

Bath and North East Somerset Placemaking Plan

Somer Valley – Part 4

Agenda

Wednesday 28 September 2016 (Week 3/ Day 2)

10:00

Inspector's Introduction

Council's Opening Statement (if required)

Matter 19 – Housing in Somer Valley

Issue 1: Whether the policies contained in the Placemaking Plan would meet the housing requirement for Somer Valley of 2470 new homes to be built at Midsomer Norton, Radstock, Westfield, Paulton and Peasedown St John?

Q1. Is CS Policy SV1, as amended to restrict development within the housing development boundary (unless identified in a neighbourhood plan), positively prepared and justified?

Q2. Are sufficient housing allocations made to achieve the housing requirement?

Issue 2 – whether the site allocations are the most appropriate when considered against the reasonable alternatives, having regard to the evidence to support the selection of allocated sites?

Q1. Does the evidence support the selection of the allocated sites, when considered against any reasonable alternatives and having regard to deliverability considerations?

Matter 20 – Economic development

Issue: Whether the policies contained in the Placemaking Plan would secure the delivery of around 900 net additional jobs in Somer Valley area?

Q1. Will the Placemaking Plan secure an overall increase in office floorspace from about 31,000m² in 2011 to about 33,700m² in 2029?

Q2. Will the increased office and industrial / warehouse floorspace be focussed at the locations identified in Policy SV1 3(b)?

Q4. Are the employment sites the most appropriate when considered against the reasonable alternatives?

Lunch

14:00

Matter 21 – Midsomer Norton

Issue: Whether the policies are consistent with the neighbourhood plan

Q1. What is the current status of the Midsomer Norton Neighbourhood Plan?

Q2. Do policies in the Placemaking Plan align with the Midsomer Norton NP?

Matter 22 - Infrastructure & Delivery

Issue: Whether the timely delivery of the infrastructure necessary to support the Somer Valley Spatial Strategy is realistic and feasible.

Q1. Does the Infrastructure Delivery Plan demonstrate that the key infrastructure required to achieve the proposed development can be achieved without compromising the timely delivery of development?

Q2. How will enhancements to green links between the two town centres and rest of Somer Valley be funded and implemented?

Q3. How will the proposed new Town Park in Midsomer Norton be funded and provided?

Any Other Matters