

BRISTOL CITY COUNCIL CORE STRATEGY EXAMINATION

Inspector's request for further information 10 June 2010

I have already requested that I receive paper copies of the Area Green Space Plans and the Site Allocations and Management Options Document immediately they are available and that these are made Core Documents. (Council's statement 2.1 para 18 indicates these will be available from 14 June.)

Could the Council please prepare the 2 simple schedules as described below and make them available to me and as Core Documents on the website by midday on **Thursday 17 June**. I am assuming that what I am asking for is straightforward and that the Council's officers already have access to the information which will be contained in these about to be published documents. If not, the Council should let me know what is possible/when as I might need to change the questions on my hearing agenda.

1. Please list:

- by site name/SHLAA number any sites in the SHLAA which have not been allocated for residential (or mixed use, if mixed-use was envisaged in the SHLAA) in the Site Allocations and Management Options DPD;
- any sites proposed in the DPD with a different capacity to a site in the SHLAA;
- any sites for residential development included in the DPD that were not in the SHLAA;
- please sum each sub-total for the above and compare the total capacity of sites in the SHLAA with that proposed in the DPD.

2. Please list:

- by name/size/potential capacity any existing open space which is suggested in an Area Green Space Plan as being potentially released for residential development (and which Plan it is identified in). (Having not seen these documents I don't know whether they contain this information.) Where sites are alternatives or release is predicated on other significant action please flag.
- which of the above (or any other Open Space land) is allocated for residential development in the SADM;OD;
- sum the total for each of the above and compare with assumption in the SHLAA.

I would emphasise to all parties that my reason for asking for this information and in posing the questions that will follow on my agenda is not to conduct an examination of these new documents (which are being published for consultation) but to see what is the "direction of travel" in the Council's progression of the policies of Core Strategy and, in particular, to see whether this new material supports or weakens (or neither) the credibility of the assumptions made in the Core Strategy or the supporting evidence (eg the SHLAA).

On a separate point, the Government has today published a revised version of PPS3 with the following amendments:

- the definition of previously developed land in Annex B now excludes private residential gardens (see Annex A of this PINS Note); and,
- the national indicative minimum density of 30 dwellings per hectare is deleted from paragraph 47

<http://www.communities.gov.uk/publications/planningandbuilding/pps3housing>.

I will ask all participants on my forthcoming hearing agenda whether this is likely to have any significance for expected delivery in accordance with the Core Strategy. If there appears to be new issues requiring fuller discussion, I will include this topic in my new hearing session on the abolitions of RSS (date yet to be confirmed).

Simon Emerson
Inspector
10 June 2010