

BATH & NORTH EAST SOMERSET

Councillor Charles Gerrish
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Campaign Organiser
Campaign Against Urban Sprawl
c/o Suite 208, 3 Edgar Buildings
George Street
Bath
BA1 2FJ

12th July 2007

Dear Sir / Madam

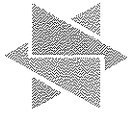
Development of Land for Housing

I am writing in response to your card campaign (addressed to Cllr David Hawkins) in my capacity as Cabinet Member for Customer Services, which includes responsibility for planning policy.

I attach a standard response to your card, and I should be grateful if you would disseminate this to your respondents.

Yours sincerely

Cllr Charles Gerrish
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19th June 2007

Development of Land for Housing

I am writing in reply to your card to Cllr David Hawkins in my capacity as Cabinet Member for Customer Services, which includes responsibility for planning policy.

The development to which you refer is promoted through the Regional Spatial Strategy for the South West 2006-2026. The Regional Spatial Strategy (RSS) is currently part way through its preparation process, with approval anticipated in summer 2008. The preparation timetable is summarised below:

- Draft RSS prepared by the South West Regional Assembly (SWRA) and submitted to the Secretary of State and published for consultation June 2006. 12 week consultation period during which representations could be made.
- Secretary of State appointed independent Panel of Inspectors to hold an Examination in Public (EiP) into the draft RSS. Purpose of the EiP is to have a structured discussion and testing of the draft RSS. EiP is held in Exeter between April and July 2007.
- Following EiP the Panel of Inspectors publishes a report outlining its recommended changes to draft RSS. The Panel's Report is anticipated to be published in October 2007 and is submitted to the Secretary of State.
- Secretary of State considers the Panel's recommendations and proposes changes to the draft RSS. These changes are published for consultation, which is anticipated to take place early next year.
- Following consideration of comments on the proposed changes RSS is approved by the Secretary of State (expected summer 2008).

On its approval the RSS will set the strategic framework for Bath & North East Somerset Council's Local Development Framework (LDF) which must generally conform with it.

The draft RSS includes a sub-regional strategy for the West of England (area covered by Bath & North East Somerset, Bristol, North Somerset and South Gloucestershire Councils) that promotes the sub-region as an area of high economic growth. For Bath & North East Somerset draft RSS envisages provision of 15,500 additional dwellings between 2006 and 2026, including 6,000 in Bath (through utilising brownfield sites) and 1,500 in a mixed use

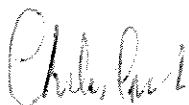
urban extension to the south west of the city. The draft RSS identifies an area of search for the urban extension which extends approximately from Odd Down around to the Whiteway area. The area of search is illustrated on the diagram in draft RSS, a copy of which can be viewed at the Council offices (at Trimbridge House in Bath, Riverside, in Keynsham or The Hollies in Midsomer Norton) or on the SWRA website at http://www.southwest-ra.gov.uk/nqcontent.cfm?a_id=836 (see p.55 of section 4)

The sub-regional strategy of draft RSS was prepared in conjunction with the West of England (comprising the four Councils covering the sub-region and social, economic and environmental partners). The West of England Partnership submitted First Detailed Proposals (FDP) to the SWRA that also set out a vision for growth in the sub-region. Through the FDP Bath & North East Somerset Council is committed to providing 15,400 dwellings in the District between 2006 and 2026 as its contribution towards delivering the vision. The FDP also referred to provision of an urban extension to the south of Bath to accommodate mixed development subject to consideration of and the need to address environmental and landscape constraints associated with the city's status as a World Heritage Site and transport implications.

The West of England sub-regional strategy has recently been discussed at the EiP and the conclusions and recommendations of the Panel are awaited. Once the RSS is approved and if it still refers to the need for an urban extension to the south west of Bath, the Council through its LDF will need to look at options for the best location for urban extension development. There will be opportunities for public participation in the preparation of the Council's LDF and should you wish to be kept informed of the preparation timetable highlighting these opportunities you should write to Ms Cleo Newcombe-Jones, in the Planning Policy Team at Trimbridge House, Trim Street, Bath BA1 2DP.

I trust that the information above is useful in outlining the proposals in the draft RSS, its timetable to approval and opportunities for your involvement in preparation of the Council's LDF.

Yours sincerely



Cllr Charles Gerrish
Cabinet Member for Customer Services