
CD8	Core Strategy Spatial Options Representations		
CD8/1	English Heritage	Dec 2011	
CD8/2	Natural England	Dec 2011	
CD9	Evidence published March - September 2013		
Concept Option Reports			
CD9/CO1	Ensleigh Development Concept Options Report (13.9 MB) , Ove Arup & Partners Ltd (April 2013)	May 2013	May 2013
CD9/CO1/1	Ensleigh Landscape and Visual Study (29.5 MB) , Ove Arup & Partners Ltd (April 2013)	May 2013	May 2013

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD9/CO2	East Keynsham Development Concept Options Report (12.8 MB) Ove Arup & Partners Ltd (April 2013)	May 2013	May 2013
CD9/CO3	Land adjoining Odd Down Development Concept Options Report (14.5 MB) Ove Arup & Partners Ltd (April 2013),	May 2013	May 2013
CD9/CO3/1	Odd Down Landscape and Visual Study (30 MB) Ove Arup & Partners Ltd (April 2013)	May 2013	May 2013
CD9/CO4	South of K2 Development Concept Options Report (11.1 MB) , Ove Arup & Partners Ltd (April 2013)	May 2013	May 2013
CD9/CO5	Land at Uplands Development Concept Options Report (6 MB) , Ove Arup & Partners Ltd (April 2013)	May 2013	May 2013
CD9/CO6	West Keynsham Development Concept Options Report (11.9 MB) , Ove Arup & Partners Ltd (April 2013)	May 2013	May 2013
CD9/CO7	Lower Slopes at Weston Development Concept Options Report (13.8 MB) . Ove Arup & Partners Ltd (April 2013)	May 2013	May 2013
CD9/CO7/1	Lower Slopes of Weston Landscape and Visual Study (29.5 MB) , Ove Arup & Partners Ltd (April 2013)	May 2013	May 2013
CD9/CO8	Hicks Gate Development Concept Options Report (15.7 MB) , Ove Arup & Partners Ltd (April 2013)	May 2013	May 2013
CD9/CO9	Land at Whitchurch Development Concept Options Report (19.7 MB) , Ove Arup & Partners Ltd (April 2013)	May 2013	May 2013
CD9/CO10	West of Twerton Development Concept Options Report (13.8 MB) , Ove Arup & Partners Ltd (April 2013)	May 2013	May 2013
CD9/CO11	Concept Statement for the Ensleigh MoD site (1.3 MB) , Bath & North East Somerset Council (September 2012)	May 2013	May 2013
CD9/CO12	Concept Statement for the Foxhill MoD site (0.6 MB) , Bath & North East Somerset Council (September 2012)	May 2013	May 2013
CD9/CO13	Concept Statement for the Warminster Road MoD site (0.8 MB) , Bath & North East Somerset Council (September 2012)	May 2013	May 2013

Ref	Title	Date added to list post submission	Date supplied to Inspector
World Heritage Site			
CD9/W1	World Heritage Setting SPD, Bath & North East Somerset Council (2012) <ul style="list-style-type: none"> • Consultation Draft (May 2012) (10.4 MB) • Cabinet Report (November 2012) (0.06 MB) • Cabinet Meeting Minutes approving the changes to the SPD (November 2012) (0.7 MB) City of Bath World Heritage Setting SPD (adopted August 2013)	May 2013	May 2013
CD9/W2	Adopted Retrospective Statement of Outstanding Universal Value for the City of Bath, UNESCO World Heritage Committee (June 2013)	July 2013	
Landscape and Visual Impact Assessments			
CD9/LV/1	Core Strategy/Placemaking Plan Additional Evidence Heritage Asset Study, Land Use Consultants, BaRAS & Conservation Studio (September 2013) <ul style="list-style-type: none"> • Main report (4 MB) • Appendix 1: Ensleigh (6.2 MB) • Appendix 2: Weston (7.5 MB) • Appendix 3: Odd Down (7.2 MB) • Appendix 4: South West Keynsham (5.9 MB) • Appendix 5: Whitchurch (7.6 MB) • Appendix 6: East Keynsham (8.4 MB) • Appendix 7: General development impacts and mitigation measures in relation to archaeology (0.02 MB) 	Sept 2013	Sept 2013

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD9/LV/2	World Heritage Site (WHS) Setting and AONB Landscape and Visual Impact Assessment for Eastern / North Eastern Slopes at Weston; and WHS Setting and AONB Landscape and Visual Assessment for Additional Fields at Upper Weston Adjacent to Broadmoor Lane (2.3 MB) , B&NES (September 2013)	Sept 2013	Sept 2013
CD9/LV/3	WHS Setting and AONB Landscape and Visual Impact Assessment for Land Adjoining Odd Down (1.3 MB) , B&NES (September 2013)	Sept 2013	Sept 2013
CD9/LV/4	WHS Setting and Assessment for West of Twerton (0.7 MB) , B&NES (September 2013)	Sept 2013	Sept 2013
CD9/LV/5	WHS Setting and AONB Landscape and Visual Impact Assessment for Land at Ensleigh (1 MB) , B&NES (September 2013)	Sept 2013	Sept 2013
CD9/LV/6	Whitchurch Landscape and Visual Impact Assessment (5.3 MB) , (B&NES (September 2013)	Sept 2013	Sept 2013
CD9/LV/7	Keynsham East Landscape and Visual Impact Assessment (8.4 MB) , B&NES (September 2013)	Sept 2013	Sept 2013
CD9/LV/8	Keynsham South Landscape and Visual Impact Assessment (3.3 MB) , B&NES (September 2013)		
Environment			
CD9/E1	Bat Walkover Survey and Assessment Report - Land at Ensleigh and Weston (1.2 MB) , Bat Pro Ltd (February 2013)	May 2013	May 2013
CD9/E2	Green Belt Review (Stage 1) (6.1 MB) , Ove Arup & Partners Ltd (2013)	May 2013	May 2013
CD9/E2/1	Green Belt Review – Report on Green Belt Additions (2.2 MB) , Ove Arup & Partners Ltd (2013)	July 2013	July 2013
CD9/E3	Preliminary Ecological Surveys and Assessment: Bath Urban Extension: Location Option 1 - West of Twerton (1.5 MB) , Bristol Regional Environmental Records Centre (2008)	May 2013	May 2013

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD9/E4	Preliminary Ecological Surveys and Assessment: South-East Bristol Urban Extension: Location Option 2 - Hicks Gate (1.6 MB) , Bristol Regional Environmental Records Centre (2008)	May 2013	May 2013
CD9/E5	Preliminary Ecological Surveys and Assessment: Bath Urban Extension: Location Option 3 - Odd Down/South Stoke (1.8 MB) , Bristol Regional Environmental Records Centre (2008)	May 2013	May 2013
CD9/E6	Preliminary Ecological Surveys and Assessment: South-East Bristol Urban Extension: Location Option 4 – Whitchurch (2.4 MB) , Bristol Regional Environmental Records Centre (2008)	May 2013	May 2013
CD9/E7	Bath Urban Surveys: Dusk bat surveys for horseshoe bats around south-western Bath - Assessments Summer 2008 (1.3 MB) , BatPro Ltd. (December 2008)	May 2013	May 2013
CD9/E8	Bath Urban Surveys: Dusk bat surveys for horseshoe bats around south-western Bath - Assessments Summer 2008 & Spring 2009 (5.0 MB) , BatPro Ltd. (June 2009)	May 2013	May 2013
CD9/E9	Stage 2 Green Belt Review , Arup & Partners Ltd (2013)	Sept 2013	Sept 2013
CD9/E10	Preliminary Ecological Surveys and Assessment - Keynsham East (North of Railway) , Bristol Regional Environmental Records Centre (July 2013)	Sept 2013	Aug 2013
CD9/E11	Preliminary Ecological Assessment - Keynsham East (South of the Railway) , Nicholas Pearson Associates (July 2013)	Sept 2013	Aug 2013
CD9/E12	Preliminary Ecological Surveys and Assessment - South West Keynsham , Bristol Regional Environmental Records Centre (July 2013)	Sept 2013	Aug 2013
CD9/E13	Preliminary Ecological Surveys and Assessment - Weston , Bristol Regional Environmental Records Centre (July 2013)	Sept 2013	Aug 2013

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD9/E14	Findings from July 2013 Dusk Bat Surveys At Land Adjoining Weston	Sept 2013	Sept 2013
CD9/E15	Combe Down Greater Horseshoe Bats: radio tracking study (Geoff Billington) and Bat Activity at Combe Down Mines during the summer and autumn 2000 (Katie Parsons) (2000)	Sept 2013	Sept 2013
Housing			
CD9/H1	Affordable Housing Viability Study (10 MB) , Andrew Golland Associates (December 2012)	May 2013	May 2013
CD9/H2	Gypsy and Traveller Accommodation Assessment (1 MB) Opinion Research Services (December 2012)	May 2013	May 2013
CD9/H3	Strategic Housing Land Availability Assessment (March 2013), including Findings Report, Appendix 1 (sites assessments and plans) and Appendix 2 (housing trajectory) Bath & North East Somerset Council (March 2013)	May 2013	May 2013
CD9/H4	Strategic Housing Market Assessment (SHMA) Update 2013 - Report of Findings (2.4 MB) , Opinion Research Services (February 2013)	May 2013	May 2013
CD9/H4/1	Strategic Housing Market Assessment (SHMA) Update 2013: Addendum 1a: Future Projections (July 2013)	July 2013	Aug 2013
CD9/H4/2	Strategic Housing Market Assessment (SHMA) Update 2013: Addendum 1b: Housing Mix (July 2013)	July 2013	Aug 2013
CD9/H4/3	Strategic Housing Market Assessment (SHMA) Update 2013: Addendum 1C , with associated background technical data	August 2013	August 2013
CD9/H5	Strategic Housing Land Availability Assessment (June 2013), including Findings Report, Appendix 1 (sites assessments and plans) and Appendix 2 (housing trajectory) Bath & North East Somerset Council (March 2013)	July 2013	Aug 2013
CD9/H6	Cabinet Report Bath & North East Somerset Core Strategy: Inspector's preliminary conclusions and review of the Local Development Scheme and Appendices , September 2012	Aug 2013	Aug 2013

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD9/H7	Identifying Sub-Regional Housing Markets: Advice Note , Department for Communities and Local Government (March 2007)	Aug 2013	Aug 2013
CD9/H8	Geography of Housing Market Areas in England Summary Report , Colin Jones, Mike Coombes and Cecilia Wong (July 2010)	Aug 2013	Aug 2013
CD9/H9	West of England Strategic Housing Market Assessment Review , Report to West of England Planning, Housing & Communities Board (February 2013)	Aug 2013	Aug 2013
CD9/H10	West of England Strategic Housing Market Assessment Review , Report to the West of England Planning, Housing & Communities Board (1st July 2013)	Aug 2013	Aug 2013
CD9/H11	Ministerial Statement by Local Government Minister Brandon Lewis (Department for Communities and Local Government) 1 st July 2013 (weblink)	Aug 2013	Aug 2013
CD9/H12	West of England Strategic Housing Market Assessment review Pre-production Brief , West of England Partnership (March 2013)	Sept 2013	Sept 2013
CD9/H20	Inspector's initial letter regarding the North Somerset Council Core Strategy , The Planning Inspectorate (6 July 2013)	Sept 2013	Sept 2013
CD9/H21	North Somerset Council's response to Inspector's initial letter dated 6 July 2013 (August 2013)	Sept 2013	Sept 2013
CD9/H22	West of England Strategic Framework , West of England Partnership (2013)	Sept 2013	Sept 2013
CD9/H23	Hunston Properties Ltd v. Secretary of State for Communities and Local Government and St Albans City and District Council	Oct 2013	Nov 2013

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD9/H24	Strategic Housing Market Assessments Practice Guidance Version 2 , CLG (August 2007)	Oct 2013	Nov 2013
CD9/H25	Strategic Housing Market Assessments , CLG (April 2007)	Oct 2013	Nov 2013
Flood Risk			
CD9/FR1	Bath Flood Risk Management Project - Letter of Compliance , Environment Agency (February 2013)	May 2013	May 2013
CD9/FR2	Bath Flood Risk Management Project - Technical Note , Black & Veatch (January 2013)	May 2013	May 2013
CD9/FR3	Flood Risk: The Sequential and Exception Tests Update , Bath & North East Somerset Council (March 2013)	May 2013	May 2013
Economy			
CD9/EC1	B&NES Summary of 2010 - 203 (Jobs and Floorspace Change) (0.09 MB) , Bath & North East Somerset Council (February 2013)	May 2013	May 2013
Infrastructure			
CD9/I1	Infrastructure Delivery Plan (6.6 MB) , Bath & North East Somerset Council (February 2013)	May 2013	May 2013
CD9/I2/1	Transport Evaluation Report, Ove Arup & Partners Ltd (February 2013) <ul style="list-style-type: none"> Main Report (7.7 MB) 	May 2013	May 2013
CD9/I2/2	<ul style="list-style-type: none"> Appendix A: Land adjoining Weston Evaluation (1 MB) and Appendix AA: Scenario 1 - Link Forecasts (2.5 MB) 	May 2013	May 2013
CD9/I2/3	<ul style="list-style-type: none"> Appendix B: Land adjoining Odd Down Evaluation (0.8 MB) and Appendix BB: Scenario 2 - Link Forecasts (2.5 MB) 	May 2013	May 2013

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD9/I2/4	<ul style="list-style-type: none"> Appendix C: Extension to MOD Ensleigh Evaluation (0.6 MB) and Appendix CC: Scenario 3 - Link Forecasts (2.5 MB) 	May 2013	May 2013
CD9/I2/5	<ul style="list-style-type: none"> Appendix D: Land to the West of Twerton Evaluation (0.6 MB) and Appendix DD: Scenario 1 - RTA Calculations (0.2 MB) 	May 2013	May 2013
CD9/I2/6	<ul style="list-style-type: none"> Appendix E: Land adjoining East Keynsham Evaluation (0.8 MB) and Appendix EE: Scenario 2 - RTA Calculations (0.2 MB) 	May 2013	May 2013
CD9/I2/7	<ul style="list-style-type: none"> Appendix F: Land adjoining South West Keynsham Evaluation (0.2 MB) and Appendix FF: Scenario 3 - RTA Calculations (0.2 MB) 	May 2013	May 2013
CD9/I2/8	<ul style="list-style-type: none"> Appendix G: Uplands Evaluation (0.6 MB) 	May 2013	May 2013
CD9/I2/9	<ul style="list-style-type: none"> Appendix H: West of Keynsham Evaluation (0.6 MB) 	May 2013	May 2013
CD9/I2/10	<ul style="list-style-type: none"> Appendix I: Hicks Gate, Keynsham Evaluation (0.7 MB) 	May 2013	May 2013
CD9/I2/11	<ul style="list-style-type: none"> Appendix J: Land at Whitchurch Evaluation (0.7 MB) 	May 2013	May 2013
CD9/I2/12	<ul style="list-style-type: none"> Appendix K: ACCESSION Maps: Walking and Cycling (29 MB) 	May 2013	May 2013
CD9/I2/13	<ul style="list-style-type: none"> Appendix L: ACCESSION Maps: Public Transport (26 MB) 	May 2013	May 2013
CD9/I2/14	<ul style="list-style-type: none"> Appendix M: TRICS Reports (10 MB) 	May 2013	May 2013
CD9/I2/15	<ul style="list-style-type: none"> Appendix N: Ward Modal Share & Ward Maps (12 MB) 	May 2013	May 2013
CD9/I2/16	<ul style="list-style-type: none"> Appendix O: Trip Rate Benchmarking (0.1 MB) 	May 2013	May 2013

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD9/I2/17	<ul style="list-style-type: none"> Appendix P: Trip Generation: Baseline (0.2 MB) 	May 2013	May 2013
CD9/I2/18	<ul style="list-style-type: none"> Appendix Q: Trip Distribution, Car Trips, 2001 Census (0.1 MB) 	May 2013	May 2013
CD9/I2/19	<ul style="list-style-type: none"> Appendix R: Traffic Count Data (0.1 MB) - please note that the data is available upon request by contacting Planning Policy 	May 2013	May 2013
CD9/I2/20	<ul style="list-style-type: none"> Appendix S: Tempro Growth Factors (0.1 MB) 	May 2013	May 2013
CD9/I2/21	<ul style="list-style-type: none"> Appendix T: Baseline Model: Link Forecasts (2.7 MB) 	May 2013	May 2013
CD9/I2/22	<ul style="list-style-type: none"> Appendix U: Link Capacity Calculation (0.1 MB) 	May 2013	May 2013
CD9/I2/23	<ul style="list-style-type: none"> Appendix V: Mileage, CO2, RTA Calculations Note (0.2 MB) 	May 2013	May 2013
CD9/I2/24	<ul style="list-style-type: none"> Appendix W: RTA Calculations: Baseline (0.2 MB) 	May 2013	May 2013
CD9/I2/25	<ul style="list-style-type: none"> Appendix X: Scenario 1: Trip Generation (0.2 MB) 	May 2013	May 2013
CD9/I2/26	<ul style="list-style-type: none"> Appendix Y: Scenario 2: Trip Generation (0.2 MB) 	May 2013	May 2013
CD9/I2/27	<ul style="list-style-type: none"> Appendix Z: Scenario 3: Trip Generation (0.2 MB) 	May 2013	May 2013
CD9/I3	Strategic Greenfield Allocation at Weston, Bath: Water Infrastructure and Geotechnical Prioritisation Report, Arup (30 MB) , August 2013	Sept 2013	Sept 2013
CD9/E4	Register of Town or Village Greens (Register entry and Map) for Field behind Purlwent Drive, July 2013 (0.1 MB) (July 2013)	Sept 2013	Sept 2013

Ref	Title	Date added to list post submission	Date supplied to Inspector
Appraisals of the Proposed Changes (March 2013)			
CD9/A1/1	The Sustainability Appraisal of the Proposed Changes to the Submitted Core Strategy (March 2013) Non-technical Summary (0.3 MB)	May 2013	May 2013
CD9/A1/2	Main Report (0.6 MB)	May 2013	May 2013
CD9/A1/3	Summary of the Changes to the Sustainability Appraisal made by the Proposed Changes to the Submitted Core Strategy (0.04 MB)	May 2013	May 2013
CD9/A1/4	Annex D - Policy Appraisal Matrices (1.3 MB).	May 2013	May 2013
CD9/A1/5	Annex L - Locational Alternative Appraisal Matrices (6.9 MB)	May 2013	May 2013
CD9/A1/6	Annex M - Screening of Proposed Changes to the Submitted Core Strategy (0.9 MB)	May 2013	May 2013
CD9/A2	Habitat Regulations Assessment of the Proposed Changes to the Submitted Core Strategy (March 2013)	May 2013	May 2013
CD9/A2A	Habitat Regulations Assessment of the Proposed Changes to the Submitted Core Strategy (March 2013) - Corrected March 2014)	March 2014	March 2014
Proposed Changes Consultation Documents (March 2013)			
CD9/PC1	Schedule of Proposed Changes to the Submitted Core Strategy (March 2013)	May 2013	May 2013
CD9/PC2	Composite Core Strategy (March 2013) – includes Proposed Changes to the Submitted Core Strategy	June 2013	June 2013
CD9/PC3	Changes to the B&NES Core Strategy (Report to Council 4th March 2013) Annex 1 , Annex 2 , [Annex 3 PART 1, Annex 3 PART 2 - Diagrams see CD9/PC1] Annex 4	May 2013	May 2013

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD9/PC4	Changes to the B&NES Core Strategy (Minutes of Council Meeting on 4th March, 2013)	May 2013	May 2013
CD9/PC5	Proposed Changes to the Submitted Core Strategy Consultation Summary Report (May 2013)	June 2013	June 2013
CD9/PC6	Schedule of Comments on the Proposed Changes to Submitted Core Strategy (May 2013) (8.3 MB)	June 2013	June 2013
CD10	Documents associated with the Core Strategy Amendments (November 2013)		
	Council Evidence		
CD10/E2	Preliminary Arboricultural Assessment Bath – Weston , Hillside Trees Ltd. (May 2013)	Nov 2013	Nov 2013
CD10/E3	Preliminary Arboricultural Assessment – Whitchurch , Hillside Trees Ltd. (May 2013)	Nov 2013	Nov 2013
CD10/E4	Preliminary Arboricultural Assessment Bath – Odd Down , Hillside Trees Ltd. (May 2013)	Nov 2013	Nov 2013
CD10/E5	Preliminary Arboricultural Assessment – South West Keynsham , Hillside Trees Ltd. (May 2013)	Nov 2013	Nov 2013
CD10/E6	Preliminary Arboricultural Assessment – East Keynsham , Hillside Trees Ltd. (May 2013)	Nov 2013	Nov 2013
CD10/E7	Bath and North East Somerset - Community Infrastructure Levy: Strategic greenfield allocations - viability testing , BNP Parabis (November 2013)	Nov 2013	Nov 2013
CD10/E8	Transport Access Assessment Core Strategy Greenfield Site Allocation Bath & Whitchurch , B&NES (October 2013) <i>supplements previous evidence in particular CD9/12/1-27 the Transport Evaluation Report (Arup, Feb 2013).</i>	Nov 2013	Nov 2013
CD10/E9	Bath Urban Surveys - Dusk Bat Surveys for horseshoe bats around Weston, Bath - Surveys and Assessments	Nov 2013	Nov 2013

Ref	Title	Date added to list post submission	Date supplied to Inspector
	Summer & Autumn 2013 , Bat Pro (October 2013)		
CD10/E10	Fields East of Charlton Road Ecological Survey , Bristol Regional Environmental Records Centre (November 2013) <i>supplements previous evidence CD9/E12</i>	Nov 2013	Nov 2013
CD10/E11	Addendum to Landscape & Visual Impact Assessment: Whitchurch (October 2013) <i>supplements previous Landscape and Visual Impact Assessments, in particular CD9/LV/6</i>	Nov 2013	Nov 2013
CD10/E12	Addendum to Landscape & Visual Impact Assessment: Weston & Odd Down , (October 2013) <i>supplements previous Landscape and Visual Impact Assessment, WHS and AONB Assessment work, in particular CD9/CO7/1, CD9/LV/2, CD9/CO3/1, CD9/LV/3</i>	Nov 2013	Nov 2013
CD10/E13	Addendum to Landscape & Visual Impact Assessment: Keynsham (October 2013) <i>supplements previous Landscape and Visual Impact Assessment in particular CD9/LV/7 and CD9/LV/8</i>	Nov 2013	Nov 2013
CD10/E14	Bath Flood Risk Management Project -Technical Note Addendum , Black & Veatch Ltd (November 2013)	Nov 2013	Nov 2013
CD10/E15	Wales & West Gas Pipeline – Broadmoor Lane, Weston , Wales & West Utilities (October 2013)	Nov 2013	Nov 2013
CD10/E16	Renewable Energy Assessment for B&NES Green Belt sites: Assessment , Regen SW (28 October 2013) <i>supplements CD4/S7, CD4/S8, CD4/S1-5, CD4/S6</i>	Nov 2013	Nov 2013
CD10/E17	Valuing people, place and nature - a Green Infrastructure Strategy for B&NES (March 2013)	Nov 2013	Nov 2013
CD10/E18	Strategic Green Infrastructure Profiles Maps: Green Belt Sites at Odd Down (9.9 MB) , Weston (8.9 MB) , and Whitchurch (8.3 MB) , B&NES (November 2013)	Nov 2013	Nov 2013
CD10/E19	Strategic Housing Land Availability Assessment (SHLAA), B&NES (November 2013)	Nov 2013	Nov 2013

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD10/E20	Extract B&NES Planning Pitch Strategy (2010)	Nov 2013	Nov 2013
CD10/E21	B&NES Local Education Authority – Education Requirements for the sites	Nov 2013	Nov 2013
CD10/E22	Transport Access Assessment Core Strategy Greenfield Site Allocation Keynsham , B&NES (October 2013) <i>supplements previous evidence in particular CD9/I2/1-27 the Transport Evaluation Report (Arup, Feb 2013).</i>	Nov 2013	Nov 2013
CD10/E23	Highway assessment of East of Keynsham Site A1-A3, north of railway line , B&NES (17th October 2013)	Nov 2013	Nov 2013
CD10/LD	Landowners and developers evidence		
<i>Land Adjoining Odd Down, Bath</i>			
CD10/LD1a	Preliminary Capacity Assessment of Access Junctions - Hignett Family Settlement: Land Adjoining Odd Down, Bath , prepared by PFA on behalf of the Hignett Family Trust (30 th October 2013)	Nov 2013	Nov 2013
CD10/LD1b	Land Adjoining Odd Down, Bath - Land Allocation Report , prepared by Savills on behalf of the Hignett Family Trust (31 st October 2013)	Nov 2013	Nov 2013
CD10/LD1c	Heritage Asset Assessment: Sulisdown Land at Odd Down, Bath , prepared by CGMS on behalf of the Hignett Family Trust (31 st October 2013)	Nov 2013	Nov 2013
CD10/LD1d	Kestrel Ecological Report, prepared by Kestrel on behalf of the Hignett Family Trust (31 st October 2013)	Nov 2013	Nov 2013
CD10/LD1e	Land at Odd Down, Bath Landscape Assessment and Strategy – October 2013 , prepared by Cooper Partnership on behalf of the Hignett Family Trust (31 st October 2013)	Nov 2013	Nov 2013
<i>Land Adjoining Weston, Bath</i>			

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD10/LD2a	Landowner Submission in relation to Land at Lansdown Lane, Weston , prepared by Group West on behalf of Mr R. Perry (30 th October 2013)	Nov 2013	Nov 2013
	<i>Land adjoining East of Keynsham</i>	Nov 2013	Nov 2013
CD10/LD3a	Scoping study into the employment opportunities in the Broadmead Peninsula , The River Regeneration Trust (20 th November 2013)	Nov 2013	Nov 2013
CD10/LD3b	Mactaggart & Mickel Ltd, Land at East Keynsham Preliminary Transport Appraisal Report, Key Transport Consultants (November 2013): Report (0.4MB); Figures (4.7 MB) ; Appendix A (1.1 MB) ; Appendix B (1.5 MB) ; Appendix C (1.5 MB) ; Appendix D (1 MB) ; Appendix E (0.3 MB) ; Appendix F (25.8 MB) ; Appendix G (0.8 MB) ; Appendix H (2.3 MB) ; Appendix I (0.1 MB) ; Appendix J (0.1 MB) .	Nov 2013	Nov 2013
CD10/LD3c	Land East of Keynsham, Ecological Assessment, A Report on behalf of Mactaggart and Mickel Homes Ltd , Nicholas Pearson Associates (November 2013) <i>supersedes CD9/E11</i>	Nov 2013	Nov 2013
CD10/LD3d	Land East of Keynsham, Landscape and Visual Appraisal, A Report on behalf of Mactaggart and Mickel Homes Ltd , Nicholas Pearson Associates (November 2013)	Nov 2013	Nov 2013
CD10/LD3e	Land East of Keynsham, Level 2 Flood Risk Assessment , WSP (4 th November 2013)	Nov 2013	Nov 2013
<i>Other</i>			
CD10/LD4	West of England Sub-Regional Housing Study, prepared by Open House on behalf of Barton Willmore and others (April 2013) 3.4MB	Nov 2013	Nov 2013
CD10/A	Appraisals of the Core Strategy Amendments (November 2013)	Nov 2013	Nov 2013
CD10/A1/1	Addendum to the Sustainability Appraisal Report on the Proposed Changes to the Submitted Core Strategy	Nov 2013	Nov 2013

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD10/A1/2	published in March 2013 (November 2013) Policy Appraisal Matrices (Annex N)		
CD10/A1/3	Site Appraisal Matrices (Annex O)		
CD10/A2	Core Strategy Amendments - Habitat Regulations Assessments (November 2013)	Nov 2013	Nov 2013
CD10/CS	Core Strategy Amendments Consultation Documents (November 2013) and other information		
CD10/CS1	Schedule of Core Strategy Amendments (November 2013)	Nov 2013	Nov 2013
CD10/CS2	Composite Core Strategy (November 2013) - incorporates Proposed Changes to the Submitted Core Strategy (March 2013) and Core Strategy Amendments (November 2013)	Dec 2013	Dec 2013
CD10/CS3	Local Development Scheme 2013 - 2016/17	Dec 2013	Dec 2013
CD11	Core Strategy Housing Requirement Hearing (December 2013)		
CD11/E24	Economic Outlook for the West of England LEP: Report; Oxford Economics (August 2013)	Nov 2013	Nov 2013
CD11/E25	Economic Outlook for the West of England LEP: Data; Oxford Economics (August 2013)	Nov 2013	Nov 2013
CD11/E26	Ready for Ageing, House of Lords Select Committee on Public Service and Demographic Change, Report of Session 2012-13 (14th March 2013)	Nov 2013	Nov 2013
CD11/E27	Governments Response to Ready for Ageing (29th October 2013)	Nov 2013	Nov 2013
CD11/E28	Report of the Examination into the South Gloucestershire Core Strategy (Nov, 2013)	Nov 2013	Nov 2013

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD11/E29	New estimates of housing demand and need in England, 2011 to 2031, A. Holmans, Town and Country Planning Tomorrow Series Paper 16, (September 2013)	Nov 2013	Nov 2013
CD11/E30	Letter from the Chair of the West of England Local Enterprise Partnership, 18th September 2013	Nov 2013	Nov 2013
CD11/E31	Housing Need and Demand in Wales 2006 to 2026, Welsh Assembly Government Social Research, 2010	Nov 2013	Nov 2013
CD12	Documents associated with the Core Strategy Hearings (March 2014) - Council		
CD12/1	B&NES, Bristol City Council, Swindon Council, Wiltshire Council and Brighton & Hove Council - Costs of building to the Code for Sustainable Homes, Element Energy/Davis Langdon (September 2013) and Appendix 1 (MS Excel Spreadsheet)	Feb 2014	Feb 2014
CD12/2	B&NES Response to the Housing Standards Review Consultation (October 2013)	Feb 2014	Feb 2014
CD12/3	House of Commons Environmental Audit Committee – Code for Sustainable Homes and the Housing Standards Review Eighth Report of Session 2013-14 (November 2013)	Feb 2014	Feb 2014
CD12/4	English Heritage Response to Core Strategy Amendments (December 2013)	Feb 2014	Feb 2014
CD12/5	Natural England Response to the Core Strategy Amendments (December 2013)	Feb 2014	Feb 2014
CD12/6	Report to Planning Committee for Horseworld, Whitchurch Planning Applications 13/02180/FUL (December 2013)	Feb 2014	Feb 2014
CD12/7	Decision Notice for Horseworld, Whitchurch Planning Application 13/02180/FUL (December 2013)	Feb 2014	Feb 2014
CD12/8	Third Party Delivery of Renewable Energy in Bath & North East Somerset (February 2014)	Feb 2014	Feb 2014

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD12/9	Renewable Energy Assessment: Core Strategy Greenfield Sites - Bath and North East Somerset Council, Regen SW (11 February 2014)	Feb 2014	Feb 2014
CD12/10	Compulsory Purchase Note: Whitchurch Primary School Playing Field (February 2014)	Feb 2014	Feb 2014
CD12/11	Land north of Orchard Park, Whitchurch B&NES Proof of Evidence - Landscape (October 2013)	Feb 2014	Feb 2014
CD12/12	Land north of Orchard Park, Staunton Lane, Whitchurch B&NES Proof of Evidence - Planning Policy (October 2013)	Feb 2014	Feb 2014
CD12/13	Land north of Orchard Park, Whitchurch B&NES Proof of Evidence - Transport (October 2013)	Feb 2014	Feb 2014
CD12/14	Land north of Orchard Park, Whitchurch B&NES Proof of Evidence - Education (October 2013)	Feb 2014	Feb 2014
CD12/15	Land north of Orchard Park, Whitchurch B&NES Proof of Evidence - Development Management (October 2013)	Feb 2014	Feb 2014
CD12/16	Land north of Orchard Park, Whitchurch Supplemental Proof of Evidence , WYG (October 2013)	Feb 2014	Feb 2014
CD12/17	Land north of Orchard Park, Whitchurch Council's Statement of Case (October 2013)	Feb 2014	Feb 2014
CD12/18	Keynsham Core Strategy Options: Highway Impact Assessment, CH2M Hill (February 2014)	Feb 2014	Feb 2014
CD12/19	Schedule of Comments to the Core Strategy Amendments (November 2013)	Feb 2014	Feb 2014
CD12/20	Core Strategy Amendments November 2013 - Consultation Report	Feb 2014	Feb 2014
CD12/21a	SHLAA Housing Trajectory 2011-2029 (March 2014 Update)	March 2014	March 2014
CD12/21b	Changes to the SHLAA Housing Trajectory between November 2013 and March 2014	March 2014	March 2014

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD12/22	5 year land supply calculation note (March 2014)	March 2014	March 2014
CD12/23	Secretary of State Decision Letter, Manor Road, Saltford (APP/F0114/A/13/2195351), 4 March 2014	March 2014	March 2014
CD12/24	Secretary of State Decision Letter, Orchard Park, Whitchurch (APP/F0114/13/2199958), 5 March 2014	March 2014	March 2014
CD12/25	West of England Memo of Understanding	March 2014	March 2014
CD12/26	Written Ministerial Statement on Building Regulations and Supporting Note , Department for Communities and Local Government	March 2014	March 2014
CD12/27	Government Response to the Environmental Audit Committee on Housing Standards Review , Secretary of State for Communities and Local Government	March 2014	March 2014
CD12/28	Information on the Changes Proposed to The Planning And Energy Act 2008 through The Deregulation Bill	Mar 2014	Mar 2014
CD12/29	South Stoke Conservation Area Appraisal (March 2014)	April 2014	April 2014
CD12/30	Cumulative impacts of regulations on house builders and landowners Research paper , Department for Communities and Local Government (2011)	April 2014	April 2014
CD12/31	CIL Viability Study Report , BNP Paribas Real Estate (March 2012) Appendix 1 - Residential Appraisal Results Appendix 2 - Residential Appraisal Results Filtered Appendix 3 Commercial Appraisals Appendix 4 Stakeholder Workshop Notes	April 2014	April 2014
CD13	Documents associated with the Core Strategy Hearings (March 2014) - Developers/Landowners		

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD13/1	Stride Treglown Report in relation to the Equestrian Centre, Weston (May 2013)	Feb 2014	Feb 2014
CD13/2	Archaeological Evaluation for HorseWorld, Whitchurch CgMs Consulting Ltd. on behalf of HorseWorld (August 2013)	Feb 2014	Feb 2014
CD13/3	Transport Assessment for Horseworld, Whitchurch (December 2013)	Feb 2014	Feb 2014
CD13/4	Landscape and Visual Impact Appraisal for Horseworld , Whitchurch, Cooper Partnership (May 2013)	Feb 2014	Feb 2014
CD13/5	Land at South West Keynsham - Development Framework, prepared for Bloor Homes by Pegasus (December 2013)	Feb 2014	Feb 2014
CD13/6	Land South of Parkhouse Lane, South West Keynsham Landscape Capacity Review, prepared for Bloor Homes by Cooper Partnership (December 2013)	Feb 2014	Feb 2014
CD13/7	Land South West of Keynsham Transport Representations to B&NES Core Strategy, prepared for Bloor Homes by FMW Consultancy Limited (December 2013)	Feb 2014	Feb 2014
CD13/8	Creating a new parkland community for Keynsham and Saltford - A response to consultation on proposed changes to the B&NES Core Strategy Keynsham, Mactaggart & Mickel Ltd (May 2013)	Feb 2014	Feb 2014
CD13/9	Housing Delivery Land at East Keynsham, Mactaggart & Mickel Ltd (January 2014)	Feb 2014	Feb 2014
CD13/10	Land north of Orchard Park, Whitchurch Planning Proof of Evidence - M E Dobson (Pegasus Planning) September 2013	Feb 2014	Feb 2014
CD13/11	Land north of Orchard Park, Whitchurch Highways Proof of Evidence - dealing with Highways, Traffic and Transport Related matters – P L Finlayson (PFA Consulting) September 2013	Feb 2014	Feb 2014
CD13/12	Land north of Orchard Park, Whitchurch Landscape and Visual Matters - Proof of Evidence (MHP) September	Feb 2014	Feb 2014

Ref	Title	Date added to list post submission	Date supplied to Inspector
	2013		
CD13/13	Land north of Orchard Park, Whitchurch Planning Statement of Common Ground (July 2013) and Addendum	Feb 2014	Feb 2014
CD13/14	Land north of Orchard Park, Whitchurch Statement of Common Ground - Highways, traffic and Transport-related matters (September 2013)	Feb 2014	Feb 2014
CD13/15	Robert Hitchin's Response to the consultation on the Schedule of Core Strategy Amendments (Nov 2013) with additional evidence: a review of landscape and visual matters by MHP and a transport assessment by PFA	Feb 2014	Feb 2014
CD13/16	Bath Heritage Study, Lear Associates on behalf of The Duchy of Cornwall (March 2012) <i>hard copy</i>	Feb 2014	Feb 2014
CD13/17	Bath Urban Extension Heritage and Landscape Review, The Prince's Foundation for the Built Environment (October 2011)	Feb 2014	Feb 2014
CD13/18	Bath Urban Extension - Bath context plan for SoCG - WBP1 (Appendix 1), The Duchy of Cornwall (February 2014)	Feb 2014	Feb 2014
CD13/19	Landscape Designations Plan, The Duchy of Cornwall (February 2014)	Feb 2014	Feb 2014
CD13/20	Parcel 8966, Manor Road, Saltford (12/05315/OUT) Committee Report (April 2013)	Feb 2014	Feb 2014
CD13/21	Statement of Common Ground Land to South of Manor Road , Pegasus Planning Group Ltd. (May 2013)	Feb 2014	Feb 2014
CD13/22	Land at Lays Farm, Keynsham - Landscape and Visual Appraisal, The Richards Partnership on behalf of Redrow Homes (December 2013)	Feb 2014	Feb 2014
CD13/23	Avon Valley Farm Access Map, Built4Life (April 2013)	Feb 2014	Feb 2014
CD13/24	Availability and Deliverability of Housing in A1-A3 report, The River Regeneration Trust (22nd September 2013)	Feb 2014	Feb 2014

Ref	Title	Date added to list post submission	Date supplied to Inspector
CD13/25	Sections of Draft Broadmead Peninsula Scoping Study (Executive Summary, Transport, Green Belt, Circular Economy), The River Regeneration Trust (30th October 2013)	Feb 2014	Feb 2014
CD13/26	Overall and Phase 1 summaries for Options A-C, The River Regeneration Trust (21st October 2013)	Feb 2014	Feb 2014
CD13/27	Weston Slopes, Bath (Crest Nicholson): Visual Impact and Capacity Assessment (9 MB)	Feb 2014	Feb 2014
CD13/28	Land at Weston (Proposed Policy B3B): Transport Statement 01 - Site A. Mr Perry & Crest Nicholson. Transport Planning Associates	Feb 2014	Feb 2014
CD13/29	Land at Weston (Proposed Policy B3B): Transport Statement 02 - Site B. Mr Perry & Crest Nicholson. Transport Planning Associates	Feb 2014	Feb 2014
CD13/30	Land at Weston (Proposed Policy B3B): Transport Statement 03 - Site C. Mr Perry & Crest Nicholson. Transport Planning Associates	Feb 2014	Feb 2014
CD13/31	Land at Eastfield Avenue Weston: Illustrative Masterplan – Stride Treglown	March 2014	March 2014
CD13/32	Land at Odd Down, Bath: Technical Note 2 Eastern Access Assessment, FMW Consulting (March 2014)	March 2014	March 2014
CD13/33	Geophysical Survey Report for Land at Odd Down, Bath, Stratascan (February 2014) (6 MB)	March 2014	March 2014

[Click here to return to the contents page](#)

Appendix 2: The Planning Inspector's Notes

Examination Stage	Title	Description	Date issued
Pre-Hearings	ID/1	The Inspector's Preliminary Comments and Questions	03/07/11
Pre-Hearings	ID/2	Note on the Progress of the Examination	22/07/11
Pre-Hearings	ID/3	The publication of the Draft National Planning Policy Framework	26/07/11
Pre-Hearings	ID/4	The Inspector's Further Preliminary Comments and Questions	12/07/11
Pre-Hearings	ID/4a	The Inspector's Further Preliminary Comments and Questions (Addendum)	15/08/11
Pre-Hearings	ID/5	The Inspector's Guidance Notes (these notes are acting as the minutes of the Pre-Hearing held on)	16/11/11
Pre-Hearings	ID/6	Pre-Hearing Meeting Agenda	14/11/11
Hearings Note	Programme for the Hearings	The Programme for the Hearings contains the main issues for Examination around which the hearings were structured in 2012. It also lists those who participated in each session.	05/03/12
Hearings Note	ID/7	Main Matters and Questions for the Hearings	16/11/11
Hearings Note	ID/8	The Inspector's Note on the duty to cooperate	
Hearings Note	ID/9	Note on the consideration of the Bath Flood Compensation Scheme issue at the Examination Hearings	04/01/12
Hearings Agenda	ID/10	Issue 1: Overall Scale of Provision of Jobs and Homes . This session took place on 17/01/12 and 18/01/12.	10/01/12
Hearings Agenda	ID/11	Issue 2: Spatial Strategy and Delivery . This session took place on 18/01/12.	10/01/12
Hearings Agenda	ID/12A	Issue 2: Bath Spatial Area . This session took place on 19/01/12 and 20/01/12.	18/01/12
Hearings Agenda	ID/13	Issue 2: Keynsham Spatial Area . This session took place on 24/01/12.	11/01/12
Hearings Agenda	ID/14	Issue 2: Rural Area . This session took place on 24/01/12.	11/01/12
Inspector's Note	ID/15	The Inspector's note on the implications of S112 of the Localism Act which can be accessed by clicking here (ID/15)	12/01/12
Hearings Agenda	ID/16	Issue 3: Somer Valley . This session took place on 25/01/12.	12/01/12
Hearings Agenda	ID/17	Issue 4: Affordable Housing . This session took place on 25/01/12.	12/01/12
Hearings Agenda	ID/18	Issue 5: Climate Change . This session took place on 31/01/12.	12/01/12
Hearings Agenda	ID/19	Opening Session of the Examination Hearings. This session took place on 17/01/12.	13/01/12
Hearings Agenda	ID/20	Issue 3: Green Belt . This session took place on 26/01/12.	16/01/12

Examination Stage	Title	Description	Date issued
Inspector's Note	ID/21	The Inspector's note on Student Accommodation & Progressing Post Hearing Matters	23/01/12
Inspector's Note	ID/22	The Inspector's note on World Heritage Site Viewpoints and EIP Documentation	23/01/12
Inspector's Note	ID/23	The Inspector's note on the Duty to Cooperate (Section 110 of the Localism Act)	23/01/12
Inspector's Note	ID/24	The Inspector's note on the Central Area Boundary and Sports Stadium	23/01/12
Inspector's Note	ID/25	The Inspector's note on SHLAA sites within the Somer Valley	26/01/12
Hearings Agenda	ID/26	Duty to Co-operate . This session took place on 15th March 2012.	24/02/12
Inspector's Note	ID/27	The Inspector's invitation to comment on the implications of the National Planning Policy Framework (NPPF) and Planning Policy for Traveller Sites for the Core Strategy and the main issues he identified in his Examination. This is accompanied by the National Planning Policy Framework (NPPF) , NPPF Technical Guidance and Planning Policy for Traveller Sites Guidance	30/03/12
Inspector's Note	ID/28	The Inspector's Preliminary Conclusions on strategic matters and the way forward	21/06/12
Inspector's Note	ID/29	The Inspector's note agreeing to Suspend the examination	17/07/12
Inspector's Note	ID/30	The Inspector's Preliminary Conclusions on other matters (those not covered by ID/28)	30/08/12
Inspector's Note	ID/31	The Inspector's note on the Consultation on the Proposed Changes to the Submitted Core Strategy	25/03/13
Inspector's Note	ID/32	The Inspector's note on the Strategic Housing Market Assessment and consultation matter.	21/06/13
Inspector's Note	ID/33	The Inspector's note Clarifying Housing Requirements The Council's response (BNES/45) can be found below . Responses to it by a number of participants in the Examination Hearings can be found on the Examination Participants' Statements page via this link .	24/06/13
Inspector's Note	ID/34	The Inspector's note agreeing to the Council's request for an examination hearings session on the SHMA (Housing Market Area) issue.	22/07/13
Inspector's Note	ID/35	The Inspector's notes and questions for the hearing on 17th September 2013	23/07/13
Inspector's Note	ID/36	The Inspector's note in Concerns in Relation to Evidence on the Strategic Locations and Questions on Green Belt Matters.	29/07/13
Inspector's Note	ID/37	The Inspector responded to BNES/46 on 9th August. The Inspector has agreed that the	09/08/13

Examination Stage	Title	Description	Date issued
		evidence studies listed in the table in BNES/42 should be published together on 13th September. Please note that his response also includes a provisional programme for any further hearings beyond 17th September 2013.	
Inspector's Note	ID/38A - this replaces ID/38	The Inspector has issued a draft programme for Examination Hearings in November/December 2013 and in January 2014. Please note that these dates are provisional and will be confirmed at a later date.	11/09/13
Hearings Agenda	Programme for SHMA Hearing	The Programme for SHMA Hearing at 10:00 am on 17th September 2013 contains the questions around which the hearing will be structured, and the list of participants.	16/09/13
Inspector's Note	ID/39	The Inspector has issued ID/39 on the scope of the SHMA	24/09/13
Inspector's Note	ID/40	The Inspector has issued ID/40 in response to BNES/47	24/09/13
Inspector's Note	ID/41	The Inspector has issued ID/41 regarding the hearings planned for 10th and 11th December 2013	09/10/13
Inspector's Note	ID/42	The Inspector has issued ID/42 containing guidance and questions for the hearings on 10th and 11th December 2013	12/11/13
Inspector's Note	ID/43	The Inspector has issued ID/43 the Agenda for the Examination Hearings on 10th and 11th December 2013 regarding the housing requirement and all matters relating to the Strategic Housing Market Assessment (SHMA).	09/12/13
Inspector's Note	ID/44	The Inspector has issued ID/44 on the progressions of the Core Strategy Examination Hearings.	06/01/14
Hearings Note	ID/45	The Inspector has issued the Guidance Note ID/45 for the Examination Hearings taking place between 25th March and 10th April 2014	03/03/14
Hearings Agenda	ID/46 to ID/46A	<ul style="list-style-type: none"> ID/46 Agenda, 25th & 26th March 2014: The Spatial Strategy, the Housing Requirement, Housing Delivery and 5 Year Land Supply ID/46A Agenda, 27th March 2014: The Planned Review of the Core Strategy, General Green Belt Issues and the Role of the Placemaking Plan 	03/03/14

Examination Stage	Title	Description	Date issued
Hearings Agenda	ID/47 to ID/47C	<ul style="list-style-type: none"> ID/47 Agenda, 1st April 2014: Odd Down ID/47A Agenda, 2nd April 2014: Weston ID/47B Agenda, 2nd April 2014: Possible Additional/Alternative Green Belt Sites ID/47C Agenda, 3rd April 2014: Keynsham 	03/03/14
Hearings Note	Programme for the Hearings in March and April 2014	The Programme for the Hearings contains the main issues for Examination around which the hearings are structured in March and April 2014. It also lists those who have been invited to participate in each session.	03/03/14. Updated on 09/04/14
Hearings Note	<ul style="list-style-type: none"> ID/48 to ID/48B 	<ul style="list-style-type: none"> ID/48 Agenda, 8th April 2014: Whitchurch ID/48A Agenda, 9th April 2014: Affordable Housing and Sustainable Construction. <p>Please note that in document BNES/53 paragraph 4.2, part 3 the Council has explained the differences between the 2 versions of the study –the difference relates to base costs on electricity and gas consumption. The February 2014 version (CD12/9) supersedes the October 2013 version (CD10/E16).</p> <ul style="list-style-type: none"> ID/48B Agenda, 10th April 2014: Gypsies, Travellers and Travelling Showpeople 	19/03/14
Hearings Note	ID/49	The Inspector has issued ID/49 , an update for the Hearings on National Planning Policy Guidance and on Minister's letters on Inspectors' reports concerning the Green Belt.	19/03/14
Inspector's Note	ID/50	The Inspector has issued ID/50 regarding BNES/56 (see below)	24/04/14
Inspector's Note	ID/51	The Inspector has issued ID/51 containing a number of questions for the Council on past consultation arrangements.	24/04/14

[Click here to return to the contents page](#)

Appendix 3: The Council's Notes

Examination Stage	Title	Description
Pre-Hearings	BNES/1	Council Response to Inspector's Preliminary Comments & Questions (ID/1)
Pre-Hearings	BNES/2	Council Response to Inspector's Preliminary Comments & Questions (ID/1, ID/4 and ID/4a)
Pre-Hearings	BNES/3	Council Response to the Inspector's Note on the Progress of the Examination (ID/2). Please note that due to accommodation difficulties the hearings started on 17th January 2012
Pre-Hearings	BNES/4	Council Response to the Inspector's Questions on Compliance with Statutory and Regulatory Requirements (ID/7)
Pre-Hearings	CD6/E1	Bath & North East Somerset Council's Pre-Hearing Meeting Note on new information available for the Inspector and other parties.
Examination Hearings	BNES/5	Issue 1: District Wide
Examination Hearings	BNES/6	Issue 2: SHLAA and Flood Risk
Examination Hearings	BNES/7	Issue 2: Bath
Examination Hearings	BNES/8	Issue 2: Keynsham
Examination Hearings	BNES/9	Issue 2: Rural Areas
Examination Hearings	BNES/10	Issue 2: Somer Valley
Examination Hearings	BNES/11	Issue 3: Green Belt
Examination Hearings	BNES/12	Issue 4: Affordable Housing
Examination Hearings	BNES/13	Issue 5: Climate Change
Statement of Common Ground	BNES/14	Statement of Common Ground between B&NES and Crest Strategy Projects & Key Properties: Major Alternative Sites in the Green Belt
Statement of Common Ground	BNES/15	Statement of Common Ground between B&NES and The Prince's Foundation & The Duchy of Cornwall: Major Alternative Sites in the Green Belt - Land to the west of Twerton (Bath)
Statement of Common Ground	BNES/16	Statement of Common Ground between B&NES and Robert Hitchins Ltd: Major Alternative Sites in the Green Belt
Statement of Common Ground	BNES/17	B&NES and J S Bloor Ltd Statement of Common Ground: Major Alternative Sites in the Green Belt - Keynsham
Statement of Common Ground	BNES/18	Statement of Agreement between B&NES and English Heritage (December 2011)

Examination Stage	Title	Description
Statement of Common Ground	BNES/19	Statement of Common Ground between B&NES and Taylor Wimpey & Bovis Homes: Land at Whitchurch
Statement of Common Ground	BNES/20	Statement of Common Ground between B&NES and the Hignett Family Trust: Major Alternative Sites in the Green Belt
Examination Hearings' Notes	BNES/21	The Council's response to Pegasus Planning submission of a legal opinion on Section 110 of the Localism Act and SEA, this note is available by clicking here .
Examination Hearings' Notes	BNES/22	The Council's response to ID/15
Examination Hearings' Notes	BNES/23	The Council's response to Ian Dove QC, on behalf of Robert Hitchens Ltd produced a note on Section 110 and 112 of the Localism Act; this note is available by clicking here .
Examination Hearings' Notes	BNES/24	Monitoring and review of the Core Strategy
Examination Hearings' Notes	BNES/25	Core Strategy alignment with Local Enterprise Partnership (LEP) ambitions for the West of England
Examination Hearings' Notes	BNES/26	Housing Technical Requirement, Planned Provision & Flexibility (January 2012)
Statement of Common Ground	BNES/27	Statement of Common Ground on the Evidence Base in relation to WHS setting impact of an urban extension to Bath, between Bath & North East Somerset Council and the Duchy of Cornwall & The Princes Foundation
Statement of Common Ground	BNES/28	Statement of Common Ground on the Bath Flood Compensation Scheme between the Duchy of Cornwall, the Environment Agency and Bath & North East Somerset Council
Examination Hearings' Notes	BNES/29	Responses to issues raised at the Green Belt Hearing Session on 26th January 2012
Examination Hearings' Notes	BNES/30	Response to issues raised by Mr Gaskell
Examination Hearings' Notes	BNES/31	Student housing and strategic housing supply in response to the Inspector's Note ID/21
Statement of Common Ground	BNES/32	Draft Statement of Common Ground on Local Plan Backlog, Core Strategy Shortfall, General Conformity with RPG10 and calculating the 5 year Housing Land Supply Requirement
Statement of Common Ground	BNES/33	Bath & North East Somerset Council Correspondence with Bristol City Council
Examination Hearings' Notes	BNES/34	Batheaston Compensatory Flood Storage, Note of Clarification following discussion on 1st February 2012 at the Examination Hearings
Examination Hearings' Notes	BNES/35	SHLAA Somer Valley

Examination Stage	Title	Description
Examination Hearings' Notes	BNES/36	Duty to Co-operate
Examination Hearings' Notes	BNES/37	Response to Cam Valley Wildlife Group and Somer Friends of the Earth statements relating to statutory and regulatory requirements . Their statement can be found here (reference 0821 and 0822)
Examination Hearings' Notes	BNES/38	The Council's response to ID/27. See also the SHLAA Housing Trajectory, April 2012 (CD4/H18 in the Core Documents List) .
Examination Hearings' Notes	BNES/39	The Council's response to ID/28
Examination Note	BNES/40	The Council's response to ID/31
Examination Note	BNES/41	The Council's response to ID/32
Examination Note	BNES/42	The Council's response to ID/31, ID/32 and ID/33
Examination Note	BNES/43	<p>The Council's response to ID/33. The note is accompanied by the following Annexed Technical information:</p> <ul style="list-style-type: none"> • Paper 1 (attached to BNES/43) - Amended paragraphs 3.8 - 3.16 pf Annex 1 to 4th March 2013 Council Report • Paper 1, Annex 1 - Population Projections (Migration Led) and Forecasts (Employment Led) for B&NES • Paper 1, Annex 2 - Trend of CLG 2008 Household representatives rates, from base year for B&NES • ORS Housing Mix Model - Technical Paper • How the ORS Housing Mix Model works • Student Accommodation Paper
Examination Note	BNES/44	The Council has produced a covering note to the SHMA Addendums 1a and 1b .
Examination Note	BNES/45	The Council has produced BNES/45, a response to ID/33 (The Inspector's note Clarifying Housing Requirements)
Examination Note	BNES/46	The Council has written to the Inspector regarding publication of further evidence studies. His response (ID/37) is available here .

Examination Stage	Title	Description
Examination Note	BNES/47	The Council wrote to the Inspector responding to ID/36 . BNES/47 refers to a number of studies which are available via this link.
Examination Note	BNES/48	Following the Strategic Housing market Assessment (SHMA) seminar on August 2 nd 2013 the Council undertook further sensitivity testing of the SHMA figures. The results of this testing are contained in Addendum 1C , with background technical data contained within this associated spread sheet . The Council's commentary on the implication of Addendum 1C is contained in BNES/48 . More SHMA information can be found in the Housing page of the Evidence Base .
Examination Note	BNES/49	The Council issued BNES/49 in response to the Inspector's note ID/40
Statement of Common Ground	BNES/50	The Council issued BNES/50 , a draft Statement of Common Ground on the SHMA in conjunction with Barton Wilmore, Tetlow King, Pegasus Planning Policy, the Home Builders Federation, Ashlar Group and the Hignett Family Trust.
Examination Note	BNES/51	The Council issued BNES/51 in response to the Inspector's note ID/40 .
Examination Note	BNES/52	The Council issued BNES/52 in response to the Inspector's note ID/42 .
Examination Note	BNES/53	Correction (27th November 2013): The Council issued BNES/53 in response to the Inspector's note ID/44 . BNES/53 concerns information submitted to the Inspector for the Examination Hearings in March and April 2014. The Core Documents listed within it can be downloaded from the Core Documents List ; the evidence published on 14th February 2014 can also be downloaded from a separate file .
Statements of Common Ground	BNES/53a to BNES/53b	A numbers of Statements of Common Ground (SCG) have been prepared, agreed and submitted to the Inspector on 14th February 2014. BNES/53 contains a more detailed explanation of these. They are available below. Non-site promoters: <ul style="list-style-type: none"> • BNES/53a Land adjoining Odd Down, Bath; land adjoining Weston, Bath; and land at Whitchurch (English Heritage). • BNES/53b Land adjoining Odd Down and Weston and other Green Belt sites adjoining

Examination Stage	Title	Description
		Bath (Bath Preservation Trust).
Statements of Common Ground	BNES/53c to BNES/53l	<p>Proposed Allocations:</p> <ul style="list-style-type: none"> • BNES/53c Land adjoining Odd Down (Hignett Family Trust) • BNES/53d Land adjoining Weston (Mr R. Perry / GL Hearn) • BNES/53e Land adjoining Weston (Mr & Mrs Comely / Silverwood Partnership) • BNES/53f Land adjoining Weston (Mr & Mrs Palmer / Stride Treglown) • BNES/53g Land adjoining East Keynsham (Waddeton Park / Peter Brett Associates) • BNES/53h Land adjoining East Keynsham ((Withies Farm Landowners' Group / Glenavon Farm Landowners' Group / Mactaggart & Mickel) • BNES/53i Land adjoining South West Keynsham (JS Bloor / Pegasus Planning) • BNES/53j Land at Whitchurch (Horseworld / Savills) • BNES/53k Land at Whitchurch (Barrett Homes / Nathaniel Lichfield & Partners) • BNES/53L Land at Whitchurch (Sir M & Mrs B Gregory / Nathaniel Lichfield & Partners)
Statements of Common Ground	BNES/53m to BNES/53p	<p>Enlarged sites:</p> <ul style="list-style-type: none"> • BNES/53m Land adjoining Weston, Area B (Mr R Perry / GL Hearn) • BNES/53n Land adjoining Weston, Area C (Mr R Perry / GL Hearn) • BNES/53o Land adjoining East Keynsham (Withies Farm Landowners' Group / Glenavon Farm Landowners' Group / Mactaggart & Mickel) • BNES/53p Land adjoining South West Keynsham (JS Bloor / Pegasus Planning)
Statements of Common Ground	BNES/53r to BNES/53ac	<p>Alternative sites</p> <ul style="list-style-type: none"> • BNES/53r Land at Old Fosse Road, Odd Down, Bath (G Jones) • BNES/53s Land at Cranleigh, South Stoke (R Harrison) • BNES/53t Broadmead Peninsula, Keynsham (River Regeneration Trust)

Examination Stage	Title	Description
		<ul style="list-style-type: none"> • BNES/53u Land at Hicks Gate (Crest Strategic Projects / Key Properties / RPS) • BNES/53v Land at Hicks Gate (Stratland LLP / Pegasus Planning) • BNES/53w Land to the South of Warminster Road, Bathampton (Messrs Green & Faulkner / Planning Potential) • BNES/53x Land at Lays Farm, Keynsham (Redrow Homes) • BNES/53y Land at Orchard Park, Whitchurch (Robert Hitchins) • BNES/53z Land West of Twerton (The Duchy of Cornwall) • BNES/53aa Site at Manor Road, Saltford (Crest Nicholson South West Ltd) • BNES/53ab Land at St Francis Road, Keynsham (Mrs B. Fiedor on behalf of owners 50, 52 & 54 St Francis Road) • BNES/53ac Safeguarded Land at Easy Keynsham and Enlarged Site (Taylor Wimpey)
Examination Note	BNES/54	The Council has submitted BNES/54 in response to the Inspector's request set out in ID/45
Examination Note	BNES/55	The council has published an addendum to the Habitat Regulations Assessment (BNES/55) and a corrected version of HRA of the Proposed Changes to the Core Strategy (March 2013) (CD9/A2A) .
Examination Note	BNES/56	<p>During the course of the March/April 2014 Examination hearings a number of issues emerged that require a response to the Inspector from the Council. BNES/56 is now published which outlines this response. It includes, as Appendix 1, further potential changes to the articulation of the housing requirement and calculation of the 5 year housing land supply set out in Policy DW1 and the associated explanatory text.</p> <p>As indicated at the hearings the Inspector will be inviting comments via the Programme Officer on the suggested wording in Appendix 1 from participants at the housing hearing on day 2 (26th March 2014) concerning the 5 year housing land supply. No other comments are sought or required.</p>
Examination Note	BNES/57	The Council has submitted BNES/57 its response to the Inspector's note ID/49
Examination Note	BNES/58	The Council has submitted BNES/58 a response to the Inspector's note ID/51

[Click here to return to the contents page](#)

Appendix 4:

The Council's Topic Papers

The Council produced a number of topic papers as part of its Evidence Base. These helped support the formulation of the Core Strategy.

1. [Topic Paper 1 – Core Strategy Preparation Process](#)
2. [Topic Paper 2 – Overall Strategy](#)
3. [Topic Paper 3 – Climate Change](#)
4. [Topic Paper 4 – Flood Risk and Management](#)
5. [Topic Paper 5 – Affordable Housing](#)
6. [Topic Paper 6 – World Heritage Site & its Setting](#)
7. [Topic Paper 7 - Keynsham and Somer Valley Site Capacities](#)
8. [Topic Paper 8 - Central Bath/River Corridor Site Capacities and Delivery](#)
9. [Topic Paper 9 - Housing and Employment Provision](#)

[Click here to return to the contents page](#)

Appendix 5: Participants' Statements

Appendix 5: Participants' Statements

Participants at the Examination Hearings were invited by the Inspector to submit statements responding to the questions in the Draft Examination Hearings Programme. These Participants' Statements are available via this appendix:

1. [Participants' Statements for the Examination Hearings in 2012](#)
2. [Participants' Statements for the Examination Hearings in 2013](#)
3. [Participants' Statements for the Examination Hearings in 2014](#)
4. [Participants' Statements on the Strategic Housing Land Availability Assessment \(SHLAA\)](#)
5. [Participants' Responses to Bath and North East Somerset Council's Statements issued during the Examination Hearings](#)
6. [Participants' Representations on the Schedule of Informal Changes](#)
7. [Participants' Statements relating to the Duty to Co-operate](#)
8. [Participants' Statements on the implications of the NPPF and Policy for Traveller Sites](#)

[Click here to return to the main contents page](#)

1. Participants' Statements for the Examination Hearings in 2012

Respondent Number	Respondent Name	Statements
49	Clutton Parish Council	Statement
96	Keynsham Town Council	Statement
102	Federation of Bath Residents Association	Letter, Statement, Appendix
106	Pro-Planning	Letter, Issue 1: Provision for Jobs and Homes, Issue 2: Somer Valley, Issue 2: Flood Risk
120	Mr William Gaskell	Statement
162	Batheaston Parish Council	Statement

Respondent Number	Respondent Name	Statements
170	Robert Hitchins Ltd	Statement on Statutory and Regulatory Matters, Issue 1 - Statement, Issue 1 - Appendix 1, Issue 1 - Appendix 2, Issue 1 - Appendix 3 (Migration Levels), Issue 1 - Appendix 3 (Figure 4), Issue 1 - Appendix 4, Issue 2, Issue 3
175	Stephen Willcox	Letter
180	JS Bloor Ltd	Statement on Statutory and Regulatory Matters, Issue 1, Issue 1 - Appendix 1, Issue 1 - Appendix 2, Issue - Appendix 3i, Appendix 3ii, Appendix 4, Issue 2: SHLAA, Issue 2: Keysham, Issue 3, Issue 3 - Appendix 1, Issue 3 - Appendix 2
197	Rail Futures	Issue 2: Bath Transport, Issue 2: Bath Transport (Appendix)
216	Crest Homes	Issue 3
219	Edward Ware Homes	Issue 2 Somer Valley, Issue 3: Green Belt
222	Duchy of Cornwall	Issue 1: Scale of Provision for Jobs and Homes, Issue 2: Spatial Strategy for the Delivery of Housing and Jobs, Issue 2: Spatial Strategy Statement Annex, Issue 2: Bath Spatial Area, Issue 3: Green Belt, Issue 3: Green Belt Annex A, Issue 3: Green Belt Annex B
224	Bath Preservation Trust	Summary Statement, Statement: Compliance Issues, Issue 1: Policy DW1 (Sustainable Development), Issue 2: Flood Risk, Issue 3: Green Belt, Issue 2: Bath Spatial Area, Issue 2: Bath Transport, Issue 2: World Heritage Site
227	London Road Area Residents Association	Issue 2: Flood Risk
232	Compton Martin Parish Council	Letter
234	Taylor Wimpey	Issue 2: Somer Valley
244	Home Builders Association	Statement: Compliance with Statutory and Regulatory Matters, Issue 1: Provision for Jobs and Homes, Issue 4: Affordable Housing, Issue 5: Climate Change Policies
245	Environment Agency	Issue 2: Bath Spatial Area
248	Crest Strategic Projects	Issue 1: Provision for Jobs and Homes, Issue 2: Spatial Strategy (SHLAA, Keynsham & Somer Valley), Issue 3: Green Belt, Issue 5: Climate Change
251	Bovis Homes	Issue 1: Provision for Jobs and Homes, Issue 3: Green Belt, Issue 4: Affordable Housing

Respondent Number	Respondent Name	Statements
252	Cadbury Kraft	Statement
255	Taylor Wimpey Developments	Issue 1: Provision for Jobs and Homes , Issue 3: Green Belt , Issue 4: Affordable Housing
257	Valley Parishes Alliance	Statement , Issue 2: Bath Spatial Area, Flooding and Transport
260	Sawyer Associates and GL Hearn	Issue 2: Rural Areas
266	Bath Society	Issue 2: Flood Risk
269	Barratt	Letter , Issue 1-2: Housing Provision , Issue 2: Rural Areas , Issue 2: Rural Areas Appendix (Whitchurch Bypass)
275	Redrow Homes Ltd	Letter , Issue 2: Keynsham , Issue 3: Green Belt
276	Hignett Family Trust	Issue 1 , Issue 2: Bath Spatial Area , Issue 2: Bath Transport , Issue 2: Flood Risk , Issue 2: Flood Risk (Addendum 1) , Issue 2: Flood Risk (Addendum 2) , Issue 2:SHLAA
286	Horseworld	Issue 1: Provision for Jobs and Homes , Issue 3: Green Belt
297	Bath Rugby / Arena 1865	Issue 2: Bath
300	Somer Housing	Letter , Issue 1: Provision for Jobs and Homes , Issue 2: Spatial Strategy for the Delivery of Housing and Jobs , Issue 2: Rural Areas , Issue 4: Affordable Housing
318	Defense Estates	Issue 2: Bath
820	St James's Investments & Tesco UK Stores Ltd	Letter , Issue 2: Bath
821	Cam Valley Wildlife Group	Statement on Statutory and Regulatory Matters: 1A & E, 1B, 1B Appendix 1 (Change Rep), 1B Appendix 2 (Excerpts), 1B Appendix 3 (NPPF), 1B Appendix 4 (Supplementary), 1B Appendix 5 (Important & Rare Species), 1B Appendix 6 (Heritage Constraints), 1B Appendix 7 (NPPF), 1E, 1F, 1G, Appendix (Importance), Planning for Brownfield Diversity.
822	Somer Valley Friends of the Earth	Statement on Statutory and Regulatory Matters: 1A & E, 1B, 1B Appendix 1 (Change Rep), 1B Appendix 2 (Excerpts), 1B Appendix 3 (NPPF), 1B Appendix 4 (Supplementary), 1B Appendix 5 (Important & Rare Species), 1B Appendix 6 (Heritage Constraints), 1B Appendix 7 (NPPF), 1F, Planning for Brownfield Diversity. Issue 1, Issue 1 Appendix 1, Issue 1 Appendix 2 (Inspector's Report), Issue 1 Appendix

Respondent Number	Respondent Name	Statements
		3 (TP9), Issue 1 Appendix 4 (Article), Issue 1 Appendix 5 (TP9 Comment), Issue 1 Appendix 5a (REN).
2562	Unite Plc	Letter, Issue 2: Bath
2563	Guinness Trust	Letter, Issue 1: Provision for Jobs and Homes, Issue 4: Affordable Housing and Housing for Older People

[Click here to return to the Appendix 5 contents page](#)

2. Participants' Statements for the Examination Hearings in 2013

Respondent Number	Respondent Name	Statements
0067	Mr Trevor John	Response to the Inspector's Note ID/42 (published on 27th November 2013).
0110	Wedco Limited	Response to BNES/45 for the Examination Hearing 17 th September 2013 on the Scope of the Strategic Housing Market Assessment (SHMA) Response to the Inspector's Note ID/42 (published on 27th November 2013).
0152	Corston Parish Council	Response to BNES/45 for the Examination Hearing 17 th September 2013 on the Scope of the Strategic Housing Market Assessment (SHMA)
0153	Mr David Batho	Response to the Inspector's Note ID/42 (published on 27th November 2013).
0170	Robert Hitchins Ltd	Response to the Inspector's Note ID/42 (published on 27th November 2013) sent on their behalf by their Agent (and also for Respondent 0180).
0180	JS Bloor Ltd	Response to the Inspector's Note ID/42 (published on 27th November 2013) sent on their behalf by their Agent (and also for Respondent 0170).
0219	Edward Ware Homes Ltd	Statement for the Examination Hearing session on 17th September on the Scope of the SHMA (Sent on their behalf by Agent and for Respondents 0269, 4711 and 4788)

Respondent Number	Respondent Name	Statements
		<p>Response to BNES/45 for the Examination Hearing 17th September 2013 on the Scope of the Strategic Housing Market Assessment (SHMA)</p> <p>Response to the Inspector's Note ID/42 (published on 27th November 2013) sent on their behalf by their Agent (and also for Respondents 0269, 4711 and 4788).</p>
0222	Duchy of Cornwall	<p>Statement for the Examination Hearing session on 17th September on the Scope of the SHMA with Annex A, Annex B and Annex C submitted with the statement.</p> <p>Response to the Inspector's Note ID/42 (published on 27th November 2013).</p>
0224	Bath Preservation Trust	<p>Statement for the Examination Hearing session on 17th September on the Scope of the SHMA</p> <p>Response to the Inspector's Note ID/42 (published on 27th November 2013)</p>
0234	<p>Taylor Wimpey UK Ltd* (represented by Turley Associates).</p> <p>*you may be interested in 0255 Taylor Wimpey Developments (represented by Barton Willmore).</p>	<p>Statement for the Examination Hearing session on 17th September on the Scope of the SHMA (Sent on their behalf by Agent and for Respondent 4639)</p>
0236	North Somerset Council	<p>Statement for the Examination Hearing session on 17th September on the Scope of the SHMA</p> <p>Response to BNES/45 for the Examination Hearing 17th September 2013 on the Scope of the Strategic Housing Market Assessment (SHMA)</p>
0244	Home Builders Federation	<p>Response to BNES/45 for the Examination Hearing 17th September 2013 on the Scope of the Strategic Housing Market Assessment (SHMA)</p> <p>Response to the Inspector's Note ID/42 (published on 27th November 2013)</p>

Respondent Number	Respondent Name	Statements
0248	Crest Strategic Projects and Key Properties	<p>Statement for the Examination Hearing session on 17th September on the Scope of the SHMA</p> <p>Response to BNES/45 for the Examination Hearing 17th September 2013 on the Scope of the Strategic Housing Market Assessment (SHMA)</p> <p>Response to the Inspector's Note ID/42 (published on 27th November 2013).</p>
0251	Bovis Homes (represented by Barton Willmore)	<p>Statement for the Examination Hearing session on 17th September on the Scope of the SHMA (Sent on their behalf by Agent and for Respondent 0251)</p> <p>Response to BNES/45 for the Examination Hearing 17th September 2013 on the Scope of the Strategic Housing Market Assessment (SHMA)</p> <p>Response to the Inspector's Note ID/42 (published on 27th November 2013) sent on their behalf by their Agent (and also for Respondent 0255).</p>
0255	<p>Taylor Wimpey Developments* (represented by Barton Willmore)</p> <p>*please note that this was previously listed with the respondent number 4748. You may be interested in 0234 Taylor Wimpey UK Ltd (represented by Turley Associates).</p>	<p>Statement for the Examination Hearing session on 17th September on the Scope of the SHMA (Sent on their behalf by Agent and for Respondent 0251)</p> <p>Response to BNES/45 for the Examination Hearing 17th September 2013 on the Scope of the Strategic Housing Market Assessment (SHMA)</p> <p>Response to the Inspector's Note ID/42 (published on 27th November 2013) sent on their behalf by their Agent (and also for Respondent 0251).</p>
0269	Barratt Homes	<p>Statement for the Examination Hearing session on 17th September on the Scope of the SHMA (Sent on their behalf by Agent and for Respondents 0219, 4711 & 4788)</p> <p>Response to BNES/45 for the Examination Hearing 17th September 2013 on the</p>

Respondent Number	Respondent Name	Statements
		<p>Scope of the Strategic Housing Market Assessment (SHMA)</p> <p>Response to the Inspector's Note ID/42 (published on 27th November 2013) sent on their behalf by their Agent (and also for Respondents 0219, 4711 and 4788).</p>
0276	Hignett Family Trust	<p>Statement for the Examination Hearing session on 17th September on the Scope of the SHMA</p> <p>Response to BNES/45 for the Examination Hearing 17th September 2013 on the Scope of the Strategic Housing Market Assessment (SHMA)</p> <p>Response to the Inspector's Note ID/42 (published on 27th November 2013) accompanied by Appendix 1, Appendix 2 and Appendix 3</p>
0303	Mendip District Council	Statement for the Examination Hearing session on 17th September on the Scope of the SHMA
1024	Bristol City Council	<p>Statement for the Examination Hearing session on 17th September on the Scope of the SHMA</p> <p>Response to BNES/45 for the Examination Hearing 17th September 2013 on the Scope of the Strategic Housing Market Assessment (SHMA)</p>
1524	South Gloucestershire Council	<p>Statement for the Examination Hearing session on 17th September on the Scope of the SHMA</p> <p>Response to BNES/45 for the Examination Hearing 17th September 2013 on the Scope of the Strategic Housing Market Assessment (SHMA)</p>
1525	South Stoke Parish Council	Response to the Inspector's Note ID/42 (published on 27th November 2013).
1653	West of England Local Enterprise Partnership	Statement
2563	The Guinness Partnership	Response to the Inspector's Note ID/42 (published on 27th November 2013)

Respondent Number	Respondent Name	Statements
		accompanied by Appendix 1 and Appendix 2 sent on their behalf by their Agent
4479	Ms Helen Dudden	Response to the Inspector's Note ID/42 (published on 27th November 2013).
4588	Mactaggart and Mickel	<p>Statement for the Examination Hearing session on 17th September on the Scope of the SHMA and Appendix to the statement</p> <p>Response to BNES45 for the Examination Hearing 17th September 2013 on the Scope of the Strategic Housing Market Assessment (SHMA)</p> <p>Response to the Inspector's Note ID/42 (published on 27th November 2013) sent on their behalf by their Agent</p>
4639	Lands Improvement	<p>Statement for the Examination Hearing session on 17th September on the Scope of the SHMA</p> <p>Response to BNES/45 for the Examination Hearing 17th September 2013 on the Scope of the Strategic Housing Market Assessment (SHMA)</p>
4701	Gladman Developments Ltd	Response to the Inspector's Note ID/42 (published on 27th November 2013) - please note that this file is 4.9 MB.
4711	Crest Nicholson (SW) Ltd	<p>Statement for the Examination Hearing session on 17th September on the Scope of the SHMA (Sent on their behalf by Agent and for Respondents 0219, 0269 & 4788)</p> <p>Response to BNES/45 for the Examination Hearing 17th September 2013 on the Scope of the Strategic Housing Market Assessment (SHMA)</p> <p>Response to the Inspector's Note ID/42 (published on 27th November 2013) sent on their behalf by their Agent (and also for Respondents 0219, 0269 and 4788).</p>
4788	Stratland LLP	Statement for the Examination Hearing session on 17th September on the Scope of the SHMA (Sent on their behalf by Agent and for Respondents 0219, 0269 & 4711)

Respondent Number	Respondent Name	Statements
		<p>Response to BNES/45 for the Examination Hearing 17th September 2013 on the Scope of the Strategic Housing Market Assessment (SHMA)</p> <p>Response to the Inspector's Note ID/42 (published on 27th November 2013) sent on their behalf by their Agent (and also for Respondents 0219, 0269 and 4711).</p>

[Click here to return to the Appendix 5 contents page](#)

3. Participants' Statements for the Examination Hearings in 2014

Respondent Number	Respondent Name	Statements
0170	Robert Hitchins Ltd (represented by Pegasus Planning)	<p>Response to the Inspector's Note ID/45 (published on 27th November 2013) regarding alternative wording relating to the future review.</p> <p>Response to the Inspector's Note ID/45 (published on 27th November 2013) regarding the calculation of the five-year housing land supply.</p>
0180	Bloor Homes South West (represented by Pegasus Planning)	<p>Response to the Inspector's Note ID/45 (published on 27th November 2013) regarding alternative wording relating to the future review.</p> <p>Response to the Inspector's Note ID/45 (published on 27th November 2013) regarding the calculation of the five-year housing land supply.</p>
0184	Persimmon Homes Severn Valley	Response to the Inspector's Note ID/46 (published on 27th November 2013) regarding alternative wording relating to the future review.
0216	Crest Homes (represented by Pegasus Planning)	Response to the Inspector's Note ID/45 (published on 27th November 2013) regarding the calculation of the five-year housing land supply.

Respondent Number	Respondent Name	Statements
		Response to the Inspector's Note ID/45 (published on 27th November 2013) regarding alternative wording relating to the future review.
0224	Bath Preservation Trust	Response to the Council's note BNES/56
0251	Bovis Homes (represented by Barton Willmore)	Response to the Inspector's Note ID/45 (published on 27th November 2013) regarding alternative wording relating to the future review.
0269	Barratt Homes	Response to the Inspector's Note ID/45 (published on 27th November 2013) regarding alternative wording relating to the future review.
0275	Redrow Homes Ltd	<ul style="list-style-type: none"> • Response to the Keynsham Core Strategy Options: Highway Impact Assessment February 2014 (CD12/1)(published on 27th November 2013); • Photo 3 - Existing View • Photo 3 - Year 1 • Photo 3 - Year 15 • Photo 7 - Existing View • Photo 7 - Year 1 • Photo 7 - Year 15 • Photo 10 - Existing View • Photo 10 - Year 1 • Photo 10 - Year 15;
0276	Hignett Family Trust	Response to the Inspector's Note ID/45 (published on 27th November 2013); Eastern Access Assessment; Geophysical Survey Report Response to the Council's note BNES/56
1525	South Stoke Parish Council	Response to the Inspector's note ID/50 and the Council's note BNES/56
2562	UNITE Group Plc	Response to the Inspectors note ID/49 in respect of Student Accommodation
5139	Mr & Mrs D Perry	Response to the Inspectors note ID/49 in respect of Planning Practice Guidance Response to the Inspectors note ID/49 in respect of Green Belt Review

4. Participants' SHLAA Statements

Respondent Number	Respondent Name	Statements
182	Meadow View Residents Action Group	Statement
226	Radstock Action Group	Statement
320	Savills Planning and Regeneration for The Hon Andrew Joliffe	Statement
822	Somer Valley Friends of the Earth	Statement , Appendix 1 , Appendix 2 , Appendix 3 , Appendix 4 , Appendix 5
2564	Baker Associates for Strategic Land Partnerships	Statement

5. Participants' Responses to B&NES Statements issued during the Examination Hearings

Respondent Number	Respondent Name	Statements
170	Robert Hitchins Limited	Response to BNES/24 , Response to BNES/25
180	J S Bloor Ltd	Response to BNES/29
216	Crest Homes (SW)	Response to BNES/29
222	Duchy of Cornwall	Response to BNES/26 , Response to BNES/31 , Response to BNES/32 , Response to BNES/34
227	London Road Area Residents Association	Response to BNES/34
244	Home Builders Federation	Response to BNES/25
276	Hignett Family Trust	Response to BNES/31 , Response to BNES/34
286	Horseworld	Response to BNES/26

[Click here to return to the Appendix 5 contents page](#)

6. Participants' Representations on the Schedule of Informal Changes

Respondent Number	Respondent Name	Statements
73	Newton St Loe Conservation Group	Statement
170	Robert Hitchins Limited	Statement
180	J S Bloor Ltd	Statement
224	Bath Preservation Trust	Statement
228	Pulteney Estate Residents' Association	Statement
257	Valley Parishes Alliance	Statement
265	Bath Heritage Watchdog	Statement
297	Bath Rugby Club / Arena 1865	Statement
300	Somer Housing Group	Statement
309	Mrs Rachael Hushon	Statement
384	Wiltshire Council	Statement
822	Somer Valley Friends of the Earth	Statement
837	South West Transport Network	Statement
2562	Unite Group Plc	Statement

[Click here to return to the Appendix 5 contents page](#)

7. Participants' Statements relating to the Duty to Co-operate

Respondent Number	Respondent Name	Statements
120	Mr William Gaskell	Representation
170	Robert Hitchins Limited	Representation
244	Home Builders Federation	Representation
248	Crest Strategic Projects and Key Properties Ltd	Representation
384	Wiltshire Council	Representation
0821 & 0822	Cam Valley Wildlife Group & Somer Valley Friends of the Earth	Representation

[Click here to return to the Appendix 5 contents page](#)

8. Participants' Statements on the implications of the NPPF and Policy for Traveller Sites

Respondent Number	Respondent Name	Statements
95	The Coal Authority	Statement
156	Pulteney Estate Residents' Association	Statement
163	The Theatres Trust	Statement
170	Robert Hitchins Limited	Statement
180	J S Bloor Ltd	Statement
222	The Duchy of Cornwall	Statement
224	Bath Preservation Trust	Statement
227	London Road Area Residents	Statement

Respondent Number	Respondent Name	Statements
	Association	
244	Home Builders Federation	Statement
248	Crest Strategic Projects and Key Properties Ltd	Statement
251	Bovis Homes	Statement
255	Taylor Wimpey	Statement
260	Sawyer Associates Ltd	Statement
265	Bath Heritage Watchdog	Statement
266	Bath Society	Statement
276	Hignett Family Trust	Statement
301	South West HARP Planning Consortium	Statement
0821 & 0822	Cam Valley Wildlife Group and Somer Valley Friends of the Earth	Statement
2564	Strategic Land Partnerships	Statement
2610	Andrew Lainton	Statement

[Click here to return to the Appendix 5 contents page](#)