

Bath and North East Somerset Placemaking Plan Programme for Hearings

Venue for all days is The Guildhall, High Street, Bath, BA1 5AW.

Please Note – this Programme is in Draft and may be subject to change

The morning sessions will start at 10.00am. A short break will be taken mid-morning and mid-afternoon with a Lunch break at about 1.00pm. Afternoon sessions will normally begin at 2.00pm.

Week 1 – Day 1: Tuesday 13th September 2016

AM: Inspectors Opening Statement and Matter 1

Matter 1 - Procedural requirements

Issue: Whether the B&NES Plan meets the legal process and requirements?

Participants

6414 - Pegasus Group for Radstock LLP

6415 - Pegasus Group for Strongvox Homes

PM: Matter 2

Matter 2 - Overall Approach

Issue 1: Whether the changes to the CS are necessary and appropriate having regard to policies contained in the Placemaking Plan and its purpose.

Issue 2 – whether the overall requirements of the adopted CS would be achieved through the Placemaking Plan

Participants

102 – Federation of Bath Resident's Association

170 – Pegasus Group for Robert Hitchins

222 - The Duchy of Cornwall

234 – Barton Willmore for Taylor Wimpey (Land at Chilcompton Road, Midsomer Norton)

244 – Home Builders Federation

4414 – Alder King

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6346 – *Rocke Associates for Mactaggart and Mickel*

6414 - *Pegasus Group for Radstock LLP*

6415 - *Pegasus Group for Strongvox Homes*

6453 –*Rocke Associates for Boystown Ltd,*

6456 – *Rocke Associates for Biggin Family,*

7075 – *Nash Partnership for Whitecroft Developments (was Peter Brett for Austin Payne)*

7124 – *Rocke Associates for Austen Smith*

7130 - *Edward Ware Homes*

7138 – *Barton Willmore for Taylor Wimpey (Land at East Keynsham)*

Week 1 – Day 2: Wednesday 14th September 2016

AM - Matters 3 and 4

Matter 3 – Responding to Climate Change

Issue 1 - Whether the Sustainable Construction and Renewable Energy policies in the Placemaking Plan are positively prepared, justified, effective and consistent with national policy, in the context of the adopted CS

Participants

5169 – *The River Regeneration Trust*

7079 - *Resourceful Earth Limited*

Matter 4 – Environmental Quality

Issue: Whether the Environmental Quality policies in the B&NES Plan are positively prepared, justified, effective and consistent with national policy, in the context of the adopted CS

Participants

102 – *Federation of Bath Resident's Association*

224 - *Bath Preservation Trust*

234 – *Barton Willmore for Taylor Wimpey (Land at Chilcompton Road, Midsomer Norton)*

4532 – *D2 Planning for The Silverwood Partnership*

4811 – *Nash Partnership for Prior Park Garden Centre*

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6414 - Pegasus Group for Radstock LLP

7112 - JCR Planning Ltd

7113 - Nash Partnership for Mr & Mrs Collins

7217 - Barton Willmore for Taylor Wimpey, Bovis Homes & Land Improvement Holdings (Land at Whitchurch)

PM: Matter 5

Matter 5 - Building strong and vibrant communities

Issue: Whether the relevant proposed policies are positively prepared, justified, effective and consistent with national policy in the context of the adopted CS.

Participants

158 - Margarida Dolan and Mark O'Sullivan

224 - Bath Preservation Trust

270 - D2 Planning Ltd for Blue Cedar Homes

300 - Barton Willmore for Curo Group

304 - Define Planning & Design for University of Bath,

1338 - Midsomer Norton Town Council

2564 - Peter Brett Associates for Strategic Land Partnerships (WPL)

6342 - The Planning Bureau for McCarthy and Stone Retirement Lifestyles Ltd

6410 - Pegasus Group for Linden Homes Strategic Land

6411 - Barton Willmore for Emergy Limited

6434 - Phoenix Land Solutions Ltd for David Webb Management Ltd

6998 - Hoddell Associates for Mr & Mrs C Jarvis

7002 - Thrings for Mr Clive Lower

7077 - Property Bath & Savills LLC Mrs Valerie Vivian,

7096 - Breaches Gate Group/Bob Elcome

7126 - Jones Lang LaSalle Limited for Education Funding Agency

7130 - Edward Ware Homes

7230 - Manor Farm Estates

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Participants Invited re Local Green Spaces

1253- Hinton Blewett Parish Council

1415 – Peasedown St John Parish Council

7136 – Farmborough Parish Council

Beechen Cliff School

Week 1 – Day 3: Thursday 15th September 2016

AM - Matter 6

Matter 6 - A prosperous economy

Economic Development:

Issue 1: whether the development management policies will support economic growth, whilst working towards a low carbon economy as set out in the CS.

Centres and Retailing

Issue 2: Whether the approach to meeting the assessed retail needs of the area is soundly based.

Participants

6350 - Sellwood Planning for Hallatrow Business Park Ltd.

7105 – Bath Restaurants Association

7110 – Turley Associates for StudioUS Investment Management

7123 – Tom Rocke Associates for CMBI Ltd

Matters 7 and 8

Sustainable Transport and Infrastructure

Participants

102 – Federation of Bath Resident's Association

170 – Pegasus Group for Robert Hitchins

224 - Bath Preservation Trust

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PM: Matter 5 (Cont.)

Matter 5 - Building strong and vibrant communities

1253- Hinton Blewett Parish Council

6411 - Barton Willmore for Emergy Limited

7077 - Property Bath & Savills LLC Mrs Valerie Vivian

Week 1 – Day 4: Friday 16th September 2016

Keep free for any overspill session

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Week 2 – Day 1: Tuesday 20th September 2016

AM: Inspectors Opening Statement, Council's Opening Statement and Matters 9 and 10

Matter 9 – Natural and Built Environment

Issue: Whether the policies in the B&NES Plan will sustain and enhance the significance of the city's heritage assets and green infrastructure as set out in Policy B1: Bath Spatial Strategy.

Participants

102 – Federation of Bath Resident's Association

Matter 10 – Economic Development

Issue 1: Whether the policies contained in the Placemaking Plan would secure the additional jobs and increase in offices premises set out in the CS in Bath.

PM: Matters 11 and 12

Matter 11 – Housing in Bath

Issue 1: Whether the policies contained in the Placemaking Plan would enable the development of 7,020 dwellings in Bath

Participants

4708 – Savills for Crest Nicholson Operations Ltd

6414 - Pegasus Group for Radstock LLP

6415 - Pegasus Group for Strongvox Homes

7070 – Walsingham Planning for London Road Nottingham Ltd (SB16)

Matter 12 - Site Allocations

Issue 1- whether the strategy for site selection is the most appropriate when considered against the reasonable alternatives, having regard to the evidence to support the selection of allocated sites?

Participants

*102 – Robin Kerr Consulting for Federation of Bath Resident's Association **

120 - William Gaskell

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158 - Margarida Dolan and Mark O'Sullivan

170 – Pegasus Group for Robert Hitchins

224 – Bath Preservation Trust

4708 - Savills for Crest Nicholson Operations Ltd

4797 - Savills for Westmark (Bath) Ltd

7070 – Walsingham Planning for London Road Nottingham Ltd (SB16)

7123 – Tom Rocke Associates for CMBI Ltd

7130 - Edward Ware Homes

*7131 - Henrietta Park Residents Association **

*7147 - Abbey Ward Flood Group **

7221 - Colliers International for Wessex Water & Mr Charles Carr

** Participating as one group for this Matter*

Week 2 – Day 2: Wednesday 21st September 2016

AM and PM: Matter 13

Matter 13 – Bath's Universities

Issue – whether the approach to Bath's Universities is sound

Participants

2 – Chris Beezley (refer also 102, 7237.)

102 – Federation of Bath Resident's Association

224 – Bath Preservation Trust

304 – Define Planning & Design for University of Bath,

322 – CBRE for Bath Spa University

2429 - Mr Nicholas Stubbs,

2723 - Mr Matt Humberstone - University of Bath Students' Union

3539 – Rocke Associates for Eagle One Ltd

4767 - National Trust

4797 – Savills for Westmark (Bath) Ltd

6414 - Pegasus Group for Radstock LLP

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6415 - Pegasus Group for Strongvox Homes

7070 - Walsingham Planning for London Road Nottingham Ltd

7079 - Resourceful Earth Limited

7110 - Turley Associates for Studio US Investment Management,

7123 - Roche Associates for CMBI Ltd

7122 - Roche Associates for Iesis Ltd

7237 - Beech Avenue Residents' Association

Week 2 – Day 3: Thursday 22nd September 2016

AM: Matter 14 and 15 (continued PM)

Matter 14 – Tourism, Culture & Sport

Issue – Whether the relevant policies will be effective

Participants

297 – Turley Associates for Bath Rugby Club / Arena 1865

Matter 15 – Transport, Infrastructure and Delivery

Issue: Whether the necessary infrastructure to support the Bath spatial strategy will be delivered.

Participants

102 – Federation of Bath Resident's Association

224 - Bath Preservation Trust

837 - South West Transport Network

4767 - National Trust

Week 2 – Day 4: Friday 23rd September 2016

Keep free for any overspill sessions

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Week 3 – Day 1: Tuesday 27th September 2016

AM: Matter 16

Matter 16 – Housing in Keynsham

Issue 1: Whether the policies contained in the Placemaking Plan would meet the housing requirement for Keynsham of 2,150 new dwellings (net)?

*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?*

Participants

114 – Savills for the Society of Merchant Venturers

239 - Keynsham Civic Society

6346 – Tom Rocke Associates for Mactaggart & Mickel

7096 – Breaches Gate Group/Bob Elcome

7138 – Barton Willmore for Taylor Wimpey (Land at East Keynsham)

7149 – Colliers International for Mr Hemmings

7150 - Persimmon Homes (Wessex)

7153 - Colliers International for Halsall Homes

PM: Matter 17 and 18

Matter 17 – Economic development in Keynsham

Issue 1 - Whether the policies contained in the Placemaking Plan would secure the additional employment floorspace required in Keynsham?

Participants

7079 - Resourceful Earth Limited

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Matter 18 - Infrastructure & Delivery

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

Any other matters

Participants

2429 - Nicholas Stubbs

7079 - Resourceful Earth Limited

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Week 3 – Day 2: Wednesday 28th September 2016

AM: Matters 19 and 20

Somer Valley

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 within the housing development boundary?

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?

Participants

234 – Barton Willmore for Taylor Wimpey (Land at Chilcompton Road, Midsomer Norton)

1338 - Midsomer Norton Town Council

1449 – Radstock Town Council

2564 - Peter Brett Assoc. for Strategic Land Partnerships

3094 - Savills for Purnell Property Partnership

4532 – D2 Planning for Silverwood Partnership Ltd

6350 – Sellwood Planning for The Property Development Company Limited

6414 - Pegasus Group for Radstock LLP

6415 - Pegasus Group for Strongvox Homes

6434 – Phoenix Land Solutions Ltd for David Webb Management Ltd

6437 - WPB for MNRE

6456 – Tom Rocke Associates for The Biggin Family

7130 - Edward Ware Homes

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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?

Participants

6414 - Pegasus Group for Radstock LLP

6415 - Pegasus Group for Strongvox Homes

PM: Matters 21 and 22

Matter 21 – Midsomer Norton

Issue: Whether the policies are consistent with the neighbourhood plan

Participants

1338 - Midsomer Norton Town Council

6414 - Pegasus Group for Radstock LLP

Matter 22 - Infrastructure & Delivery

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

Participants

2564 - Peter Brett Assoc. for Strategic Land Partnerships

3094 - Savills for Purnell Property Partnership

4532 – D2 Planning for Silverwood Partnership Ltd

4786 - Cllr Barry Macrae

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Week 3 – Day 3: Thursday 29th September 2016

Note Venue has been changed back to the Guildhall

AM: Matter 23

Start Time: 09.30 am

Rural Areas (Part 5)

Matter 23 – Housing in the Rural Area

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

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?

Participants

222 - The Duchy of Cornwall

270 – D2 Planning Ltd for Blue Cedar Homes

990 - Bathford Parish Council

4414 – Alder King

4808 – Hoddell Associates for E.V. Currell & Sons

4810 – Hoddell Associates for D & D Salter

6379 – Mrs Gillian Jones

6391 – Dr Robert Jones

6425 – Mr Paul Jones – Camelot site)

6453 – Tom Rocke Associates for Boystown Ltd

6510 – Planning Ventures Ltd for Mrs Hamilton-Davies

6584 – Mrs Helen Newman

7109 – WYG Planning & Design for Mr and Mrs Bays and Ms Gallop

7116 - Rosemary Naish

7130 - Edward Ware Homes

7073 - WYG Planning and Design for Mr Malcolm Pearce

7075 – Nash Partnership for Whitecroft Developments (was Peter Brett for Austin Payne)

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7117 – Nash Partnership for A C Smith

7124 – Tom Rocke Associates for Austen Smith

7125 – Tetlow King Planning for Parsonage Farm (David James & Partners)

7133 – Ian Jewson Planning for Mrs E Russell

7222 – Planning Sphere Limited for Mr Phil Rigg

PM: Matter 24

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?

Participants

Any other matters

102 – Federation of Bath Resident's Association

990 - Bathford Parish Council

6350 - Sellwood Planning for Hallatrow Business Park Ltd.

Week 3 – Day 4: Friday 30th September 2016

Keep free for any overspill sessions

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Week 4 – Day 1: Thursday 13th October 2016

Venue. The Guildhall Bath – The Council Chamber

Start Time 2pm

PM: Matter 5 Continued

Hinton Blewett Local Green Space

1253- Hinton Blewett Parish Council

6411 - Barton Willmore for Emergy Limited