

# BATH AND NORTH EAST SOMERSET - CORE STRATEGY EXAMINATION

## FINAL PROGRAMME

### **Main issues for Examination around which the hearings will be structured.**

Day 1 to begin at 10.00. Other days to begin at 9.30.

**DAYS 1 & 2 (Tuesday 17<sup>th</sup> & Wednesday 18<sup>th</sup> January)**

#### **Procedural and Regulatory matters**

170 – Pegasus Planning Group for Robert Hitchins Limited  
276 – The Hignett Family Trust

**Issues 1: Is the planned district-wide scale of provision for jobs and homes justified and is there sufficient flexibility to reflect uncertainty in forecasting and changing circumstances?**

**Participants from Reps on:**

**Policy DW1 (especially point 2)  
Objectives 3 and 5;  
section 1d (especially 1.18-1.26)**

162 - Batheaston Parish Council  
170 – Pegasus Planning Group for Robert Hitchins Limited  
180 – Pegasus Planning for J.S. Bloor  
184 – Persimmon Special Projects  
222 – Woolf Bond Planning for The Duchy of Cornwall  
224 – Bath Preservation Trust  
238 – Nash Partnership  
244 – Home Builders Federation  
248 – RPS Planning & Development for Crest Strategic Projects  
251 – Barton Willmore for Bovis Homes  
276 – The Hignett Family Trust  
286 – Savills (L&P) for Horseworld  
292 – Bath Avon River Corridor Group  
300 – Tetlow King Planning for Somer Housing Group  
820 – Terence O' Rourke Ltd for St James Investments & Tesco UK Stores  
822 – Somer Valley Friends of the Earth  
2563 – Tetlow King Planning for the Guinness Trust

**Issue 2: Is the spatial strategy for the delivery of housing and jobs justified and are there reasonable prospects for delivery consistent with national advice?**

**The SHLAA (general)**

181 – Simon Banks  
222 – Woolf Bond Planning for The Duchy of Cornwall  
248 – RPS Planning & Development for Crest Strategic Projects  
276 – The Hignett Family Trust  
260 – Robert Sawyer and/or GL Hearn for Sawyer Associates Limited  
269 – D2 Planning Limited for Barratt Homes Bristol  
270 – D2 Planning Limited for Blue Cedar Homes  
300 – Tetlow King Planning for Somer Housing Group  
820 – Terence O’ Rourke Ltd for St James Investments & Tesco UK Stores  
821/822 – Cam Valley Wildlife Group & – Somer Valley Friends of the Earth

**DAY 3 (Thursday 19<sup>th</sup>)**

**Issue 2 Sub Matter: Bath Spatial Area**

**Discussion of the technical/engineering issues relating to the Bath Upstream Flood Compensation Scheme has been deferred to the end of the hearing programme.**

**Participants from Reps on all of section 2 of the plan (2.01-2.53) including policies B1, B2, B3, B4 and BB5.**

004 – Mr Francis King  
073 – Newton St Loe Conservation Group  
102 – Federation of Bath Residents  
130 – South Stoke Parish Council  
152 – Corston Parish Council  
167 – GR Planning for Homebase Ltd  
162 – Batheaston Parish Council  
180 – Pegasus Planning for J.S. Bloor  
190 – Newton St Loe Parish Council  
197 – Railfuture Severnside  
217 – First Plan for National Grid Holdings  
222 – Woolf Bond Planning for The Duchy of Cornwall  
224 – Bath Preservation Trust  
227 – London Road Area Residents Association  
228 – Pulteney Estate Residents Association  
253 – Surinda Malhotra & Brian Greenham  
257 – Valley Parishes Alliance  
264 – Englishcombe Parish Council  
266 – The Bath Society  
276 – Hignett Family Trust  
278 – Cotswold Conservation Board  
280 – Scott Brownrigg  
289 – Cllr Loraine Brinkhurst MBE  
292 – Bath Avon River Corridor Group  
297 – Barton Willmore (Tim Burden)  
318 – MOD Defence Estates  
304 – University of Bath  
309 – Rachael Hushon  
820 – Terence O’ Rourke Ltd for St James Investments & Tesco UK Stores

**Participants from Reps on Proposed changes: PC12, PC15, PC18, PC19, PC20, PC21, PC24, PC26, PC28, PC29, PC31, PC32, PC33, PC34, PC37, PC42, PC44, PC47, PC49, PC50, PC51, FPC 1, FPC2, PC54, PC52, PC53.**

102 – Federation of Bath Residents  
170 – Pegasus Planning Group for Robert Hitchins Limited  
180 – Pegasus Planning for J.S. Bloor  
222 – Woolf Bond Planning for The Duchy of Cornwall  
224 – Bath Preservation Trust  
227 – London Road Area Residents Association  
264 – Englishcombe Parish Council  
266 – The Bath Society  
276 – Hignett Family Trust  
292 – Bath Avon River Corridor Group  
322- CSJ Planning Consultants Limited for Bath Spa University  
820 – Terence O’ Rourke Ltd for St James Investments & Tesco UK Stores  
2562 – Unite Group

**(For some of the sub matters below specific parts of the plan for Bath have been identified so that the participants can be more focussed, even though that will result in some repetition with the overall list of participants above.)**

#### **New bridge/Riverside**

**Reps on 2.18, policy B3, 2.53  
Proposed changes PCs 31, 32, 33 and 53.**

222 – Woolf Bond Planning for The Duchy of Cornwall  
276 – Hignett Family Trust  
292 – Bath Avon River Corridor Group  
289 – Cllr Loraine Brinkhurst MBE  
820 – Terence O’ Rourke Ltd for St James Investments & Tesco UK Stores

#### **Bath Transport**

**Participants from any reps on 2.30, 2.44-2.46 and Table 5. And changes PC51 (as amended), FPC1, FPC2 and PC54 (as amended).**

**Note for potential participants: The Council has proposed various changes to the transport proposals for Bath consistent with the reduced scope of its plans and of its final bid for Government funding. The changes include deletion of the specific location for a new east of Bath P & R site and of the new rapid transit route. Given that the Council has clearly abandoned these elements of its transport proposals it would be unsound for the Core Strategy to continue to include them since they have no prospect of being delivered. I therefore confirm that these deletions are necessary for soundness and participation at the hearing is not required to secure these proposed deletions. Whether or not the proposed reduced package is sound overall is still for discussion.**

102 – Federation of Bath Residents  
170 – Pegasus Planning Group for Robert Hitchins Limited  
180 – Pegasus Planning for J.S. Bloor  
197 – Railfuture Severnside  
222 – Woolf Bond Planning for The Duchy of Cornwall  
224 – Bath Preservation Trust

227 – London Road Area Residents Association  
276 –The Hignett Family Trust  
820 – Terence O' Rourke Ltd for St James Investments & Tesco UK Stores

**(Above may need to be carried over to Friday morning 20th)**

## **DAY 4 (Friday 20th)**

### **Other Bath matters WHS**

#### **Reps on 2.31- 2.35, policy B4 and PC42.**

073 – Newton St Loe Conservation Group  
102 – Federation of Bath Residents  
130 – South Stoke Parish Council  
162 – Batheaston Parish Council  
222 – Woolf Bond Planning for The Duchy of Cornwall  
224 – Bath Preservation Trust  
227 – London Road Area Residents Association  
246 – Combe Hay Parish Council  
257 – Valley Parishes Alliance  
264 – Englishcombe Parish Council  
266 – The Bath Society  
276 –The Hignett Family Trust  
280 – Scott Brownrigg  
292 – Bath Avon River Corridor Group  
820 – Terence O' Rourke Ltd for St James Investments & Tesco UK Stores

#### **District and Local Centres Reps on 2.23 -2.25, Table 4 and CP12. PC37**

276 –The Hignett Family Trust  
820 – Terence O' Rourke Ltd for St James Investments & Tesco UK Stores

#### **Universities Reps on Policy B5 and paragraphs 2.36-2.41. PCs 47 and 49**

102 – Federation of Bath Residents  
224 – Bath Preservation Trust  
264 – Englishcombe Parish Council  
276 –The Hignett Family Trust  
292 – Bath Avon River Corridor Group  
304 – Define for University of Bath  
322- CSJ Planning Consultants Limited for Bath Spa University  
820 – Terence O' Rourke Ltd for St James Investments & Tesco UK Stores  
2562 – Unite Group

#### **Requested appearance - Air Quality, Strategic Issues and Vision for Bath 276 –The Hignett Family Trust**

## **DAY 5 (Tuesday 24<sup>th</sup>)**

**AM**

### **Issue 2 Sub Matter: Keynsham**

**Participants from Reps on section 3: 3.01- 3.25, Policies KE1 and KE2.  
(Any Green Belt issues to be discussed under issue 3)**

096 – Keynsham Town Council  
180 – Pegasus Planning for J.S. Bloor  
233 – Built for Life for Avon Valley Farm  
238 – Nash Partnership  
248 – RPS Planning & Development for Crest Strategic Projects  
255 – Barton Wilmore for Taylor Wimpey Developments  
292 – Bath Avon River Corridor Group  
316 – Built for Life for Broadmead Lane Properties

**PM**

### **Issue 2 Sub Matter: Rural Area**

**Participants from Reps on section 5: 5.01- 5.49, Policies RA1, RA2, RA3,  
RA4. FPC3, FPC4, FPC5, FPC6.**

**(Any Green Belt issues to be discussed under issue 3)**

**Participants to Note: As the discussion on Keynsham may be shorter than previously anticipated, this session may start earlier at 1pm and participants should be ready at that time.**

049 - Clutton Parish Council  
061- Mr Jamie Carruthers  
130 - South Stoke Parish Council  
175 - Stephen Willcox  
184 – Persimmon Special Projects  
197 – Railfuture Severnside  
213 - Richard Nash  
232 - Compton Martin Parish Council  
237 - David Packham  
246 – Combe Hay Parish Council  
257 – Valley Parishes Alliance  
260 – Robert Sawyer and/or GL Hearn for Sawyer Associates Limited  
264 – Englishcombe Parish Council  
259 - Edmund Bruegger  
269 - D2 Planning Limited for Barratt Homes Bristol  
270 - D2 Planning Limited for Blue Cedar Homes  
278 – Cotswold Conservation Board  
300 – Tetlow King Planning for Somer Housing Group  
307 - SWAN – The South West ACRE Network

## **DAY 6 (Wednesday 25<sup>th</sup>)**

**AM**

### **Issue 2 Sub Matter: Somer Valley**

#### **Participants from Reps on section 4: 4.01- 4.29, Policies SV1, SV2, SV3.**

182 - Meadow View Residents Action Group  
219 - Pegasus Planning Group for Edward Ware Homes Ltd  
226 - Radstock Action Group  
234 - Turley Associates for Taylor Wimpey UK Ltd  
248 - RPS Planning & Development for Crest Strategic Projects  
254 - GL Hearn for Galliford Try plc  
255 - Barton Willmore for Taylor Wimpey Developments  
292 - Bath Avon River Corridor Group  
319 - Savills Planning and Regeneration for the Rt. Hon Raymond Hervey Baron Hylton  
398 - Midsomer Norton Forum  
399 - Midsomer Norton & Radstock Chamber of Commerce  
400 - Redfield Residents Association  
401 - Midsomer Norton Society  
821/822 - Cam Valley Wildlife Group & Somer Valley Friends of the Earth  
1338 - Midsomer Norton Town Council  
1449 - Radstock Town Council  
2564 - Baker Associates for Strategic Land Partnerships (SLP)

**PM (not before 2pm)**

### **Issue 4: Is adequate provision made for specific housing needs?**

#### **Sub matter: - Affordable Housing**

#### **Reps on all of Section 6d: policy CP9 and paragraphs 6.73-6.79 Also reps on proposed change PC91**

162 - Batheaston Parish Council  
190 - Newton St Loe Parish Council  
244 - Home Builders Federation  
251 - Barton Willmore for Bovis Homes  
255 - Barton Willmore for Taylor Wimpey Developments  
257 - Valley Parishes Alliance  
260 - Robert Sawyer and/or GL Hearn for Sawyer Associates Limited  
276 - The Hignett Family Trust  
278 - Cotswold Conservation Board  
288 - Barton Willmore for Glenavon Farm Partnership  
292 - Bath Avon River Corridor Group  
300 - Tetlow King Planning for Somer Housing Group  
2563 - Tetlow King Planning for Guinness Trust

#### **Requested Appearance:**

#### **Older Persons and other specialist accommodation**

276 - The Hignett Family Trust  
300 - Tetlow King Planning for Somer Housing Group  
2563 - Tetlow King Planning for Guinness Trust

## **DAY 7 (Thursday 26<sup>th</sup>)**

**Issue 3: Is the retention of the general extent of the Green Belt justified?**

***Participants from reps on policy CP8 and paragraphs 6.61 and 6.64 (Also policy DW1 pt 4 and KE1 1a, but it is impossible to separately identify these. Participants can self identify).***

049 - Clutton Parish Council  
073 - Newton St Loe Conservation Group  
120 - Mr William Gaskell  
130 - South Stoke Parish Council  
148/310 - Ian Bell for The Initiative and Bath Chamber of Commerce  
162 - Batheaston Parish Council  
170 - Pegasus Planning Group for Robert Hitchins Limited  
180 - Pegasus Planning for J.S. Bloor  
190 - Newton St Loe Parish Council  
208 - Brian Tanner  
216 - Pegasus Planning Group for Crest Homes  
222 - Woolf Bond Planning for The Duchy of Cornwall  
224 - Bath Preservation Trust  
229 - DPDS  
233 - Built For Life for Avon Valley Farm  
239 - Keynsham Civic Society  
248 - RPS Planning & Development for Crest Strategic Projects  
257 - Valley Parishes Alliance  
276 - Hignett Family Trust  
280 - Scott Brownrigg  
286 - Savills (L&P) for Horseworld  
292 - Bath Avon River Corridor Group  
316 - Built for Life for Broadmead Lane Properties  
322- CSJ Planning Consultants Limited for Bath Spa University

**Friday 27 AM reserve for any overrun from the previous 3 days.**

## **DAY 8 (Tuesday 31<sup>st</sup>)**

**Note: This has now been moved to the afternoon start time 2.30 pm.**

**Issue 5: Are the policies to respond to climate changes justified and deliverable?**

***Reps on all of section 6b: Policies CP1, CP2, CP3, CP4 and paragraphs 6.09-6.24.***

102 - Federation of Bath Residents  
180 - Pegasus Planning for J.S. Bloor  
184 - Persimmon Special Projects  
217 - First Plan for National Grid Holdings  
224 - Bath Preservation Trust  
244 - Home Builders Federation  
248 - RPS Planning & Development for Crest Strategic Projects  
254 - GL Hearn for Galliford Try plc  
276 - Hignett Family Trust

292 - Bath Avon River Corridor Group  
82/822 - Cam Valley Wildlife Group & Somer Valley Friends of the Earth

**Any other appearances to be listed not covered above.**

***Hotel Accommodation***

100/34 – Mr Leslie Redwood for Bath Independent Guest Houses

**DAY 9 (Wednesday 1<sup>st</sup> February) Now Confirmed**

**Bath Spatial Area: Upstream Flood Compensation Scheme discussion of technical/engineering issues**

222 – Woolf Bond Planning for The Duchy of Cornwall  
227 – London Road Area Residents Association  
245 – Environment Agency  
257 – Valley Parishes Alliance  
276 – Hignett Family Trust

**Flood risk (strategic sequential test)**

**Participants from Reps made on 6.25 -6.31 and policy CP5.**

182 – Meadow View Residents Group  
222 – Woolf Bond Planning for The Duchy of Cornwall  
224 – Bath Preservation Trust  
227 – London Road Area Residents Association  
266 – The Bath Society  
276 – The Hignett Family Trust  
292 – Bath Avon River Corridor Group  
820 – Terence O' Rourke Ltd for St James Investments & Tesco UK Stores

**5 Year Land Supply (Overrun from SHLAA Session Tuesday 18<sup>th</sup>)**

**Not before 1.00pm**

260 – Robert Sawyer and/or GL Hearn for Sawyer Associates Limited  
269 - D2 Planning Limited for Barratt Homes Bristol  
270 - D2 Planning Limited for Blue Cedar Homes  
276 – The Hignett Family Trust  
300 – Tetlow King Planning for Somer Housing Group