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Bath & North East Somerset
Council
Simon De Beer
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Our Ref: PINS/F0114/429/4

Date: 24 June 2014

Dear Simon,

BATH & NORTH EAST SOMERSET COUNCIL CORE STRATEGY: FINAL REPORT

Thank you for your letter of 19 June 2014, providing your careful and thorough approach in response to the fact check of the Inspector's report on the Council's Core Strategy.

The Inspector has corrected the errors that have arisen and made the amendments to the report where appropriate. Where some new/amended text is required he has not always used precisely the Council's wording, but the changes should address the Council's point.

In relation to changes to the Schedule of Modifications, he has not made changes to modifications where the factual updates now suggested post date the last public information before the Examination as these represent "new facts" eg the recent housing completion figures for 2013/14 suggested for MM14 and MM14a. Nor has he made those changes where additional wording is now suggested to a modification which is based solely on the Council's previously published proposed change (MM17, MM23 re *office pd*, MM92 and MM93). Whilst the suggested additional words might add some clarity, he does not regard these as essential and he wanted to minimise the extent to which he has added to changes previously published and discussed. With regard to the comments re paragraphs 105/106 seeking a change to MM81, he has not made any change to the previously submitted wording. But MM81 in his submitted schedule did incorporate a reference to the housing development boundary, albeit not as emphatic as the Council now seek. (That wording is not actually picked up in the quote from MM81 in your schedule).

In MM8 and paragraph 64 of the report, he has substituted *the Council for the SHMA* to more accurately reflect the origin of the assumption of limited growth in student numbers. He has kept *limited* in the wording of MM8 consistent with paragraph 64 and his interpretation of the Council's position. I now enclose your final report.

Clearly it is now for the Council to adopt the Document at its discretion. The Inspectorate maintains a national database of Local Plans progress on the Planning Portal (and a submissions database) and we would be grateful if you can advise the Plans Team when you adopt in order that your plan status can be updated.

Please provide us with a Purchase Order Number so that we can include it on your invoice. Both the fees and expenses will be payable for all duties carried out in examining your Local Plan.

The Council should consider whether adoption could have any effect on appeals currently being considered by the Planning Inspectorate. As you know, appeals must be determined on the basis of the development plan as it exists at the time of the Inspector's (or the Secretary of State's) decision, not as it was at the time of the Council's decision. If adoption changes the policy position, the relevant Inspector(s) will need to take that into account. In addition, please ensure that your new policy position is clearly explained when submitting your Questionnaire in relation to future appeals received after adoption.

If the above circumstances apply, it would be very helpful if the Council could contact the relevant Case Officer(s) in the Planning Inspectorate dealing with any outstanding case(s) at the time of adoption.

The inspector wishes to thank all the Council's officers who have participated in this marathon of an Examination for their great patience and co-operation. He is particularly grateful to the Council's team for ensuring the very smooth running of the last round of hearings in March/April this year.

Yours sincerely

S Liddington

Stuart Liddington
Plans Team