

Bath and North East Somerset Placemaking Plan

Rural Areas – Part 5

****Please note change of venue to Bath Royal Literary & Scientific Institute, Queens Square, BA1 2HN****

Agenda

Thursday 29 September 2016 (Week 3/ Day 3)

10:00

Inspector's Introduction

Council's Opening Statement (if required)

Matter 23 – Housing in the Rural Area

Issue 1: Whether the approach to development in the rural areas is justified and positively prepared.

Q1. Will the Placemaking Plan provide sufficient housing in the rural areas?

Q2. Is there tension between Policy RA1 and the Clutton Neighbourhood Development Plan and The Stowey Sutton Neighbourhood Plan in so far as Policy RA1 supports residential development of a greater scale than in-fill and without any requirement to accord with the most recent Housing Needs Survey?

Q3. No development is proposed in some settlements meeting the definition of Policy RA1 villages (i.e. High Littleton) and less than 50 in others. Is this inconsistent with the strategy set out in the CS to enable housing developments of around 50 dwellings in these villages?

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?

Q2. Are the development requirements and design principles positively prepared, effective and justified?

Q3. Is the inclusion of site 0006 (land south of Maynard Terrace) within the Housing Development Boundary justified in Clutton if it is inconsistent with a neighbourhood plan?

PM: Start 2pm

Matter 24 – Economic development

Issue 1 - Whether the policies contained in the Placemaking Plan would secure the delivery of 500 jobs in the rural area?

Q1. Is sufficient land identified to secure the delivery of 500 jobs?

Any other Matters